HOC MON TRADE JOINT STOCK COMPANY

Address: 25 Ba Trieu, Quarter 1, Hoc Mon Commune, Ho Chi Minh City.

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THE FINANCIAL STATEMENTS

QUARTER III - 2025

HOC MON TRADE JOINT STOCK COMPANY

25 Ba Trieu, Quarter 1, Hoc Mon Commune, Ho Chi Minh City

FORM NO. B 01 - DN
Issued under Decision No. 202/2014/TT-BTC
dated December 22, 2014, by the Ministry of Finance

BALANCE SHEET

As of Sep 30, 2025

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A- CURRENT ASSETS	**100**		**295.858.637.472**	**271.625.518.943**
I. Cash and cash equivalents	**110**	**V.1**	**9.330.794.930**	**13.169.028.379**
1. Cash	111		9.330.794.930	13.169.028.379
2. Cash equivalents	112		0	0
II. Short-term financial investments	**120**		**143.633.454.833**	**145.555.927.259**
1. Trading securities	121	V.2a	33.835	33.835
2. Provison for devaluation of trading securities	122	V.2a	(11.916)	(5.636)
3. Held-to-maturity investments	123	V.2b	143.633.432.914	145.555.899.060
III. Current receivables	**130**		**32.120.859.844**	**30.422.703.526**
1. Current trade receivables	131	V.3	15.945.733.963	16.117.301.680
2. Current prepayments to suppliers	132	V.4	5.633.911.145	3.106.238.304
3. Other current receivables	136	V.5a	10.700.014.736	11.357.963.542
4. Current provision for doubtful debts (*)	137		(158.800.000)	(158.800.000)
IV. Inventories	**140**		**105.405.016.254**	**74.433.122.940**
1. Inventories	141	V.6	105.450.067.683	74.478.174.369
2. Provision for devaluation of inventories (*)	149		(45.051.429)	(45.051.429)
V. Other current assets	**150**		**5.368.511.611**	**8.044.736.839**
1. Current prepaid expenses	151	V.7a	1.079.341.231	1.686.891.984
2. Deductible VAT	152		0	2.010.023.348
3. Tax and other receivables from State budget	153	V.16	4.289.170.380	4.347.821.507
B- NON-CURRENT ASSETS	**200**		**288.646.169.736**	**320.292.610.663**
I. Non-current receivables	**210**		**7.608.541.171**	**7.248.541.171**
1. Other non-current receivables	216	V.5b	7.608.541.171	7.248.541.171
II. Fixed assets	**220**		**72.459.798.499**	**74.295.169.652**
1. Tangible fixed assets	221	V.9	33.634.299.303	35.371.200.304
- Historical cost	222		*59.870.560.820*	*58.669.434.233*
- Accumulated depreciation (*)	223		*(26.236.261.517)*	*(23.298.233.929)*
2. Intangible fixed asset	227	V.10	38.825.499.196	38.923.969.348
- Historical cost	228		*40.221.212.534*	*40.221.212.534*
- Accumulated amortization (*)	229		*(1.395.713.338)*	*(1.297.243.186)*
III. Investment properties	**230**	**V.11**	**20.500.132.496**	**21.379.619.026**
- Historical cost	231		68.902.869.059	68.902.869.059
- Accumulated depreciation (*)	232		(48.402.736.563)	(47.523.250.033)
IV. Non-current assets in progress	**240**		**111.123.803.005**	**139.851.258.663**
1. Non-current work in progress	241	V.12	105.639.741.422	139.509.017.754
2. Construction in progress	242	V.13	5.484.061.583	342.240.909
V. Long-term investments	**250**	**V.2c**	**64.500.040.000**	**64.500.040.000**
1. Investments in subsidiaries	251		12.000.000.000	12.000.000.000
2. Investments in associates and joint ventures and associates	252		52.500.040.000	52.500.040.000
3. Investments in equity of other entities	253		878.238.342	878.238.342
4. Provision for devaluation of long-term financial investments	254		(878.238.342)	(878.238.342)
VI. Other non-current assets	**260**		**12.453.854.565**	**13.017.982.151**
1. Non-current prepaid expenses	261	V.7b	11.334.910.049	11.869.121.851
2. Deferred income tax assets	262	V.8	1.118.944.516	1.148.860.300
TOTAL ASSETS	**270**		**584.504.807.208**	**591.918.129.606**

LIABILITIES AND EQUITY	Code	Note	Closing balance	Opening balance
1	2	3	4	5
C- LIABILITIES	**300**		**298.279.626.768**	**309.029.057.436**
I. Current liabilities	**310**		**198.816.740.853**	**210.322.677.799**
1. Current trade payables	311	**V.14**	10.554.388.713	14.913.455.554
2. Current prepayments from customers	312	**V.15**	91.004.743.949	92.091.478.733
3. Tax and payables to State	313	**V.16**	26.726.748	116.104.845
4. Payables to employees	314		2.303.598.805	2.725.017.567
5. Current accrued expenses	315	**V.17**	260.426.439	312.932.054
6. Current unearned revenue	318	**V.18a**	766.411.944	2.986.207.776
7. Other current payables	319	**V.19a**	8.696.659.973	9.126.966.256
8. Current borrowings and finance lease liabilities	320		83.200.000.000	84.800.000.000
9. Current provision	321		654.837.500	708.187.500
10. Bonus and welfare fund	322	**V.21**	1.348.946.782	2.542.327.514
II. Non-current liabilities	**330**		**99.462.885.915**	**98.706.379.637**
1. Non-current unearned revenue	336	**V.18b**	87.094.979.637	87.094.979.637
2. Other non-current payables	337	**V.19b**	12.367.906.278	11.611.400.000
D- OWNERS' EQUITY	**400**		**286.225.180.440**	**282.889.072.170**
I. Equity	**410**	**V.20**	**273.714.683.070**	**270.378.574.800**
1. Contributed capital	411		164.999.930.000	164.999.930.000
- Ordinary shares with voting rights	*411a*		*164.999.930.000*	*164.999.930.000*
- Preferred stock	*411b*		*0*	0
2. Development and investment fund	418		56.635.818.883	55.628.483.776
3. Undistributed profit after tax	421		52.078.934.187	49.750.161.024
Undistributed profit after tax brought forward	*421a*		*34.946.206.483*	*36.596.205.783*
Undistributed profit after tax for the current period	*421b*		*17.132.727.704*	*13.153.955.241*
II. Other funds	**430**		**12.510.497.370**	**12.510.497.370**
1. Funds that form fixed assets	432	**V.22**	12.510.497.370	12.510.497.370
TOTAL SOURCES	**440**		**584.504.807.208**	**591.918.129.606**

Prepared on Oct 28, 2025

Prepared by	Chief Accountant	General Director
PHAN CHAU HUYEN TRAM	PHAM MINH SON	LE VAN MY

HOC MON TRADE JOINT STOCK COMPANY

25 Ba Trieu, Quarter 1, Hoc Mon Commune, Ho Chi Minh City

FORM NO. B02 - DN
Issued under Decision No. 202/2014/TT-BTC
dated December 22, 2014, by the Ministry of Finance

INCOME STATEMENT
QUARTER III - 2025

Unit: VND

ITEMS	Code	Note	Current period		Accumulated from the beginning of the year to this quarter	
			Quarter III - 2025	Quarter III - 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.1	202.722.712.966	224.845.479.565	633.450.719.091	650.633.784.737
2. Revenues deductions	02	VI.2	0	0	0	0
3. Net revenues from sales and services rendered *(10 = 01 -02)*	10		202.722.712.966	224.845.479.565	633.450.719.091	650.633.784.737
4. Costs of goods sold	11	VI.3	190.824.406.931	213.433.322.860	595.010.979.528	617.573.072.881
5. Gross profit from sales and services rendered *(20 = 10 - 11)*	20		11.898.306.035	11.412.156.705	38.439.739.563	33.060.711.856
6. Financial income	21	VI.4	8.365.024.771	7.986.393.437	26.317.704.678	26.135.441.853
7. Financial expenses	22	VI.5	892.123.788	616.684.311	2.461.765.147	2.061.996.631
Of which: Interest expense	*23*		*892.125.068*	*616.685.347*	*2.461.758.867*	*2.061.996.631*
8. Selling expenses	25	VI.8	4.570.333.901	4.822.054.028	13.690.717.194	12.752.838.363
9. General administration expenses	26	VI.9	7.198.525.485	6.873.491.542	25.605.709.247	21.215.109.960
10. Net profits from operating activities *{30 = (20 + (21 - 22) - (25 + 26)}*	30		7.602.347.632	7.086.320.261	22.999.252.653	23.166.208.755
11. Other income	31	VI.6	292.890	222.008	1.757.729	274.753.738
12. Other expenses	32	VI.7	0	98.093.055	17.955	4.415.299.835
13. Other profit (40 = 31 - 32)	40		292.890	(97.871.047)	1.739.774	(4.140.546.097)
14. Total net profit before tax (50 = 30 + 40)	50		7.602.640.522	6.988.449.214	23.000.992.427	19.025.662.658
15. Current corporate income tax expense	51	VI.10	40.420.831	527.987.773	888.351.039	1.145.106.801
16. Deferred corporate income tax expense	52	VI.11	(34.049.504)	(60.914.232)	29.915.784	(96.729.934)
17. Profit after corporate income tax (60 = 50-51-52)	60		7.596.269.195	6.521.375.673	22.082.725.604	17.977.285.791

Prepared on Oct 28, 2025

Prepared by	Chief Accountant	General Director
PHAN CHAU HUYEN TRAM	PHAM MINH SON	LE VAN MY

CÔNG TY CỔ PHẦN THƯƠNG MẠI HÓC MÔN

HOC MON TRADE JOINT STOCK COMPANY

25 Ba Trieu, Quarter 1, Hoc Mon Commune, Ho Chi Minh City

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FORM NUMBER B03 - DN
Issued under Decision No. 200/2014/TT-BTC
dated 2014-12-22 of the Ministry of Finance

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CASH FLOWS STATEMENT

(Direct method)

