

CÔNG TY CỔ PHẦN
SXKD XNK DV & ĐT TÂN BÌNH
TAN BINH IMPORT - EXPORT
JOINT STOCK CORPORATION
(TANIMEX)

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số: 985 /CV-ĐT&DA
No.: 985 /CV-DT&DA

TP.HCM, ngày 18 tháng 12 năm 2025
HCMC, December 18, 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ PERIODIC INFORMATION DISCLOSURE

Kính gửi/To: - Ủy ban Chứng khoán Nhà nước/State Securities
Commission of Vietnam
- Sở Giao dịch chứng khoán TP.HCM/Ho Chi Minh
City Stock Exchange

- Tên tổ chức/Name of organization: Công ty Cổ phần Sản xuất Kinh doanh Xuất Nhập khẩu Dịch vụ và Đầu tư Tân Bình/Tan Binh Import - Export Joint Stock Corporation (viết tắt/ abbreviation: TANIMEX).
 - Mã chứng khoán/Securities code: TIX
 - Địa chỉ trụ sở chính/Address: 325 Lý Thường Kiệt, Phường 9, Quận Tân Bình, TP.HCM/325 Ly Thuong Kiet, Ward 9, District Tân Bình, HCM City
 - Điện thoại liên hệ/telephone: (84-028)3868.6378 Fax: (84-8)38642060
 - Email: tanimex@tanimex.com.vn

- Nội dung thông tin công bố/ Contents of disclosure:

- Báo cáo thường niên năm 2025 (Niên độ tài chính từ 01/10/2024 - 30/9/2025)/
Annual Report of 2025 (Fiscal year from October 1, 2024 - September 30, 2025)

- Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 18/12/2025 tại đường dẫn: <https://www.tanimex.com.vn/> ⇒ Quan hệ cổ đông/This information was published on the company's website on 12/18/2025 (date), as in the link <https://www.tanimex.com.vn/> ⇒ Shareholder Information.



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố/*We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.*

**Đại diện tổ chức/Organization
representative**

Người đại diện theo pháp luật/*Legal representative*
TỔNG GIÁM ĐỐC/GENERAL DIRECTOR

Tài liệu đính kèm/Attached:
-BCTN năm 2025/Annual Report of 2025.

Nơi nhận/Recipient:

- Như trên/As above *Yau*
- Lưu VT, ĐT&DA-NV.03/Save VT,
DT&DA-NV.03



TRẦN QUANG TRƯỜNG



**TAN BINH IMPORT -
EXPORT JOINT STOCK
CORPORATION
(TANIMEX)**

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom – Happiness

No.: 986 /BCTN-ĐT&DA

HCMC, December 18, 2025



ANNUAL REPORT 2025

To:

- The State Securities Commission of Vietnam;
- The Stock Exchange.

PART I. GENERAL INFORMATION

1. Overview Information

- Trading Name : TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION
- Business Registration Certificate No: 0301464904
- Charter capital : 300,000,000,000 VND
- Owner's invested capital: 300,000,000,000 VND
- Address : 325 Ly Thuong Kiet Street, Tan Hoa Ward, HCMC
- Telephone : (84-28) 386 86 378
- Fax number : (84-28) 386 42 060
- Website : www.tanimex.com.vn
- Stock Code : TIX

- Formation and Development Process

- The predecessor of Tan Binh Import - Export Joint Stock Corporation (TANIMEX) was Export Service and Supply Company, established under Decision No. 1920/QD-UB dated November 11, 1981 by Tan Binh District People's Committee.
- In 1992, Tan Binh Production, Import-Export, Service and Investment Company was established under Decision No. 218/QD-UB dated February 11, 1992 of the People's Committee of Ho Chi Minh City.
- On December 30, 2006, Ho Chi Minh City People's Committee issued Decision No. 6686/QD-UBND approving the equitization plan and converting Tan Binh Production, Import-Export, Service and Investment Company into Tan Binh Production, Import-Export, Service and Investment Joint Stock Company.
- The joint stock company officially came into operation on July 18, 2006 under Business Registration Certificate No. 4103005032 issued by the Department of Planning and Investment of Ho Chi Minh City. On July 13, 2007, Tanimex Company completed the

registration procedures and became a public company in accordance with the law. On January 25, 2019, the company changed its Business Registration Certificate No. 0301464904 for the 17th time.