QUARTER III - 2025

Unit: Vietnam Dong

ITEMS	Code	Note	Current period		Accumulated from the beginning of the year to this quarter	
			Quarter III - 2025	Quarter III - 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Income from sales and services rendered	01		203.381.581.805	230.664.885.004	625.967.339.624	662.263.751.684
2. Payments to suppliers of merchandise and services	02		(200.050.068.158)	(221.812.099.103)	(604.454.986.038)	(646.031.011.667)
3. Payments to employees	03		(6.601.623.179)	(5.522.521.768)	(18.798.396.949)	(19.219.278.041)
4. Interest payment	04		(899.371.230)	(584.693.568)	(2.357.464.482)	(2.071.541.289)
5. Corporate income tax payment	05		0	0	(774.102.942)	(1.393.887.592)
6. Other income from operating activities	06		24.311.700.911	23.973.059.997	66.526.055.131	68.313.999.262
7. Other payments for operating activities	07		(25.977.023.939)	(24.667.227.721)	(74.040.103.123)	(75.626.782.572)
Net cash flows from operating activities	***20***		***(5.834.803.790)***	***2.051.402.841***	***(7.931.658.779)***	***(13.764.750.215)***
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other non-current assets	21		(4.366.320.000)	(172.982.000)	(5.770.047.561)	(3.322.822.359)
2. Proceeds from disposal of fixed assets and other non-current assets	22		925.926	0	925.926	1.111.111
3. Loans and purchase of debt instruments from other entities	23		(19.207.732.900)	(37.050.000.000)	(108.045.388.673)	(127.400.000.000)
4. Collection of loan and repurchase of debt instruments of other entities	24		16.837.732.900	36.300.556.713	109.967.854.819	142.395.501.242
5. Equity investments in other entities	25		0	0	0	0
6. Proceeds from equity investments in other entities	26		0	0	0	0
7. Interest and dividend received	27		6.800.773.115	8.189.640.582	26.142.678.664	19.797.787.434
Net cash flow from investing activities	***30***		***65.379.041***	***7.267.215.295***	***22.296.023.175***	***31.471.577.428***
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31		0	0	0	0
2. Payments of contributed capital and repurchase of stock issued	32		0	0	0	0
3. Proceeds from borrowings	33		190.700.000.000	224.486.000.000	551.900.000.000	652.386.000.000
4. Payments of settle loan principal	34		(181.200.000.000)	(234.486.000.000)	(553.500.000.000)	(648.186.000.000)
5. Payments of finance leases principal	35		0	0	0	0
6. Dividends or profits paid to owners	36		(4.919.622.900)	(5.123.245.630)	(16.602.597.845)	(23.017.369.855)
Net cash flow from financing activities	***40***		***4.580.377.100***	***(15.123.245.630)***	***(18.202.597.845)***	***(18.817.369.855)***
Net cash flows during the period (50=20+30+40)	**50**		**(1.189.047.649)**	**(5.804.627.494)**	**(3.838.233.449)**	**(1.110.542.642)**
Cash and cash equivalents at the beginning of the period	**60**		**10.519.842.579**	**17.036.096.329**	**13.169.028.379**	**12.342.011.477**
Effects of differences in exchange rate	61		0		0	0
Cash and cash equivalents at the end of the period (70=50+60+61)	**70**		**9.330.794.930**	**11.231.468.835**	**9.330.794.930**	**11.231.468.835**

Prepared on Oct 28, 2025

Preparer	Chief Accountant	General Director
PHAN CHAU HUYEN TRAM	PHAM MINH SON	LE VAN MY

HOC MON TRADE JOINT STOCK COMPANY
25 Ba Trieu, Quarter 1, Hoc Mon Commune, Ho Chi Minh City

FORM NO. B 09 - DN
Issued under Decision No. 202/2014/TT-BTC
dated December 22, 2014, by the Ministry of Finance

NOTES TO THE FINANCIAL STATEMENTS QUARTER III - 2025

I. OPERATING CHARACTERISTICS OF THE COMPANY:

1- Ownership structure:

A joint stock company established through the conversion of the State-owned Hoc Mon General Trading and Investment Company into Hoc Mon Trade Joint Stock Company, pursuant to Decision No. 7508/QĐ-UB dated November 14, 2001, issued by the People's Committee of Ho Chi Minh City, and Business Registration Certificate No. 4103000761 issued by the Ho Chi Minh City Planning and Investment Department for the first time on December 31, 2001; The 12th Business Registration Certificate amended on August 16, 2022, reflecting the change in the legal representative's identification from Identity Card to Citizen Identification Card.

2- Business lines: Trade - Import and Export - Construction - Investment

3- Business activities:

-Wholesale and retail of consumer goods, food, and agricultural-aquacultural products;

-Food and beverage services, utility services, and tourism services;

-Trading and supplying technical materials: petroleum, lubricants, industrial grease, fertilizers, chemicals (excluding highly toxic chemicals), agricultural machinery and equipment, electrical and mechanical products, and construction materials;

-Trading agricultural, forestry, and aquacultural products, handicrafts, and fine arts for export and domestic consumption

-Hotel and motel services;

-Export of machinery, equipment, materials, raw materials, and goods

-Import and export services;

-Construction (residential, industrial, transportation, and public works) and real estate development;

-Trading pesticides, plant protection materials, and vehicles;

-Road transportation of petroleum;

-Karaoke services;

- Livestock slaughtering;

-Leasing premises, offices, warehouses, and kiosks;

-Real estate business;

4- Normal business and production cycle:

The normal operating cycle of the Company is within 12 months.

Exceptionally, for real estate business activities, the operating cycle extends beyond 12 months.

5- Characteristics of business operations in the fiscal year affecting Financial Statements:

6- Corporate structure:

List of Subsidiaries

- Company name : Hoc Mon Agriculture Wholesale Market Company Limited
- Address : 14/7A Nguyen Thi Soc, Hamlet 23, Xuan Thoi Son Commune, Ho Chi Minh City.
- Contributed capital ratio : 100%
- Profit sharing ratio : 97% of profit after tax (Based on Resolution No. 05/2025/NQ-ĐHĐCĐ dated March 28, 2025 by the General Meeting of Shareholders).

List of joint ventures and associates

- Company name : Hoc Mon Foods Processing Corporation
- Address : 179, Hamlet 50, Ba Diem Commune, Ho Chi Minh City.
- Contributed capital ratio : 35%
- Profit sharing ratio : Corresponding to the contributed capital ratio.

List of dependent accounting sub-units without legal status

No.	NAME OF SUB-UNITS	TotalRESS
1	Petrol Station No. 01	7A1 National Highway 22, Hamlet 2, Xuan Thoi Son Commune, Ho Chi Minh City.
2	Branch of Hoc Mon Trade Joint Stock Company - Petrol Station No. 02 Dong Thanh	3/35H Dang Thuc Vinh, Hamlet 1, Dong Thanh Commune, Ho Chi Minh City.
3	Petrol Station No. 03	19 Le Loi, Quarter 4, Hoc Mon Commune, Ho Chi Minh City.
4	Thi Tran Petrol Station	88 Ba Trieu, Quarter 1, Hoc Mon Commune, Ho Chi Minh City.
5	Trung My Tay Petrol Station	2 To Ky, Ba Diem Commune, Ho Chi Minh City.
6	Tan Xuan Petrol Station	1/2 National Highway 22, Chanh Hamlet, Hoc Mon Commune, Ho Chi Minh City.
7	Tan Chanh Hiep Petrol Station	2/7A, To Ky, Quarter 2, Trung My Tay Ward, Ho Chi Minh City.
8	Thoi Tam Thon Petrol Station	30/4 To Ky street, Nam Thoi Hamlet, Dong Thanh Commune, Ho Chi Minh City.
9	Lam Son Petrol Station	30F National Highway 22, Thong Nhat 1 Hamlet, Xuan Thoi Son Commune, Ho Chi Minh City.
10	Ba Diem 2 Petrol Station	14/1B Phan Van Hon, Tien Lan Hamlet, Ba Diem Commune, Ho Chi Minh City.
11	Hoc Mon Trade Joint Stock Company Branch - Dong Thanh Petrol Station No. 03	656 Le Van Khuong street, Hamlet 5, Dong Thanh Commune, Ho Chi Minh City.
12	Hoc Mon Trade Joint Stock Company Branch - Tan Hiep 2 Petrol Station	11/6A Dọ Van Day, Tan Hoa Hamlet, Hoc Mon Commune, Ho Chi Minh City.
13	Huong Cau Restaurant	3/27 National Highway 22, Hoc Mon Commune, Ho Chi Minh City.
14	Meat Shop No. 1	Stall T10, Hoc Mon Agriculture Wholesale Market, My Hoa 4 Hamlet, Xuan Thoi Son Commune, Ho Chi Minh City.

7- Employees:

As of Sep 30, 2025, the Company has 155 employees (the number of employees at the beginning of the year was 143).

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1- Accounting period:

The accounting period of the Company begins on January 1 and ends on December 31 annually.

2- Accounting currency:

- The monetary unit used for reporting is Vietnam Dong (VND).
- Foreign exchange differences arising during the period and those resulting from the revaluation of foreign currency balances at the end of the period are accounted for in accordance with Accounting Standard No. 10, issued under Decision No. 165/2002/QĐ-BTC dated December 31, 2002, by the Ministry of Finance.

III.APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1- Applied accounting system:

- The Company applies the Law on Accounting, the Vietnamese Enterprise Accounting System under Circular No. 200/2014/TT-BTC dated December 22, 2014; as well as the circulars, guidelines, and amendments to the current accounting regulations issued by the Ministry of Finance.

2- Statement of compliance with accounting standards and accounting policies:

- We, the Board of Directors of Hoc Mon Trade Joint Stock Company, commit that the financial statements are prepared and presented in accordance with current Vietnamese Accounting Standards and System within the accounting system and accounting report as stipulated by the Government of Vietnam.

IV. APPLIED ACCOUNTING POLICIES

1- Principles for converting Financial Statements in foreign currencies into Vietnam Dong:

- The Company's accounting currency is Vietnam Dong (VNĐ).

2- Exchange rates applied in accounting:

3- Principles for determining the effective interest rate (EIR) used for discounting cash flows:

4- Principles for recognizing cash and cash equivalents: recognized at historical cost.

- Cash includes cash on hand, bank deposits, and cash in transit.
- Principles for determining cash equivalents: based on short-term investments with a maturity period of no more than 3 months from the date of investment, which are readily convertible into a known amount of cash and carry no significant risk of changes in value.

5- Accounting principles and financial investment items:

a) Trading securities

- An investment is classified as trading securities when it is held for the purpose of buying and selling to make a profit. Trading securities are recorded at historical cost in the accounting books. The cost of trading securities is determined by the fair value of payments made at the time of the transaction, Total any transaction costs associated with the purchase of trading securities.
- The recognition time for trading securities is the time when the company gains ownership rights, as follows:
  + For listed securities, they are recognized at the time the order is matched (T+0).
  + For unlisted securities, they are recognized at the time the ownership rights are officially obtained according to relevant legal regulations.

  Interest, dividends, and profits from periods, which are before the investment is acquired, are accounted for as a reduction in the value of the trading securities. Interest, dividends, and profits from periods after the trading securities are purchased are recognized as financial income. Dividends received in the form of stock dividends are tracked only in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recorded at face value.

Convertible shares are determined at fair value on the exchange date. The fair value of shares is determined as follows:
+For listed shares, the fair value is the closing price on the stock market at the exchange date. If the stock market does not trade on the exchange date, the fair value of the shares is the closing price of the preceding trading session.
+For unlisted shares traded on the UPCOM market, the fair value is the closing price of the shares on the UPCOM market at the exchange date. If the UPCOM market does not trade on the exchange date, the fair value is the closing price of the preceding trading session.
+For other unlisted shares, the fair value is either the price agreed upon by the parties in the contract or the book value at the time of the exchange.

A provision for the devaluation of trading securities is made for each type of security traded on the market where the market value is lower than the historical cost. Regarding the determination of the fair value of listed trading securities on the stock exchange or those traded on the UPCOM market, the fair value of listed trading securities is the closing price at the end of the fiscal year.
In case the stock market or the UPCOM market does not trade on the fiscal year-end date, the fair value is determined by the closing price of the preceding trading session.
Any increase or decrease In the provision for the devaluation of trading securities at the end of the fiscal year is recognized as financial expense.

b) Held-to-maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include: term deposits (including promissory notes and bills of exchange), bonds, preferred shares with a mandatory buyback by the issuer at a specified future time, and held-to-maturity loans for earning periodic interest, and other held-to-maturity investments.
Held-to-maturity investments are initially recognized at historical cost, which includes the purchase price and any related transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Interest earned prior to the purchase is deducted from the cost at the time of purchase.
When there is strong evidence that part or all of the investment may not be recoverable and the loss is reliably determined, the loss is recognized as a financial expense for the year and is directly deducted from the investment's value

c) Loans

- The book value is determined at the Historical cost.
- The regconiztion of an provision for doubtful debts is carried out in accordance with the guidance of Circular No. 28/2009/TT-BTC dated December 7, 2009, of the Ministry of Finance and Circular No. 89/2013/TT-BTC dated June 28, 2013, amending and supplementing Circular No. 228/2009/TT-BTC dated December 7, 2009, of the Ministry of Finance.

d) Investments in subsidiaries, joint ventures, and associates

Subsidiary:
Subsidiaries are enterprises controlled by the parent company. Control is achieved when the parent company has the ability to control the financial and operating policies of the investee to obtain economic benefits from its activities.

Joint Venture:
Joint ventures are enterprises established based on an agreement between parties, under which the company and the participants conduct economic activities on the basis of joint control. Joint control means that strategic decisions regarding the operational and financial policies of the joint venture must be made with the consensus of all participants in the joint venture.

Associate:
Associates are enterprises in which the company has significant influence but does not have control over the financial and operational policies. Significant influence is evidenced by the right to participate in making decisions regarding the financial and operational policies of the investee company, but without controlling those policies.

Investments in subsidiaries, joint ventures, and associated companies are initially recognized at historical cost, which includes the purchase price or capital contribution, Total any directly related costs. In case of investments are made with non-monetary assets, the investment value is recognized based on the fair value of the non-monetary asset at the time of the transaction.
Dividends and profits of the periods, which are before the investment is acquired, are accounted for as a reduction of the investment value. Dividends and profits from periods after the investment is acquired are recognized as income. Dividends received in the form of stock dividends are tracked only in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recorded at face value.
A provision for losses on investments in subsidiaries, joint ventures, and associated companies is made when the subsidiaries, joint ventures, and associated companies incur losses, with the provision calculated as the difference between the actual capital contributions of the parties at the investee companies and the actual shareholders' equity, multiplied by the company's contribution ratio relative to the total capital contribution of the parties involved. If the subsidiary, joint venture, or associated company prepares consolidated financial statements, the basis for determining the provision is the consolidated financial statements.
Any increase or decrease in the provision for losses on investments in subsidiaries, joint ventures, and associated companies at the end of the fiscal year is recognized as a financial expense.

d) Investments in equity instruments of other entities

e) Accounting methods for other transactions related to financial investments

6- Recognition principle for receivables :

Receivables are presented at their book value minus provisions for doubtful debts.
The classification of receivables into trade receivables and other receivables is carried out based on the following principles:

- Trade receivables reflect amounts owed by customers resulting from commercial transactions such as the sale of services between the company and independent third parties, including export sales through other entities.
- Other receivables reflect amounts not related to commercial transactions.

Provisions for doubtful debts are established for receivables deemed uncollectible, based on the aging of receivables or anticipated losses. Provisions are calculated in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, as follows:
+ 30% of the value of receivables overdue for more than 6 months but less than 1 year.
+ 50% of the value of receivables overdue for more than 1 year but less than 2 years.
+ 70% of the value of receivables overdue for more than 2 years but less than 3 years.
+ 100% giá trị đối với khoản nợ phải thu quá hạn từ 3 năm trở lên.
+ In cases of receivables deemed uncollectible, a provision is recognized based on the estimated amount of loss.
Adjustments to the provision for doubtful debts are made at the end of the fiscal year to reflect the impact on the company's operating expenses.Increases and decreases in the balance of the allowance for doubtful accounts required at the end of the fiscal year are recognized in administrative expenses.

7- Recognition principle for inventories :

Inventories are recognized at the lower cost or net realizable value.

The cost of inventories is determined as follows.

- Raw materials and goods: Includes purchase price and other directly attributable costs incurred to bring the inventories to their current location and condition.

- Work-in-progress and finished goods: Includes the cost of raw materials, direct labor, and appropriate allocation of overhead costs.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the costs necessary to make the sale.

Inventory costs are calculated using the FIFO method and recorded regularly based on this accounting policy.

A provision for devaluation of inventories is established for items where the cost exceeds the net realizable value. Adjustments to the provision for devaluation of inventories are made at the end of the fiscal year and recognized as an expense in the cost of goods sold.

8- Recognition and depreciation principles for fixed assets, finance leased assets and investment properties:

a) Accounting principles for pangible and intangible fixed assets:

- Fixed assets are stated at Historical cost less accumulated depreciation.

- The historical cost of fixed assets includes purchase costs and directly attributable costs incurred to bring the assets to their intended use. Subsequent expenditures for repairs and enhancements are capitalized into the value of the assets and are reflected in the financial statements.

- When fixed assets are sold or liquidated, their book value and accumulated depreciation are derecognized, and any related income or expense arising from the transaction is recorded in the financial statements.

- Depreciation method for fixed assets:

+ Fixed assets are depreciated by using the straight-line method over their estimated useful life, in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance.

+ The estimated useful lives are as follows

Asset	Useful life
Buildings – Structures	05 - 50 years
Machinery and equipment	03 - 20 years
Vehicles	06 - 30 years
Management tools	03 - 10 years
Land use rights	20 - 50 years

b) Recognition and depreciation principles for investment properties:

- Valuation principles

+ Investment properties includes market stalls, infrastructure and clearance expenses of site which is owned by the Company and used for the purpose of gaining rental income.

+ Investment property is recognized at cost less accumulated depreciation.

The cost of an investment property is the total expenditure incurred by the Company or the fair value of the consideration given to acquire the investment property up to the time of purchase or completion of construction.

+ Any expenses related to investment properties incurred after recognition are Totaled to the asset's book value if they increase the future economic benefits. Otherwise, they are recorded as expenses in the period incurred.

+ When investment properties are sold, the historical cost and accumulated depreciation are derecognized, and any gain or loss arising from the sale is recorded as income or expense.

- Depreciation method for investment property:

Depreciation of investment properties is calculated using the straight-line method.

+ Estimated useful life of investment properties:

Type of Investment Property	Useful life
Market stalls + Technical infrastructu	25 years
Site clearance	50 years
Compensation expenses	20 years

9- Accounting principles for business cooperation contracts:

10- Accounting principles for deferred corporate income tax:

a) Accounting principles for deferred income tax assets

The recognition of deferred CIT assets is carried out under the principle of offsetting deferred tax assets with deferred tax liabilities. If the deferred tax assets arising from previous years are realized in the current year, the recognition is performed as follows:

- If the deferred CIT asset generates a greater refund amount than the deferred CIT liability in the same fiscal year, the difference is recorded as a reduction in CIT expenses.

- If the deferred CIT asset generates a lesser refund amount than the deferred CIT liability in the same fiscal year, the difference is Totaled to the CIT expenses.

Accounting principles for deferred corporate income tax payable:

Deferred CIT liabilities are recognized for temporary differences that lead to taxable amounts in the future, except for those related to the initial recognition of goodwill or other transactions that are not part of a business combination and do not affect accounting or taxable profit at the time of the transaction.

b) Principles of accounting for deferred corporate income tax payable

Deferred income tax liabilities must be recognized for all taxable temporary differences, unless the deferred income tax liability arises from the initial recognition of an asset or liability in a transaction that has no impact on accounting profit or taxable profit (or tax loss) at the time of the transaction.

11- Accounting principles for prepaid expenses:

Prepaid expenses include:

- Prepaid rental expenses for land or premises
- Prepaid service expenses for business operations

12- Accounting principles for payables and accrued expenses

Payables and accrued expenses are recognized for future payment amounts related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

- Trade payables reflect commercial payables arising from transactions involving the purchase of goods, services, and assets purchase where the suppliers are independent entities from the Company, including payables for imports made through authorized representatives.
- Accrued expenses reflect payables for goods and services received from sellers or provided to buyers but not yet paid due to absence of invoices or insufficient accounting documents, and payables to employees for vacation pay, and accrued production and business expenses.
- Other payables reflect non-commercial payables not related to transactions involving the purchase, sale or provision of goods and services.

- Insurance purchase expenses (Fire and explosion insurance)

- Installation and repair expenses

- Other prepaid expenses

All prepaid expenses are tracked in detail, allocated linearly to operating expenses during the period, and the allocation period is based on the estimated useful life that the asset generates economic benefits.

The classification of payables as trade payables, accrued expenses, and other payables is carried out according to the following principle:

13- Recognition principle for capitalization of borrowing expenses:

- Borrowing costs are recognized as expenses in the period when they are incurred.

- Borrowing costs are capitalized when they are directly related to the investment in the construction or production of assets under construction that require a sufficient period (over 12 months) to be put into use for their intended purpose or for sale, and it is certain that future economic benefits will be derived from the use of that asset, Totalitionally the borrowing costs can be reliably determined.

14- Recognition principle for provisions:

- Provisions are recognized at the reasonably estimated amount of the expenditure required to settle the present obligation at the end of the reporting period.

- Recognition method: The provision is increased (or reversed) by the difference greater (or less) between the provision required for the current year and the provision recognized in the previous year recorded in the accounting books.

15- Recognition principle for unearned revenue:

Unearned revenue is recognized according to the following principle: the amount of money received in advance from the buyer but related to multiple accounting periods, and the seller has delivered goods and provided services (leasing business stalls), and assets for the buyer's use.

16- Recognition principle for convertible bonds:

17- Recognition principle for equity:

- Recognition principle of paid-in capital, capital surTotal and other capital:

+ Owner's investment: This represents the actual contributed capital by the shareholders.

+ Capital surTotal: This is the difference (positive or negative) between the actual issue price and the par value of shares in joint-stock companies during share issuance and treasury share reissuance. Any direct costs related to Totalitional share issuance and treasury share reissuance are deducted from share premium.

+ Other capital is formed by Totalitions from business results, asset revaluation, and the residual value between the fair value of donated, gifted, or sponsored assets after deducting any related taxes payable.

+ When repurchasing shares issued by the Company, the payment amount, including transaction-related costs, is recorded as treasury stock and reflected as a deduction from owner's equity. Upon reissuance, the difference between the reissuance price and the book value of treasury shares is recorded under Capital surTotal.

+ Recognition principle for undistributed profits: Undistributed profit after tax on the Balance Sheet represents the profit (or loss) from the enterprise's operations after deducting corporate income tax expenses for the current period and adjustments due to retrospective application of accounting policy changes and retrospective adjustments of material errors from prior periods.