- On November 25, 2009, Tanimex Company listed its shares and officially became a member of the Ho Chi Minh City Stock Exchange.

2. Business lines and business location

- Business lines:

- Investment in construction and infrastructure business
- Investment in construction and business of factories and office buildings
- Real estate business
- Financial investments and other activities

- **Business location:** The company's business activities are primarily located in Ho Chi Minh City.

3. Information on governance model, business organization, and management apparatus

3.1 **Governance Model:** Tanimex is a joint stock company.

3.2 Organizational, Governance, and Control Structure:

- The General Meeting of Shareholders holds the highest authority in the company
- The company's Board of Directors, elected by the General Meeting of Shareholders, consists of 05 members
 - The Audit Committee is directly subordinate to the Board of Directors
- The company's Board of Management includes: 01 General Director, 02 Deputy General Directors, and the Chief Accountant.
- The company's management structure includes 05 sections: Investment & Project Department; Project Legal Board; Finance & Accounting Department; Human Resources Management & Administration Department; and Tan Binh Industrial Park Infrastructure Management Board.

3.3 Company's subsidiaries, associated companies

No.	Name of company	Address	Business line	Business Registration Certificate	Charter capital (VND)	Percent age of ownership by Tanimex
1	Tan Binh Tanimex Production - Service Joint Stock Company (Taniservice)	3rd Floor - 475D Le Trong Tan, Son Ky Ward, Tan Phu District, HCMC	General production and business services. Catering services, greenery, electricity, domestic water, warehouse rental.	No. 0304563607 27/02/2023 Department of Planning and Investment of Ho Chi Minh City	100.000.000.000	22.85%

2	Minh Phat Investment and Development Joint Stock Company	4th Floor - 475D Le Trong Tan, Son Ky Ward, Tan Phu District, HCMC	Warehouse rental, trading, and services...	No. 0311640972 24/03/2022 Department of Planning and Investment of Ho Chi Minh City	80,000,000,000	45.28%
3	Tri Duc Educational Services Joint Stock Company	05 Thoai Ngoc Hau Street, Hoa Thanh Ward, Tan Phu District, Ho Chi Minh City	Preschool education, primary education, lower secondary and upper secondary education, vocational education, travel agency.	No. 0303822792 30/11/2023 Department of Planning and Investment of Ho Chi Minh City	35,000,000,000	22.08%
4	Viet Phat Packaging Joint Stock Company	Lot C3-13 N8 Street, Tan Phu Trung Industrial Park, Tan Phu Trung commune, Cu Chi District, HCMC	Carton packaging production	No. 0302380816 08/02/2021 Department of Planning and Investment of Ho Chi Minh City	50,000,000,000	35.00%

4. Development Orientation

The Board of Directors and the Company's General Director have clearly defined the development goals and strategies as follows:

4.1 Key objectives of the company

The company's operational objective is to continuously develop business activities across various sectors to maximize profits for the company and shareholders. This includes improving working conditions and increasing income for employees, fully fulfilling obligations to the State budget, and developing the company to be increasingly strong and sustainable.

4.2 Medium and long-term development strategy

- The medium-term strategic vision of Tanimex Company is clearly defined by the Board of Directors:
 - + Maintain core operations in infrastructure investment, warehouse leasing, office space leasing services, etc. as the foundation.
 - + Promote the construction and real estate business sectors as key focuses; become a reputable enterprise in the real estate business sector.
 - + Optimize profits through financial investment activities, capital investment in member units, associated units, and other financial investment activities.
 - + Ensure the livelihood of employees and the rights and interests of shareholders.

- + Build the company for sustainable development, integrating ESG into management and operation, in compliance with international standards and criteria for listed companies.