- Principle for allocating funds from profit after tax: According to the Company's charter and the resolution of the General Meeting of Shareholders.

18- Recognition principle and methods for revenue and other income:

- Revenue from sales is recognized when the following conditions are met:

+ Significant risks and rewards of ownership of the goods or products have been transferred to the buyer, and the completion of the transaction is reasonably assured

+ The company no longer retains control over the goods or manages them as an owner

+ The revenue is reliably measurable

+ It is probable that the economic benefits associated with the sale will be obtained by the Company

+ Expenses associated with the sale can be measured reliably

- Revenue from service rendered is recognized When the outcome of the transaction can be reliably estimated. If the service is performed over multiple periods, Revenue is recognized in the period based on the completed portion at the end of the accounting period.Revenue from service rendered is recognized when the following conditions are met:

+ The revenue is reliably measurable

+ It is probable that the economic benefits associated with the service rendered will be obtained by the Company

+ The completed portion of the transaction at the end of the fiscal year can be determined.

+ The expenses incurred for the transaction and the expenses to complete the service provision can be determined.

- Real estate sales revenue:
Real estate sales revenue where the Company is the investor, is recognized when all of the following conditions are met:

+ The real estate has been fully completed and handed over to the buyer, and the enterprise has transferred the risks and rewards of ownership to the buyer.

+ The company no longer retains control over the property or manages them as an owner

+ The revenue is reliably measurable

+ It is probable that the economic benefits associated with property transactions will be obtained by the Company

+ Expenses associated with the property transactions can be measured reliably

Financial income is recognized when:

+ It is probable that the economic benefits associated with transactions will be obtained by the Company

+ The income is reliably measurable

Other income fully complies with the revenue recognition principle according to Accounting Standards.

19- Accounting principles for revenue deductions:

- Revenue deductions include special consumption tax.

20- Accounting principles for cost of goods sold:

- Cost of goods sold is recognized when revenue from sale or service rendered arises during the accounting period. The enterprise recognizes the cost of goods sold following the relevant principle, consistency principle, and prudence principle. All incurred expenses are reasonable and legitimate and are stipulated in the Law on Corporate Income Tax.

21- Recognition principle and methods for financial expenses:

Financial expenses recognized in the income statement are the total financial expenses incurred during the period, without offsetting against financial operating income.

22- Selling and general administrative expenses:

Selling expenses and administrative expenses are all expenses incurred in the process of selling products, goods, providing services, and general management expenses of the Company.

23- Recognition principle and methods for current income tax expense and deferred income tax expense:

Corporate income tax expense includes current corporate income tax and deferred corporate income tax.

Current income tax

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and transferred losses.

Deferred corporate income tax

Deferred income tax is the corporate income tax payable or refundable due to temporary differences between the book value of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized.

The book value of deferred tax assets is reviewed at the end of the fiscal year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Deferred tax assets not previously recognized are reassessed at the end of the fiscal year and recognized to the extent that it has become probable that sufficient taxable profit will be available to allow the deferred tax asset to be utilized.

Deferred tax assets and deferred tax liabilities are determined using the tax rate expected to apply in the year the asset is realized or the liability is settled, based on tax rates effective at the end of the fiscal year. Deferred income tax is recognized in the Statement of Comprehensive Income and is only recognized directly in equity when the tax relates to items charged or credited directly to equity.

Deferred tax assets and deferred tax liabilities are offset when:

- The Company has a legally enforceable right to offset current tax assets against current tax liabilities.

- The deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.

- The Company intends to settle its current tax payables and current tax assets on a net basis, or to realize the asset and settle the liability simultaneously, in each future period when significant portions of the deferred tax liabilities or assets are settled or recovered.

24- Other accounting principles and methods:

V. SUPPLEMENTARY INFORMATION FOR DETAILED PRESENTED AT THE BALANCE SHEET:

01- Cash and Cash equivalents:	Ending balance	Opening balance
1.1 Cash:	**49.025.072**	**885.289.489**
1.2 Cash in banks:	**9.281.769.858**	**12.283.738.890**
Including:		
+ *Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch*	*4.322.919.312*	*5.238.752.790*
+ *Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branc*	*2.551.840.042*	*2.770.691.243*
+ *Saigon Thuong Tin Commercial Joint Stock Bank*	*2.203.968.193*	*4.087.826.049*
+ *Tan Viet Securities Joint Stock Company*	*12.825*	*12.823*
+ *Orient Commercial Joint Stock Bank - Phu Nhuan Branch - Hoc Mon Transaction Office*	*44.524.411*	*44.536.381*
+ *Ho Chi Minh City Development Joint Stock Commercial Bank - Ho Chi Minh Large Enterprise Customer Center Branch*	*16.565.205*	*18.489.145*
+ *Asia Commercial Bank - Hoc Mon Branch*	*12.457.296*	*7.993.385*
+ *Kien Long Commercial Joint Stock Bank*	*45.136.576*	*10.031.687*
+ *Shinhan Bank Vietnam Limited - Bac Sai Gon Branch*	*61.593.296*	*61.990.760*
+ *Vietnam Thuong Tin Commercial Joint Stock Bank - Hoc Mon Transaction Office*	*9.112.318*	*38.542.328*
+ *Joint Stock Commercial Bank For Foreign Trade Of Vietnam - Hoc Mon Branch*	*13.640.384*	*4.872.299*
Total	**9.330.794.930**	**13.169.028.379**

1.3 Cash equivalents:	Ending balance	Opening balance
+ *Term deposits with maturity of 3 months or less*	*0*	*0*
Total	**0**	**0**

02- Financial investments:

2a. Trading securities:

Item			Ending balance			Opening balance		
			Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
- Company Name		**Stock code**	**33.835**	**21.919**	**(11.916)**	**33.835**	**28.199**	**(5.636)**
1	- Van Phat Hung Corporation (VPH Corp)	VPH	33.835	21.919	(11.916)	33.835	28.199	(5.636)

- Fair value basis: Valuation based on the closing price of listed shares on the Ho Chi Minh Stock Exchange as of Sep 30, 2025.

2b. Held-to-maturity investments:

Item	Closing balance		Openning balance	
	Historical cost	Book value	Historical cost	Book value
Term deposits with a maturity of more than 3 months:	***139.770.000.000***	***139.770.000.000***	***141.850.000.000***	***141.850.000.000***
- Bank for Investment and Development of Vietnam - Hoc Mon Branch	*25.000.000.000*	*25.000.000.000*	*25.000.000.000*	*25.000.000.000*
- Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch	*25.000.000.000*	*25.000.000.000*	*15.000.000.000*	*15.000.000.000*
- Orient Commercial Joint Stock Bank - Phu Nhuan Branch - Hoc Mon Transaction Office	*0*	*0*	*16.050.000.000*	*16.050.000.000*
- Saigon Thuong Tin Commercial Joint Stock Bank - Hoc Mon Branch	*30.000.000.000*	*30.000.000.000*	*25.000.000.000*	*25.000.000.000*
- Ho Chi Minh City Development Joint Stock Commercial Bank - Ho Chi Minh Large Enterprise Customer Center Branch	*41.900.000.000*	*41.900.000.000*	*48.550.000.000*	*48.550.000.000*
- Vietnam Thuong Tin Commercial Joint Stock Bank - Hoc Mon Transaction Office	*2.000.000.000*	*2.000.000.000*	*2.200.000.000*	*2.200.000.000*
- Asia Commercial Bank - Hoc Mon Branch	*2.150.000.000*	*2.150.000.000*	*2.050.000.000*	*2.050.000.000*
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoc Mon Branch	*8.120.000.000*	*8.120.000.000*	*3.000.000.000*	*3.000.000.000*
- Kien Long Commercial Joint Stock Bank	*5.200.000.000*	*5.200.000.000*	*5.000.000.000*	*5.000.000.000*
- Shinhan Bank Vietnam Limited - Bac Sai Gon Branch	*400.000.000*	*400.000.000*	*0*	*0*
Retained margin interest income from Xuan Thoi Dong Residential Area project	***3.863.432.914***	***3.863.432.914***	***3.705.899.060***	***3.705.899.060***
Total	**143.633.432.914**	**143.633.432.914**	**145.555.899.060**	**145.555.899.060**

- As of Sep 30, 2025, the Company has held-to-maturity investments used as collateral with a value of 51,500,000,000 VND to secure a loan at Shinhan Bank Vietnam Limited - North Saigon Branch and 25,000,000,000 VND to secure a loan at Bank for Investment and Development of Vietnam - Hoc Mon Branch.

2c. Long-term financial investments:

Item	Closing balance			Openning balance		
	Historical cost	Provision	Fair value	Historical cost	Provision	Fair value
- Investment in subsidiaries (1)	12.000.000.000	0	12.000.000.000	12.000.000.000	0	12.000.000.000
- Investments in associates and joint ventures (2)	52.500.040.000	0	52.500.040.000	52.500.040.000	0	52.500.040.000
- Investment in other entities (Ben thanh Duc Khai Property Corporation) (3)	878.238.342	(878.238.342)	0	878.238.342	(878.238.342)	0
Total	**65.378.278.342**	**(878.238.342)**	**64.500.040.000**	**65.378.278.342**	**(878.238.342)**	**64.500.040.000**

(1) According to Business Registration Certificate No. 0303075075, amended for the 6th time on June 7, 2024, issued by the Ho Chi Minh City Planning and Investment Department. As of the end of the accounting period, the Company had invested 12,000,000,000 VND in Hoc Mon Agriculture Wholesale Market Company Limited, equivalent to 100.00% of the charter capital (the Openning balance was 12,000,000,000 VND, equivalent to 100.00% of the charter capital).

(2) According to Business Registration Certificate No. 0312789319, amended for the 4th time on April 28, 2023, issued by the Ho Chi Minh City Planning and Investment Department. As of the end of the accounting period, the Company had invested 52,500,040,000 VND, equivalent to 35.00% of the charter capital (the Openning balance was 52,500,040,000 VND, equivalent to 35.00% of the charter capital).

(3) Investment in Ben thanh Duc Khai Property Corporation with the amount of 878;238,342 VND, equivalent to 8.4% of the charter capital (the Openning balance was 878,238,342 VND, equivalent to 8.4% of the charter capital).The company is in the process of dissolution as per the Resolution of the General Meeting of Shareholders of Ben thanh Duc Khai Property Corporation No. 01/2014/NQ-ĐHĐCĐ-BTĐK dated January 3, 2014.

The fair value of the above investments can not be determined due to the lack of transaction prices and the absence of guidance on fair value determination in Vietnamese Accounting Standards. Therefore, the Company determines the fair value as the original investment cost less provision.

03- Current trade receivables:	**Closing balance**	**Opening balance**
Receivables from related parties	**0**	**0**
Receivables from other customers	**15.945.733.963**	**16.117.301.680**
Customers who are agents for the resale of the company's petroleum products	1.890.460.400	1.704.350.400
- Transimex Port Joint Stock Company	*1.413.600.000*	1.397.120.000
- Truong Thinh Construction Private Enterprise	*249.300.000*	0
- Nguyen Thi Du Construction Private Enterprise	*56.920.400*	91.600.400
- Phan Thanh Loan Private Enterprise	*170.640.000*	0
- Ifuel Import Joint Stock Company	*0*	215.630.000
Retail customers of petrol stations	3.007.026.357	1.911.009.380
Customers of the meat market, fillet area...	428.006.700	44.690.800
Residential customers - Xuan Thoi Dong Residential Area Project	10.600.240.506	12.457.251.100
Other customers	20.000.000	0
Total	**15.945.733.963**	**16.117.301.680**

04- Current prepayments to suppliers	Closing balance	Opening balance
Prepayments to related parties	**0**	**0**
Prepayments to other suppliers	**5.633.911.145**	**3.106.238.304**
- Dai Nguyen Limited Liability Company	*150.000.000*	*150.000.000*
- Enter Construction Consulting Limited Liability Company (*)	*282.816.360*	*554.000.343*
- MT Lighthouse Technology Consulting Limited Liability Company	*371.520.000*	*185.760.000*
- Thanh Tien Construction Design Consultant Co., Ltd (*)	*308.704.635*	*0*
- Thien Phuc Construction, Real Estate, Investment, and Trading JSC (*)	*0*	*1.070.079.336*
- Dat Ngoc Investment and Construction Consulting Limited Liability Company (*)	*577.290.000*	*577.290.000*
- Huynh Nguyen Trading and Construction Consulting Limited Liability Company (*)	*105.820.216*	*285.332.696*
- Phu Loc Construction Consulting Joint Stock Company (*)	*886.915.189*	*0*
- Phuong Hoang Construction and Trading Limited Liability Company (*)	*421.612.095*	*0*
- Happy Home Construction Joint Stock Company (*)	*2.081.624.024*	*0*
- Other suppliers	*447.608.626*	*283.775.929*
Total	**5.633.911.145**	**3.106.238.304**

(*) Construction units at the Xuan Thoi Dong Residential Area Project.

05- Other receivables:

5a. Other current receivables:	Closing balance	Opening balance
Receivables from related parties	**7.348.909.028**	**7.548.053.766**
- Hoc Mon Agriculture Wholesale Market Company Limited - Subsidiary	7.348.909.028	7.548.053.766
+ Profit shared	*6.490.195.502*	*6.179.546.670*
+ Collection of stall rental fees	*858.713.526*	*1.368.507.096*
Receivables from other organizations and individuals	**3.351.105.708**	**3.809.909.776**
- Interest receivable from bank deposits	3.351.105.708	3.486.728.526
- Deposits and guarantees	0	100.000.000
- Other customers	0	223.181.250
Total	**10.700.014.736**	**11.357.963.542**

5b. Other non-current receivables:		
- Deposits and guarantees - Department of Planning and Investment of Ho Chi Minh City (*)	7.248.541.171	7.248.541.171
- Deposits and guarantees - Duong Dong - Binh Thuan Company Limited	360.000.000	0
Total	**7.608.541.171**	**7.248.541.171**

(*) On November 6, 2017, Hoc Mon Trade Joint Stock Company deposited an amount of VND 14,497,082,342 with the Department of Planning and Investment of Ho Chi Minh City as per the Deposit Agreement to ensure the implementation of the Residential Residential Project in Xuan Thoi Dong Commune, Hoc Mon District. On November 28, 2017, the People's Committee of Ho Chi Minh City issued Decision No. 6203/QD-UBND, granting Hoc Mon Trade Joint Stock Company the right to use the land for implementing the Residential Residential Project in Xuan Thoi Dong Commune, Hoc Mon District, Ho Chi Minh City.

- On April 19, 2019, the Department of Planning and Investment refunded 50% of the deposit amount in accordance with Deposit Agreement No. 41/TTKQ-2017 dated November 6, 2017, with the amount of VND 7,248,541,171, at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon Branch.

- On May 6, 2020, the Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch issued Notification No. 94A/BIDV.HM-KHDN dated May 6, 2020, regarding the renewal of deposit for the deposit agreement between the Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch and Hoc Mon Trade Joint Stock Company.

- On November 12, 2020, the Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch issued a Notification regarding the renewal of deposit for the deposit agreement between the Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch and Hoc Mon Trade Joint Stock Company.

- The Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch issued Notifications regarding the renewal of the deposit for the deposit agreement between the Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch and Hoc Mon Trade Joint Stock Company:

+ No.257/TB-BIDV-HM dated May 14, 2021
+ No.485/BIDV.HM-KHDN1 dated June 30, 2022
+ No.364/BIDV.HM-KHDN1 dated May 8, 2023
+ No.1442B/BIDV.HM-KHDN1 dated November 6, 2024
+ No.350/BIDV-HM-KHDN dated July 2, 2021
+ No.943/BIDV.HM-KHDN1 dated November 7, 2022
+ No.1166/BIDV.HM-KHDN1 dated November 9, 2023
+ No.551/BIDV.HM-KHDN1 dated May 8, 2025
+ No.596/BIDV-HM-KHDN dated November 8, 2021
+ No.004/BIDV.HM-KHDN1 dated January 4, 2023
+ No.446/BIDV.HM-KHDN1 dated May 8, 2024

06- Inventories:

Item	Closing balance		Opening balance	
	Original price	Provision	Original price	Provision
- Properties (Residential - Xuan Thoi Dong Residential Area Project) (*)	100.159.538.822	0	68.873.188.888	0
- Other goods (petroleum and various types of lubricants...)	5.290.528.861	(45.051.429)	5.604.985.481	(45.051.429)
Total	**105.450.067.683**	**(45.051.429)**	**74.478.174.369**	**(45.051.429)**
* Value of inventory pledged to collateralize to ensure liabilities	0	0	0	0
* Value recovered from provision for inventory devaluation during the period	0	0	0	0

07- Prepaid expenses:

7a. Current prepaid expenses	Closing balance	Opening balance
- Drainage connection from the wastewater treatment plant to the manhole	105.645.084	0
- Clean the Alu for petrol stations	42.588.631	0
- Interior construction (repairing 1st and 2nd-floor warehouses)	76.739.350	312.017.125
- Buying printers, computer cases, paper shredders, ...	215.736.020	123.671.819
- Insurance for vegetable storage areas, A+B+C refrigeration systems, kiosks, cold storage, air conditioning systems - Hoc Mon Agriculture Wholesale Market	141.746.678	99.608.574
- Fire and explosion insurance, public liability insurance for petrol stations	46.034.168	65.828.760
- Repair, replace and reinforce Clean water supply stations	98.499.998	0
- Expense for purchasing data collection set, electronic pump column set, CPU board for petrol stations	123.733.331	0
- Land lease fee - No. 3 Dong Thanh petrol stations, No. 2 Dong Thanh petrol stati	121.941.000	0
- Other expenses	106.676.971	1.085.765.706
Total	**1.079.341.231**	**1.686.891.984**

7b. Non-current prepaid expenses	Closing balance	Opening balance
- Road renovation expenses for Zone C in the vegetable market	618.898.292	1.013.128.019
- Land lease fee - Clean water supply stations (*)	3.878.605.063	3.951.480.736
- Road renovation expenses in the fragrant market (vegetable market), garbage pressing station, and container truck parking area	715.135.127	1.460.642.792
- Road renovation at gates B1, B2, container parking lot, filleting area and main market entrance	2.519.681.423	3.606.444.977
- Road repair and renovation in lots E and F, fragrant market (vegetable market), and meat market area	1.348.504.080	0
- Service fee for Amis software for human resources, document management, ASSETS	167.407.111	201.699.757
- Expenses for renovation of gutters, totaling of vegetable house frame and concrete roof of meat technical area of the Market	628.284.300	0
- Instruments & tools for management of VPCT	807.963.062	0
- Other expenses	650.431.591	1.635.725.570
Total	**11.334.910.049**	**11.869.121.851**

(*) The 50-year allocation period follows in the agreement dated August 24, 2015.

08- Deferred income tax assets:

The Company makes a provisional payment of Corporate Income Tax at a rate of 1% on the advance payments received from the sale of future Residential at the Xuan Thoi Dong Residential Area Project, in accordance with Circular No. 78/2014/TT-BTC dated June 18, 2014, issued by the Ministry of Finance. The company will finalize the Corporate Income Tax payable for this activity upon the completion of the project.

	Closing balance	Opening balance
Deferred income tax assets related to deductible temporary differences		
- Provisional payment of Corporate Income Tax at 1%	*987.977.016*	*1.007.222.800*
- Provision for severance allowance	*130.967.500*	*141.637.500*
Total	**1.118.944.516**	**1.148.860.300**

09- Tangible fixed assets:

Item	Buildings and structures	Machinery and equipment	Motor vehicles	Management Tools	Total
Tangible fixed assets historical cost					
At the beginning of the year	**41.040.089.642**	**13.030.536.123**	**4.419.149.091**	**179.659.377**	**58.669.434.233**
- Purchases during the period	294.490.741	475.292.883	0	466.528.148	1.236.311.772
- Finished construction	0	0	0	0	0
- Liquidation, sales and transfer	0	0	0	0	0
- Other decreases	35.185.185	0	0	0	35.185.185
At the end of this period	**41.299.395.198**	**13.505.829.006**	**4.419.149.091**	**646.187.525**	**59.870.560.820**
Of which: Fully depreciated but still in use	8.333.376.215	4.595.276.132	0	111.683.735	13.040.336.082
Accumulated depreciation					
At the beginning of the year	**14.537.542.952**	**6.864.311.479**	**1.750.368.075**	**146.011.423**	**23.298.233.929**
- Depreciation during the period	1.631.395.786	781.630.649	417.364.965	108.867.670	2.939.259.070
- Other increases	0	0	0	0	0
- Liquidation, sales and transfer	0	0	0	0	0
- Other decreases	1.231.482	0	0	0	1.231.482
At the end of this period	**16.167.707.256**	**7.645.942.128**	**2.167.733.040**	**254.879.093**	**26.236.261.517**
Net book value of tangible fixed assets					
- At the beginning of the year	**26.502.546.690**	**6.166.224.644**	**2.668.781.016**	**33.647.954**	**35.371.200.304**
- At the end of this period	**25.131.687.942**	**5.859.886.878**	**2.251.416.051**	**391.308.432**	**33.634.299.303**

- The net book value at the end of the period of tangible fixed assets used as collateral or pledged to secure loans: none

10- Intangible fixed assets:

Item	Land use rights	Publication rights	Software	Other intangible assets	Total
Tangible fixed assets historical cost					
At the beginning of the year	**40.093.252.534**	**0**	**127.960.000**	**0**	**40.221.212.534**
- Purchases during the period	0	0	0	0	0
At the end of this period	**40.093.252.534**	**0**	**127.960.000**	**0**	**40.221.212.534**
Accumulated amortization					
At the beginning of the year	**1.192.671.414**	**0**	**104.571.772**	**0**	**1.297.243.186**
- Amortization during the period	52.850.766	0	12.796.002	0	65.646.768
At the end of this period	**1.245.522.180**	**0**	**117.367.774**	**0**	**1.362.889.954**
Net book value of intangible fixed assets					
- At the beginning of the year	**38.900.581.120**	**0**	**23.388.228**	**0**	**38.923.969.348**
- At the end of this period	**38.847.730.354**	**0**	**10.592.226**	**0**	**38.858.322.580**