4.3 The Company's sustainable development goals (environmental, social, and community) and short-medium-term programs

To achieve sustainable development goals, the company sets out basic objectives to link production and business activities with the environment, society, and community in the specific short-term and medium-term development strategy as follows:

a) Environmental protection objectives:

- Production and business activities must focus on reducing carbon emissions into the environment, minimizing the greenhouse effect, prioritizing the use of renewable energy, and integrating extensive tree planting; especially operating Tan Binh Industrial Park (KCN) based on the criteria of being a clean industrial park, meeting ISO 9001:14.000 environmental standards.
- Economical use of resources, reducing the amount of waste discharged into the environment;

b) Social objectives:

- Focus on the human factor and respect human rights, develop talent so that employees in the unit can maximize their capacity and contribute to the company; pay attention to livelihood and welfare; ensure annual income; provide regular training; ensure compliance with labor agreements, health and safety issues in accordance with legal regulations.
- Regarding the company's customers: ensure privacy, information security, and provide quality products and services with clear legal standing...

c) Community responsibility objectives:

- The company identifies social gratitude as a key mission alongside ensuring the rights of shareholders and employees. Therefore, the annual budget allocated for the company's social charity activities consistently exceeds 3 billion VND, including activities such as caring for the poor, building houses of gratitude and compassion, sponsoring education, building bridges, etc., supporting other social organizations in caring for the community.

d) Governance objectives:

- Ensure the independence of the Board of Directors in implementing the Resolution of the General Meeting of Shareholders
- Transparency in operations, ensuring the best interests of shareholders
- Respect and create all favorable conditions for the Board of Management to work, while still applying inspection and supervision methods to ensure the correct implementation of the Board of Directors' strategy.
- Build a good corporate culture with a tradition of solidarity and cohesion, emphasizing honesty, compliance with legal regulations, and the interests of customers and shareholders.

5. Risks

5.1. External Risks:

- Political and legal risks: Since July 1, 2025, following the implementation of the two-tier government model, the elimination of the District level and the merger of wards and communes have significantly affected the company, especially in carrying out the legal procedures for the two projects. Furthermore, a series of changes in state policies, laws, new regulations on housing, land prices, personnel changes in Departments and sectors, and adjustments to city planning after provincial mergers, etc., have disrupted the procedure for approving the 1/2000 planning for the two projects, causing them to remain stagnant.
- Economic risks: Continuously changing credit policies and sharp adjustments in the state's annual land rental calculation method have necessitated an increase in the cost of factory leasing. Combined with other market factors, inflation, and the real risk of businesses returning premises or relocating factories, there is a potential for annual revenue decline.
- Risks in project investment: Due to the impact of city planning adjustments, the transfer of authority to wards and communes, and the merger of wards, etc., the company's approved project planning indicators have become unsuitable, significantly affecting cost estimates, resource planning, personnel, and project organization issues, as everything must be readjusted according to the new regulations.

5.2. Internal Risks:

- In the fields of project investment and finance: Human resources failing to promptly update changes in policies and mechanisms, laws, or misunderstanding legal terminology, thereby overlooking new regulatory indicators, etc., could significantly affect the planning, design, and estimates of the projects.
- In information disclosure and internal governance: The failure of personnel to timely inspect and control internal information or to disclose it according to regulations may affect the company's reputation.

PART II. OPERATING STATUS DURING THE YEAR

1. Business activities status:

1.1 Results of business activities from 01/10/2024 to 30/09/2025

INCOME STATEMENT

(Full)