+ The net book value at the end of the period of intangible fixed assets used as collateral or pledged to secure loans: none
+ The net book value of intangible fixed assets which are fully depreciated but still in use: 0 VND

11- Investment properties:

Item	At the beginning of the year	Increase during the period	Decrease during the period	At the end of this period
Investment property for lease				
Historical cost	**68.902.869.059**	**0**	**0**	**68.902.869.059**
- Vegetable market pavilion	13.161.237.343	0	0	13.161.237.343
- Meat market pavilion	7.512.905.862	0	0	7.512.905.862
- Cold storage	2.109.255.380	0	0	2.109.255.380
- Infrastructure	40.095.254.516	0	0	40.095.254.516
- Hoa Binh Minh motorcycle store	1.050.847.785	0	0	1.050.847.785
- Warehouse 98/2 Ba Trieu, Kios for rent	3.471.148.182	0	0	3.471.148.182
- Construction at 1/6 QL22	949.740.522	0	0	949.740.522
- Office at 53/1D Ly Thuong Kiet	552.479.469	0	0	552.479.469
Accumulated depreciation	**47.523.250.033**	**879.486.530**	**0**	**48.402.736.563**
- Vegetable market pavilion	10.836.085.394	394.837.119	0	11.230.922.513
- Meat market pavilion	5.158.862.076	225.387.180	0	5.384.249.256
- Cold storage	2.109.255.380	0	0	2.109.255.380
- Infrastructure	24.066.206.202	127.906.259	0	24.194.112.461
- Hoa Binh Minh motorcycle store	379.472.808	131.355.972	0	510.828.780
- Warehouse 98/2 Ba Trieu, Kios for rent	3.471.148.182	0	0	3.471.148.182
- Construction at 1/6 QL22	949.740.522	0	0	949.740.522
- Office at 53/1D Ly Thuong Kiet	552.479.469	0	0	552.479.469
Net book value	**21.379.619.026**	**0**	**879.486.530**	**20.500.132.496**
- Vegetable market pavilion	2.325.151.949	0	394.837.119	1.930.314.830
- Meat market pavilion	2.354.043.786	0	225.387.180	2.128.656.606
- Cold storage	0	0	0	0
- Infrastructure	16.029.048.314	0	127.906.259	15.901.142.055
- Hoa Binh Minh motorcycle store	671.374.977	0	131.355.972	540.019.005
- Warehouse 98/2 Ba Trieu, Kios for rent	0	0	0	0
- Construction at 1/6 QL22	0	0	0	0
- Office at 53/1D Ly Thuong Kiet	0	0	0	0

- The People's Committee of Ho Chi Minh City issued Decision No. 4942/QĐ-UBND on October 7, 2014, regarding the settlement of the Northern City Wholesale Market project.

- The funded budget source is: **29,626,768,849 VND.**

- The net book value of fully depreciated investment properties still in use at the end of the period: **11.743.750.113 VND**

- *Cold storage:* *2.109.255.380 VND*
- *Infrastructure:* *4.661.126.560 VND*
- *Warehouse 98/2 Ba Trieu, Kios for rent:* *3.471.148.182 VND*
- *Construction at 1/6 QL22:* *949.740.522 VND*
- *Office 53/1D Ly Thuong Kiet:* *552.479.469 VND*

12- Non-current assets in progress:	Closing balance	Opening balance
* Xuan Thoi Dong Residential Area Project (*)	87.457.923.240	121.327.199.572
* 4th floor of Shopping Mall Project	18.181.818.182	18.181.818.182
Total	**105.639.741.422**	**139.509.017.754**

(*) - On June 2, 2017, Hoc Mon Trade Joint Stock Company received Decision No. 2815/QĐ-UBND from the People's Committee of Ho Chi Minh City, signed on May 31, 2017, approving the investment in the Residential Area Project in Xuan Thoi Dong Commune, Hoc Mon District, with Hoc Mon Trade Joint Stock Company as the investor.

- On January 18, 2019, Hoc Mon Trade Joint Stock Company was granted Construction Permit No. 09/GPXD by the Ho Chi Minh City Department of Construction, allowing the construction of technical infrastructure for the Residential Area Project in Xuan Thoi Dong Commune.

- Decision No. 3649/QĐ-UBND issued by the People's Committee of Ho Chi Minh City on October 3, 2020, regarding the adjustment and supplementation of Decision No. 2815/QĐ-UBND dated May 31, 2017, on the approval of the investment in the Residential Area Project in Xuan Thoi Dong Commune by Hoc Mon Trade Joint Stock Company as the investor.

- Decision No. 12938/SXD-PTN&TTBĐS dated November 10, 2020, from the Ho Chi Minh City Department of Construction approved that the Residential Area Project in Xuan Thoi Dong Commune, developed by Hoc Mon Trade Joint Stock Company, meets the conditions for sale and lease purchase of future Residential.

13- Construction in progress:	Closing balance	Opening balance
- 1/500 Planning of Hoc Mon Agriculture Wholesale Market Reconfiguratic	509.970.009	342.240.909
- The garage project at 22 Nation highway	66.461.574	0
- Tangible fixed assets: Toyota Alphard 51M-976.79	4.787.630.000	0
- Tangible fixed assets: The automatic Fight fire system at Market Compan	120.000.000	0
Total	**5.484.061.583**	**342.240.909**

14- Current trade payables:	Closing balance	Opening balance
- Huy Long Trading Limited Liability Company	130.510.000	56.950.000
- Hoang Gia Huy Construction Trading Services Limited Liability Company	916.867.295	2.186.754.041
- Hoang Quan Real Estate Consulting Trading Services Joint Stock Company	5.000.000.000	5.000.000.000
- Phu Loc Construction Consulting Joint Stock Company	39.370.165	2.758.750.120
- MC Urban Environment Limited Liability Company	205.345.124	410.690.248
- An Hieu Construction Service One Member Limited Liability Company	184.359.089	181.786.486
- Hong Ha Environment Mechanical Engineering Limited Liability Company	185.909.464	185.909.464
- Quoc Thang Trading Construction Design Limited Liability Company	239.026.433	321.695.201
- Thien Phuc Construction Real Estate Investment Trading Joint Stock Company	178.346.556	0
- An Phuoc Thinh Construction Investment One Member Co., Ltd.	326.809.580	326.809.580
- Dai Minh Nhut One Member Limited Liability Company	817.534.005	817.534.005
- Cuong Loc Transportation Construction Limited Liability Company	0	334.119.122
- Chinh Thang Joint Stock Company	268.542.415	268.542.415
- Other suppliers	521.799.732	2.063.914.872
Total	**10.554.388.713**	**14.913.455.554**

15- Current prepayments from customers:	Closing balance	Opening balance
- Petroleum agencies	216.180.000	33.310.000
- Customers from Xuan Thoi Dong Residential Area Project	90.757.675.249	92.027.280.033
- Other customers	30.888.700	30.888.700
Total	**91.004.743.949**	**92.091.478.733**

16- Tax and payables to State:

Item	Opening balance		Incurred value accumulated from the beginning of period	Incurred value accumulated from the beginning of period	Closing balance	
	Receivable	Payable			Receivable	Payable
- Value Totaled tax	0	0	1.241.307.004	(1.218.349.456)	0	22.957.548
- Business license tax	0	0	19.000.000	(19.000.000)	0	0
- Personal income tax	350.043.753	116.104.845	1.394.043.836	(1.565.745.651)	405.640.723	0
+ Personal income tax (from capital investments)	*0*	*116.104.845*	*401.068.900*	*(517.173.745)*	*0*	*0*
+ Personal income (from salaries, wages)	*350.043.753*	*0*	*992.974.936*	*(1.048.571.906)*	*405.640.723*	*0*
- Non-agricultural land use fees	0	0	76.341.049	(76.341.049)	0	0
- Natural resource tax	0	0	33.461.100	(29.691.900)	0	3.769.200
- Land rental fees	292.716.306	0	661.814.204	(661.814.204)	292.716.306	0
- Corporate income tax	3.705.061.448	0	888.351.039	(774.102.942)	3.590.813.351	0
+ Corporate income tax from business operation	*2.327.960.768*	*0*	*0*	*0*	*2.327.960.768*	*0*
+ Corporate income tax from properties sales and transfer (provsion of 1%) (*)	*640.341.410*	*0*	*(19.245.784)*	*0*	*659.587.194*	*0*
+ Corporate income tax from properties sales and transfer (*)	*736.759.270*	*0*	*907.596.823*	*(774.102.942)*	*603.265.389*	*0*
- Other payables (fees, charges, late payment fees)	0	0	470.056.455	(470.056.455)	0	0
TOTAL	**4.347.821.507**	**116.104.845**	**4.784.374.687**	**(4.815.101.657)**	**4.289.170.380**	**26.726.748**

(*) Corporate income tax from properties sales and transfer :

- The company has to pay corporate income tax on taxable income at a tax rate of 20%.
- The company has prepaid corporate income tax at a rate of 1% on the revenue collected in advance from the sale of future-form houses in the Xuan Thoi Dong Residential Area project, in accordance with Circular 78/2014/TT-BTC dated June 18, 2014, issu by the Ministry of Finance. The company will finalize the corporate income tax payable for this activity upon project completion.

17- Current payables:	Closing balance	Opening balance
Payable to related parties	***137.380.822***	***115.493.697***
Hoc Mon Agriculture Wholesale Market Company Limited - Subsidiary	137.380.822	115.493.697
- Interest expenses payable	137.380.822	115.493.697
Payable to other organizations and individuals	***123.045.617***	***197.438.357***
Financial statements audit fees and internal audit fees	0	156.800.000
Interest expense payable	123.045.617	40.638.357
Total	**260.426.439**	**312.932.054**

18- Unearned revenue:	Closing balance	Opening balance
18a. Current	**766.411.944**	**2.986.207.776**
- Unearned revenue - Meat Market	188.408.583	753.634.332
- Unearned revenue - Vegetable Market	400.523.100	1.602.092.400
- Unearned revenue - Kiosk Rental	147.975.591	591.902.364
- Unearned revenue - Canteen Rental	9.644.670	38.578.680
- Unearned revenue - Advertising (Ben Thanh)	3.750.000	0
18b. Non-current	**87.094.979.637**	**87.094.979.637**
- Unearned revenue - Vegetable Market	45.137.797.818	45.137.797.818
- Unearned revenue - Meat Market	24.147.710.732	24.147.710.732
- Unearned revenue - Kios	16.275.968.547	16.275.968.547
- Unearned revenue - Canteen Rental	1.533.502.540	1.533.502.540
Total unearned revenue	**87.861.391.581**	**90.081.187.413**

19- Other payables:	Closing balance	Opening balance
19a. Current	**8.696.659.973**	**9.126.966.256**
- Assets awaiting resolution	56.117.999	56.117.999
- Union expenses	15.218.052	15.218.052
- Dividends payable	30.375.000	16.875.000
- Advances from customers	330.807.500	340.807.500
- Payable to Hoang Quan Real Estate Company	8.226.893.022	8.226.893.022
- Other payables	37.248.400	471.054.683
19b. Non-current	**12.367.906.278**	**11.611.400.000**
- Deposits and guarantees received	760.000.000	730.000.000
- Deposit for the right to purchase properties in the Xuan Thoi Dong Residential Area project (*)	7.895.000.000	8.695.000.000
- Deposits for tank trucks and business premises rental	836.400.000	836.400.000
- Other payables and obligations	2.876.506.278	1.350.000.000
Total other payables	**21.064.566.251**	**20.738.366.256**

(*) Prepayments received from individuals registering for the right to purchase properties in the Xuan Thoi Dong Residential Area project.

20- Equity:

a- Changes in owners'equity table:

Item	Items belonging to Owners's equity			
	Contributed capital	Development and investment fund	Undistributed profit	Total
A	1	2	3	4
Balance at the beginning of the previous year	**164.999.930.000**	**51.381.801.583**	**60.600.982.940**	**276.982.714.523**
- Capital increase in the previous year		4.246.682.193	0	4.246.682.193
- Net profit for the previous year (after tax)	0	0	25.211.225.335	25.211.225.335
- Profit distribution	0	0	12.962.057.051	12.962.057.051
- Dividends	0	0	23.099.990.200	23.099.990.200
Balance at the end of the previous year	**164.999.930.000**	**55.628.483.776**	**49.750.161.024**	**270.378.574.800**
Balance at the beginning of this year	**164.999.930.000**	**55.628.483.776**	**49.750.161.024**	**270.378.574.800**
- Capital increase in the previous year	0	1.007.335.107	0	1.007.335.107
- Net profit for the previous year (after tax)	0	0	22.082.725.604	22.082.725.604
- Profit distribution	0	0	3.253.959.441	3.253.959.441
- Dividends	0	0	16.499.993.000	16.499.993.000
Balance at the end of this period	**164.999.930.000**	**56.635.818.883**	**52.078.934.187**	**273.714.683.070**

b- Details of owners' investment:	Closing balance	Opening balance
- Investment capital of Benthanh Group (State-owned entity)	39.364.500.000	39.364.500.000
- Investment capital of other entities	125.635.430.000	125.635.430.000
Total	**164.999.930.000**	**164.999.930.000**

c- Equity transactions and distribution of dividends and profits:	Year 2025	Year 2024
- Owners' investment:		
+ ***Contributed capital at the beginning of the year***	***164.999.930.000***	***164.999.930.000***
+ *Increase in contributed capital during the period*	*0*	*0*
+ ***Contributed capital at the end of the period***	***164.999.930.000***	***164.999.930.000***
	Accumulated in the first 9 months of 2025	**Accumulated in the first 9 months of 2024**
- Distributed dividends and profit	**16.499.993.000**	**18.149.992.300**
+ *2023 dividends*	*0*	*13.199.994.400*
+ *2024 dividends*	*11.549.995.100*	*4.949.997.900*
+ *2025 dividends*	*4.949.997.900*	*0*

d- Shares:	Closing balance	Opening balance
- Number of shares registered to issue	16.499.993	16.499.993
- Number of shares sold to the public	16.499.993	16.499.993
+ Ordinary shares	16.499.993	16.499.993
- Number of outstanding shares	16.499.993	16.499.993
+ Ordinary shares	16.499.993	16.499.993
**** Par value per Share***	***10,000 VND/share***	

e- The Company's funds	Closing balance	Opening balance
- Development and investment fund	56.635.818.883	55.628.483.776
Total	**56.635.818.883**	**55.628.483.776**

The purpose of the distribution of the company's funds: These funds are used for purposes as prescribed by the current accounting regulations and the company's charter of organization and operation.

f- Income and expenses, profits or losses are recognized directly in Equity in accordance with specific accounting standards

21- Bonus and welfare funds:

BONUS FUND, WELFARE	Openning balance	Increase in period		expenditures in pe	Closing balance
		Increase from profit distribution	Other increase		
- Bonus fund	1.887.609.312	264.409.506	189.270.000	(815.400.000)	1.525.888.818
- Welfare fund	654.718.202	1.360.000.000	0	(2.011.660.238)	3.057.964
- Bonus fund of Board of Management	0	622.214.828	0	(802.214.828)	(180.000.000)
Total	**2.542.327.514**	**2.246.624.334**	**189.270.000**	**(3.629.275.066)**	**1.348.946.782**

22- Funds that form fixed assets:

- Remaning value At the beginning of the year	12.510.497.370
- Funding allocated during the year	0
Net value at the end of the year	**12.510.497.370**

23- Off balance sheet items:	Closing balance	Opening balance
- Written-off bad debts	70.946.464	70.946.464

VI- SUPPLEMENTARY INFORMATION FOR DETAILS PRESENTED AT THE INCOME STATEMENT

	This period		Accumulated from the beginning of period	
	Quarter III - 2025	Quarter III - 2024	Year 2025	Year 2024
1- Revenues from sales and services rendered (No. 01)				
+ *Revenue from sales*	*193.432.637.691*	*211.612.955.896*	*572.375.501.325*	*618.994.638.512*
* Petroleum and lubricants of all types	193.432.637.691	211.612.955.896	572.375.501.325	618.994.638.512
+ *Revenue from real estate transfers*	*3.663.811.720*	*7.561.272.633*	*44.202.847.101*	*15.104.646.030*
* Sale of houses in the Xuan Thoi Dong Residential Area Project	3.663.811.720	7.561.272.633	44.202.847.101	15.104.646.030
+ *Revenue from service rendered*	*4.569.473.691*	*4.487.915.718*	*13.702.001.073*	*13.196.592.423*
* Rental of premises	4.569.473.691	4.487.915.718	13.702.001.073	13.196.592.423
+ *Revenue from leasing investment real estat*	*1.056.789.864*	*1.183.335.318*	*3.170.369.592*	*3.337.907.772*
* Vegetable Market	400.523.100	400.523.100	1.201.569.300	1.201.569.300
* Meat Market	574.448.583	574.448.583	1.723.345.749	1.693.065.747
* Hoa Binh Minh Motorcycle Store	81.818.181	72.000.000	245.454.543	216.000.000
* Office at 53/1D Ly Thuong Kiet	0	136.363.635	0	227.272.725
Total	**202.722.712.966**	**224.845.479.565**	**633.450.719.091**	**650.633.784.737**
2- Revenue deductions (No. 02)	**0**	**0**	**0**	**0**
3- Cost of goods sold (No. 11)				
- *Cost of goods sold*	*185.379.179.803*	*204.440.064.017*	*549.858.018.128*	*597.417.532.724*
+ Petroleum and lubricants of all types	185.379.179.803	204.440.064.017	549.858.018.128	597.417.532.724
- *Cost of house sales in the Xuan Thoi Dong Residential Area Project*	*3.058.987.892*	*6.560.287.714*	*37.741.276.475*	*13.242.230.303*
- *Cost of leasing premises and investment real estate*	*1.991.377.561*	*2.008.281.297*	*6.255.845.644*	*5.603.727.087*
- *Loss and damage of inventories*	*394.861.675*	*424.689.832*	*1.155.839.281*	*1.309.582.767*
Total	**190.824.406.931**	**213.433.322.860**	**595.010.979.528**	**617.573.072.881**

4- Financial income (No. 21)	**Quarter III - 2025**	**Quarter III - 2024**	**Year 2025**	**Year 2024**
- Interest income from bank deposits	1.874.829.269	1.674.000.474	5.354.373.066	5.806.441.297
Including: Interest income from escrow deposits for the Xuan Thoi Dong Residential Area project	*81.223.964*	*78.918.730*	*239.458.736*	*280.281.165*
- Dividends and profit shared	6.490.195.502	6.312.392.963	20.963.331.612	20.329.000.556
Including: Profit transferred from Market Company	*6.490.195.502*	*6.312.392.963*	*18.863.330.012*	*18.228.998.956*
Total	**8.365.024.771**	**7.986.393.437**	**26.317.704.678**	**26.135.441.853**

	This term		Accumulated from the beginning of the year	
5- Financial expenses (No. 22)	**Quarter III - 2025**	**Quarter III - 2024**	**Year 2025**	**Year 2024**
- Interest expenses	892.125.068	616.685.347	2.461.758.867	2.061.996.631
Including: - Bank (BIDV; Shinhan)	*608.245.614*	*458.345.076*	*1.757.429.822*	*1.527.191.326*
- Hoc Mon Agriculture Wholesale Market Company Limited	*283.879.454*	*158.340.271*	*704.329.045*	*534.805.305*
- Provision for devaluation of securities	(1.280)	(1.036)	6.280	0
Total	**892.123.788**	**616.684.271**	**2.461.765.147**	**2.061.996.591**

6- Other income (No. 31)	**Quarter III - 2025**	**Quarter III - 2024**	**Year 2025**	**Year 2024**
- Penalties for contract violations, compensation, relocation support	0	0	0	272.941.268
- Liquidation of assets and tools	0	0	925.926	1.111.111
- Other income	292.890	222.008	831.803	701.359
Total	**292.890**	**222.008**	**1.757.729**	**274.753.738**

7- Other expenses (No. 32)	**Quarter III - 2025**	**Quarter III - 2024**	**Year 2025**	**Year 2024**
- Pay fines, collect taxes	0	430.000	17.955	2.709.064
- Other expenses	0	97.663.055	0	4.412.590.771
Total	**0**	**98.093.055**	**17.955**	**4.415.299.835**

8- Selling expenses (No. 25)	**Quarter III - 2025**	**Quarter III - 2024**	**Year 2025**	**Year 2024**
- Labour costs	2.747.257.296	2.578.218.600	8.265.444.880	7.064.343.350
- Tools and supplies costs	162.664.127	139.887.751	451.255.737	255.498.238
- Depreciation expense	138.464.898	151.201.570	425.728.104	472.822.667
- External service expenses	1.126.519.371	1.581.263.555	3.797.159.758	4.508.362.252
- Other expenses	395.428.209	371.482.552	751.128.715	451.811.856
Total	**4.570.333.901**	**4.822.054.028**	**13.690.717.194**	**12.752.838.363**

9- General and administration expenses (No. 26)	**Quarter III - 2025**	**Quarter III - 2024**	**Year 2025**	**Year 2024**
- Labour cost	4.002.900.174	2.660.990.469	13.157.886.701	8.703.433.983
- Management materials costs	21.664.556	26.621.617	151.568.926	166.408.984
- Tools and supplies costs	378.063.862	374.084.342	1.297.718.771	992.162.558
- Depreciation expense	566.249.714	506.300.887	1.634.700.632	1.514.802.774
- Taxes, duties and fees	12.104.100	9.002.268	411.916.182	333.975.520
- External service expenses	355.694.229	528.930.234	2.275.031.545	2.246.951.871
- Other expenses	*1.861.848.850*	2.767.561.725	6.676.886.490	7.257.374.270
Including - Remuneration of the Board of Directors & Secretary	*318.000.000*	*318.000.000*	*954.000.000*	*858.000.000*
- Remuneration of the Board of Supervisors	*96.000.000*	*96.000.000*	*288.000.000*	*288.000.000*
- Other expenses	*1.447.848.850*	*2.353.561.725*	*5.434.886.490*	*6.111.374.270*
Total	**7.198.525.485**	**6.873.491.542**	**25.605.709.247**	**21.215.109.960**