For the financial period from 01/10/2024 to 30/09/2025

Unit: VND

No.	ITEMS	Co de	Note	Current year	Previous year
1	Revenue from sales of goods and provisions of services	01		245,453,899,706	217,995,997,303
2	Revenue deductions	02		-	-
3	Net revenue	10		245,453,899,706	217,995,997,303
4	Cost of sales	11		54,736,354,360	62,528,010,730
5	Gross profit	20		190,717,545,346	155,467,986,573
6	Financial income	21		38,010,815,403	39,515,740,205
7	Financial expenses	22		13,850,658,230	2,119,862,977
	In which: interest expense	23		-	-
8	Selling expenses	24		45,583,327,027	43,309,607,990
9	General and administrative expenses	25		26,320,547,336	28,204,496,545
10	Net operating profit	30		142,973,828,156	121,349,759,266
11	Other income	31		2,410,230,850	8,557,343,427
12	Other expenses	32		1,068,226,596	773,921,809
13	Other profit	40		1,342,004,254	7,783,421,618
14	Total accounting profit before tax	50		144,315,832,410	129,133,180,884

15	Current income tax	51		27,637,076,064	22,082,366,103
16	Deferred income tax	52		106,951,694	1,900,097,058
17	Profit after tax	60		116,571,804,652	105,150,717,723
18	Basic earnings per share	70		3,298	3,009
19	Diluted earnings per share	71		3,298	3,009

Profit after tax this year increased by 110.86% compared to the previous year. The factors affecting this year's profit are as follows:

- During 2025, the company incurred several economic transactions as follows:
 - + Recorded revenue from the renewal of infrastructure leasing contracts in Tan Binh Industrial Park and increased rental prices for certain premises and factory leasing contracts.
 - + Recorded a 30% reduction in 2024 land rent according to the Decision of the HCMC Tax Authority. Concurrently, some investment properties have been fully depreciated, resulting in this year's cost of goods sold decreasing to 87.54% compared to the previous year.
 - + Divested investment in Kien Duc Plastic Packaging Joint Stock Company due to inefficient business operations, leading to a 653.38% increase in financial expenses compared to the previous year.
- In 2024, other income arose due to the Company handing over the infrastructure of Ao Doi area, DC6 group - Tan Binh Industrial Park Auxiliary Residential Area.

1.2. Performance compared to plan

Unit: VND

No.	Item	Realized Fiscal year from 01/10/2023 to 30/09/2024	Plan Fiscal year from 01/10/2024 to 30/09/2025	Actual Fiscal year from 01/10/2024 to 30/09/2025	% Actual / Plan from 01/10/2024 to 30/09/2025	% Actual this year / previous year
1	Revenue from sales of goods and rendering of services	217,995,997,303	222,100,000,000	245,453,899,706	110.52%	112.60%
2	Revenue deductions	-	-	-	-	-

3	Net revenue	217,995,997,303	222,100,000,000	245,453,899,706	110.52%	112.60%
4	Cost of sales	62,528,010,730	58,600,000,000	54,736,354,360	93.41%	87.54%
5	Gross profit	155,467,986,573	163,500,000,000	190,717,545,346	116.65%	122.67%
6	Financial income	39,515,740,205	34,200,000,000	38,010,815,403	111.14%	96.19%
7	Financial expenses	2,119,862,977	600,000,000	13,850,658,230	2.308.44%	653.38%
8	Selling expenses	43,309,607,990	44,600,000,000	45,583,327,027	102.20%	105.25%
9	General and administrative expenses	28,204,496,545	32,300,000,000	26,320,547,336	81.49%	93.32%
10	Operating profit	121,349,759,266	120,200,000,000	142,973,828,156	118.95%	117.82%
11	Other income	8,557,343,427	-	2,410,230,850	-	28.17%
12	Other expenses	773,921,809	-	1,068,226,596	-	138.03%
13	Other profit	7,783,421,618	-	1,342,004,254	-	17.24%
14	Total accounting profit before tax	129,133,180,884	120,200,000,000	144,315,832,410	120.06%	111.76%
15	Current income tax	22,082,366,103	22,000,000,000	27,637,076,064	125.62%	125.15%
16	Deferred income tax	1,900,097,058	-	106,951,694	-	5.63%
17	Profit after tax	105,150,717,723	98,200,000,000	116,571,804,652	118.71%	110.86%
18	Basic earnings per share	3,009	2,851	3,298	115.68%	109.6%

The business results for the 2025 financial year exceeded the planned targets, in which Total revenue reached 111.5% and Profit after tax reached 118.7% compared to the 2025 plan.

The Percentage of revenue and profit after tax exceeding the planned targets mainly resulted from 02 factors:

- Increase in revenue during the period:
 - + Revenue from infrastructure leasing increased sharply because 02 land lease contracts were renewed for a new cycle during the year.
 - + Increase in warehouse leasing revenue due to the adjustment of warehouse rental prices for contracts maturing during the period.

- + Increase in financial revenue due to increased dividends received from Taniservice and Tri Duc companies.
- Decrease in operating expenses during the period due to:
- + Land lease costs decreased compared to expectations because: The State has not yet applied the 2025 land unit price to calculate land rent for the company's premises.
- + Land rent for the Industrial Park was reduced by 30% according to the Government's Resolution.

2. List of the Board of Management:

No.	Name (Including Position)	Total number of voting shares	Percentage ownership
1	Tran Quang Truong - General Director	0	0%
2	Nguyen Dinh Minh Triet – Deputy General Director	600,000	2%
3	Le Nguyen Huong Duong - Deputy General Director	42,267	0.14%
4	Ha Thi Thu Thao - Chief Accountant	1,807	0.01%

SUMMARY OF THE CURRICULUM VITAE OF THE BOARD OF MANAGEMENT

No.	Name	Date of Birth	Qualification academic background, expertise	Working history
1	Tran Quang Truong Vice Chairman of the Board of Directors, General Director	13/08/1968	12/12 Bachelor of Economics Master of Business Administration	- From 1992 - 1997: worked at Vietcombank - From 1998 until now: worked at Tanimex company with the positions of Deputy Director of Phuong Dong Hotel; Deputy Head of Investment and Business Infrastructure Department of Tan Binh Industrial Park; Director of General Service Business Enterprise; Vice Chairman of the Board of Directors; General Director.
2	Nguyen Dinh Minh Triet Deputy General Director	14/10/1979	12/12 Bachelor of Finance and Banking	- From 2006 - 11/2014: Kim Cuong Production Trading Service Joint Stock Company - From 12/2014 until now: Deputy General Director of Tanimex Company
3	Le Nguyen Huong Duong Deputy General Director	27/05/1978	12/12 Bachelor of Business Administration	- From October 2000 to 2013, worked at Tanimex company in various positions: Sales Staff, Head of General Synthesis Team, Deputy Head of HR-Admin Department, Deputy Head of Brand Development Department, Secretary

			Bachelor of English	<p>of the Board of Directors, Corporate Administrator.</p> <ul style="list-style-type: none"> - From 2014 to 2024, worked at Tanimex company in the position of Director of HR-Admin Department, Corporate Administrator, Secretary of Tanimex Party Committee - From January 2025 until now: Deputy General Director of Tanimex company concurrently Director of HR-Admin Department, Corporate Administrator, Secretary of Tanimex Party Committee
4	Ha Thi Thu Thao - Chief Accountant	13/03/1975	12/12 Bachelor of Economics - Major in Finance and Accounting	<ul style="list-style-type: none"> - From March 1999 - June 2001: General Accountant at HCMC Youth Volunteer Company, directly under the HCMC Youth Volunteer Force - From July 2001 - October 2001: General Accountant at Viettien Tungshing Company. - From November 2001 - March 2004: General Accountant at Thien Nam Hoa Trading Service Co., Ltd. - From 2004 until now: <ul style="list-style-type: none"> + 4/2004 - 8/2009: General Accountant + 9/2009 - 3/2014: Deputy Accountant + 4/2014 - 12/2015: Deputy Director of Finance and Accounting Department + 01/01/2016 until now: Chief Accountant, Director of Finance and Accounting Department.

2.1 Changes in the Board of Management:

- + Appointment of Ms. Le Nguyen Huong Duong - Deputy General Director, term from 20/01/2025 to 31/12/2027

2.2 Number of officers and employees:

- Labor status:

Explanation	Average 2024	End of 2025
Total number of employees	101	105

- Summary of policies and policy changes regarding employees:
 - + Good implementation of policies regarding insurance, wages, and healthcare for employees, in compliance with legal regulations.
 - + Annual implementation of internal training and professional development.
 - + Ensuring the well-being of employees according to the collective labor agreement; the activities of the trade union organization always focus on the material and spiritual lives of the company's staff.