** Production and business costs by element	This term		Accumulated from the beginning of the year	
Includes:	Quarter III - 2025	Quarter III - 2024	Year 2025	Year 2024
- Labour costs	6.750.157.470	4.826.228.886	12.290.257.831	10.528.568.264
- Costs of materials	562.392.545	418.087.287	1.208.052.950	863.574.570
- Depreciation expense	1.318.223.998	1.332.234.717	2.619.632.021	2.001.657.900
- External service expenses	17.550.856.144	6.836.436.871	32.489.499.251	9.195.171.804
- Other expenses	3.647.249.334	3.827.530.620	8.113.217.021	5.876.530.616
Total	**29.828.879.491**	**17.240.518.381**	**56.720.659.074**	**28.465.503.154**

10- Current corporate income tax expenses (No. 51)	This term		Accumulated from the beginning of the year	
Corporate income tax payable for the period is estimated as follows:	Quarter III - 2025	Quarter III - 2024	Year 2025	Year 2024
- Total net profit before tax	**7.602.640.522**	**6.988.449.214**	**23.000.992.427**	**19.025.662.658**
Adjustments to increase or decrease accounting profit to determine taxable income for corporate income tax	(6.214.258.002)	(4.653.081.508)	(19.703.780.257)	(13.783.653.321)
- Increasing adjustments	*275.937.500*	*1.659.311.455*	*1.259.551.355*	*6.545.347.235*
Including: - Remuneration for Board of Directors and Board of Supervisors not directly hold management	*276.000.000*	*276.000.000*	*828.000.000*	*732.000.000*
- Decreasing adjustments	*(6.490.195.502)*	*(6.312.392.963)*	*(20.963.331.612)*	*(20.329.000.556)*
Including: - Profit after tax transferred from Market Company	*(6.490.195.502)*	*(6.312.392.963)*	*(18.863.330.012)*	*(18.228.998.956)*
Taxable income	1.388.382.520	2.335.367.706	3.297.212.170	5.242.009.337
Corporate income tax rate	20%	20%	20%	20%
Total current corporate income tax expense	**40.420.831**	**527.987.773**	**888.351.039**	**1.145.106.801**

11- Deferred corporate income tax expense (No. 52)	This term		Accumulated from the beginning of the year	
	Quarter III - 2025	Quarter III - 2024	Year 2025	Year 2024
Deferred corporate income tax expenses - arising from temporary differences in taxable income	(34.049.504)	(60.914.232)	29.915.784	(96.729.934)
Total deferred corporate income tax expense	**(34,049.504)**	**(60.914.232)**	**29.915.784**	**(96.729.934)**

VII. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

	This period		Accumulated from the beginning of the year	
	Quarter III - 2025	Quarter III - 2024	Year 2025	Year 2024
1- Proceeds from borrowings	190.700.000.000	224.486.000.000	551.900.000.000	652.386.000.000
2- Payments of settle loan principal	181.200.000.000	234.486.000.000	553.500.000.000	648.186.000.000

VIII. OTHER SUPPLEMENTARY INFORMATION

1- Events arising after the end of the accounting year:

2- Information on related parties:

No.	Related parties	Relationship
1	Hoc Mon Agriculture Wholesale Market Company Limited	Subsidiary, capital contribution ratio: 100% of ownership
2	Hoc Mon Foods Processing Corporation	Associate, capital contribution ratio: 35% of ownership
3	Mr. To Van Liem	Deputy General Director of Hoc Mon Trade Joint Stock Company and Chairman of the Board of Directors of Hoc Mon Foods Processing Corporation (Associate).
4	Mr. Le Van Tien	Deputy General Director of Hoc Mon Trade Joint Stock Company and Director of Hoc Mon Agricultural Products Wholesale Market Management and Trading Company Limited.

3. Transactions with Subsidiaries during the period	Quarter III - 2025	Quarter III - 2024	Year 2025	Year 2024
Profit receivable from subsidiaries	6.490.195.502	6.312.392.963	18.863.330.012	18.228.998.956
Profit received from subsidiaries	6.058.136.968	6.086.750.254	18.552.681.180	17.689.385.850
Receivables from collected-on-behalf income from stall leasing	2.449.550.400	2.375.141.266	7.239.689.600	6.718.197.196
Received from collected-on-behalf income from stall leasing	2.537.069.436	2.407.618.190	7.677.086.274	7.244.629.123
Receivable for premises rental	2.275.818.270	2.193.988.500	6.789.504.810	6.581.965.500
Collected from premises rental	2.275.818.270	2.193.988.500	6.789.504.810	6.581.965.500
Commission for collected-on-behalf	25.330.800	21.592.194	68.877.520	61.074.523

Closing balance with subsidiaries	As of Sep 30, 2025	As of Sep 30, 2024
Profit receivable from subsidiaries	6.490.195.502	6.312.392.963
Receivable for stall rental (collected-on-behalf by subsidiary)	1.273.366.226	1.455.421.154
Current payables to subsidiaries	26.200.000.000	32.900.000.000
Interest payable to subsidiaries	137.380.822	136.414.792

3.Information on the remuneration of Board of Directors members, salaries of the General Director, and other management personnel for Quarter III of 2025:

No.	NAME	POSITION	SALARY	REMUNERATION	BONUS	DIVIDENDS	OTHER	TOTAL
	Board of Directors		*544.781.818*	*294.000.000*	*139.000.000*	*90.000.000*	*654.357.150*	*1.722.138.968*
1	NGUYEN TRAN TRONG NGHIA	Chairman of the Board of Directors	183.800.000	0	48.300.000	10.000.000	0	**242.100.000**
2	LE VAN MY	Deputy Chairman of the Board of Directors	204.731.818	42.000.000	53.500.000	10.000.000	479.680.650	**789.912.468**
3	TO VAN LIEM	Member	13.000.000	36.000.000	0	10.000.000	30.382.425	**89.382.425**
4	PHAM BINH PHUONG	Member	0	36.000.000	0	10.000.000	0	**46.000.000**
5	KIEU CONG TAM	Member	143.250.000	36.000.000	37.200.000	10.000.000	20.015.550	**246.465.550**
6	LE PHUC TUNG	Member	0	36.000.000	0	10.000.000	0	**46.000.000**
7	PHAM HOANG LIEM	Member	0	36.000.000	0	10.000.000	0	**46.000.000**
8	LE ANH PHUONG	Member	0	36.000.000	0	10.000.000	124.278.525	**170.278.525**
9	NGUYEN THI THAI NHI	Member	0	36.000.000	0	10.000.000	0	**46.000.000**
	Board of Supervisors		*62.450.000*	*96.000.000*	*15.400.000*	*16.000.000*	*10.758.750*	*200.608.750*
10	LE VAN TEO	Head of the Board of Supervisors	62.450.000	36.000.000	15.400.000	8.000.000	10.758.750	**132.608.750**
11	TRAN THUY HONG	Member	0	30.000.000	0	4.000.000	0	**34.000.000**
12	HUYNH LE YEN NHI	Member	0	30.000.000	0	4.000.000	0	**34.000.000**
	Board of Management		*347.080.000*	*0*	*81.600.000*	*32.000.000*	*57.759.525*	*518.439.525*
13	NGUYEN NGOC THAO	Deputy General Director	108.950.000	0	27.200.000	5.000.000	44.276.175	**185.426.175**
14	PHAN THI HONG PHUC	Deputy General Director	120.626.705	0	29.000.000	9.000.000	2.402.550	**161.029.255**
15	LE VAN TIEN	Deputy General Director	12.000.000	0	0	9.000.000	10.354.050	**31.354.050**
16	PHAM MINH SON	Chief Accountant	105.503.295	0	25.400.000	9.000.000	726.750	**140.630.045**
	Total		**954.311.818**	**390.000.000**	**236.000.000**	**138.000.000**	**722.875.425**	**2.441.187.243**

4- Revenue and Operating Results by Segment (Quarter III 2025):

INDICATORS	Commercial	Rental of premises and real estate	Real estate transfer	Total
Current period	**1**	**2**	**3**	**4=1+2+3**
Net revenue from sales and service rendered	193.432.637.691	5.626.263.555	3.663.811.720	202.722.712.966
Costs of goods sold	185.774.041.478	1.991.377.561	3.058.987.892	190.824.406.931
Gross profit	**7.658.596.213**	**3.634.885.994**	**604.823.828**	**11.898.306.035**
Previous period	**1**	**2**	**3**	**4=1+2+3**
Net revenue from sales and service rendered	211.612.955.896	5.671.251.036	7.561.272.633	224.845.479.565
Costs of goods sold	204.864.753.849	2.008.281.297	6.560.287.714	213.433.322.860
Gross profit	**6.748.202.047**	**3.662.969.739**	**1.000.984.919**	**11.412.156.705**

5- Comparative onformation (Changes in the information presented in the consolidated financial statements from previous accounting periods):

The profit after tax of the Company for Quarter III of 2025 amounted to 7.596.269.195 VND, increase of 16,48% compared to the same period of the previous year. Specifically:

- The separate profit after tax of the Company for Quarter III of 2025 amounted to VND 7.596.269.195.
- The separate profit after tax of the Company for Quarter III of 2024 amounted to VND 6.521.375.673.

The main reason is due to The Profit transferred from Hoc Mon Agriculture Wholesale Market Company during Quarter III of 2025 increase 2,82% compared to Quarter III of 2024.

6- Other information:

- On March 28, 2025, issued Resolution No. 05/2025/NQ-ĐHĐCĐ of the 2025 Annual General Meeting of Shareholders.
- On March 11, 2025, Notice No. 09/2025/TB-HTC on Advance dividend payment in Cash, phase III of 2024.
- On March 28, 2025, Notice No. 12/2025/TB-HTC on Advance dividend payment in Cash, phase IV of 2024 (Final phase).
- On April 15, 2025, Hoc Mon Trade Joint Stock Company signed an internal audit contract No. 982/2025/AUP/PRV with Parker Russell Vietnam Company Limited.
- On May 19, 2025, Hoc Mon Trade Joint Stock Company signed an independent audit contract No. 2096/25/AUD.VVALUES with VVALUES Auditing and Consulting Company Limited.
- On June 12, 2025, Notice No. 19/2025/TB-HTC on Advance dividend payment in Cash, phase I of 2025.
- On September 18, 2025, Notice No.122/2025/TB-HTC on Advance dividend payment in Cash, phase II of 2025.

Prepared on Oct 28, 2025

Prepared by	Chief Accountant	General Director
TRUONG HOANG MINH THU	PHAM MINH SON	LE VAN MY