3. Investment situation, project implementation status:

3.1 Major investments:

a. Regarding the Social Housing Project in Tan Binh II Industrial Park:

	<ul style="list-style-type: none"> - Scale: 9 floors, construction floor area 33,073 m² - Total number of apartments: 329 - Expected investment capital: 327 billion VND - Progress: pending approval from the City People's Committee on the policy to convert the project objective into Social Housing, pending approval of the 1/2000 planning for the Industrial Park project and the residential area of the Expanded TB Industrial Park
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b. Regarding the Binh Tan Apartment Project in Tan Binh II Industrial Park (Milky Way):

	<ul style="list-style-type: none"> - Scale: 16 floors, construction floor area 201,155 m² - Total number of apartments: 1,960 - Expected investment capital: 2,452 billion VND - Progress: implementation progress has not advanced over the past year due to objective reasons; the company will only proceed with procedures for applying for a construction permit, paying land use fees, etc., after the City People's Committee approves the 1/2000 planning for the Expanded TB Industrial Park.
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c. Regarding the Tan Binh Industrial Park transformation scheme before and after 2047:

- During the year, the company coordinated with the Ho Chi Minh City Institute for Development Studies & Hepza to complete the drafting, organize seminars, contribute opinions related to the scheme, and finalize the report to the HCMC People's Committee leadership.
- Currently, the scheme is awaiting approval from the City Committee due to the merger of 3 provinces and the change in scale, requiring the city to re-evaluate the overall orientation for this pilot transformation scheme.

3.2 Company's subsidiaries and associates:

a). Summary of the operations of Company's subsidiaries and associates (as of 30/09/2025)

REPORT ON FINANCIAL INVESTMENT STATUS

Unit: million VND

No.	NAME OF COMPANY	CHARTER CAPITAL	PERCENT AGE OF OWNERS	INVESTMENT VALUE (at par value)

			HIP	Number of shares	Amount
1	Taniservice	100,000	22.85%	2,285,200	22,852
2	Minh Phat	80,000	45.28%	3,622,250	36,223
3	Tri Duc	35,000	22.08%	772,800	7,728
4	Viet Phat	50,000	35.00%	17,500	17,500
	TOTAL	265,000			84,303

Unit: Million VND

No.	ITEM	TANISERVICE (12 months)	MINH PHAT (12 months)	TRI DUC (3 months)	VIET PHAT (9 months)
1	Annual Plan				
	Total revenue	353,242	48,576	310,000	140,000
	Profit after tax	29,171	13,437	23,760	2,800
2	Actual Performance up to 30/09/2025				
	Total revenue	368,583	69,771	83,006	64,905
	Profit after tax	33,685	16,974	6,564	718
3	Comparison (%)				
	<i>Actual Revenue / Annual Plan</i>	104%	144%	27%	46%
	<i>Actual Profit / Annual Plan</i>	115%	126%	28%	26%

*** Note:**

- Taniservice has a financial year from Date 01/10/2024 to 30/09/2025.
- Minh Phat has a financial year from Date 01/10/2024 to 30/09/2025.
- Tri Duc has a financial year from Date 01/07/2024 to 30/06/2025.
- Viet Phat has a financial year from Date 01/10/2024 to 30/09/2025.

b). Summary of the financial status of the Company's subsidiaries and associated companies (as of 30/09/2025)

Unit: VND millions

No.	ITEMS	TANISERVICE	MINH PHAT	TRI DUC	VIET PHAT
1	Current assets	92,399	28,536	119,891	45,716

2	Non-current assets	214,286	147,414	49,177	10,392
	Total assets	306,685	175,950	169,068	56,109
1	Liabilities	69,756	35,237	76,060	725
2	Owner's Equity	236,929	140,713	93,008	55,383
	Total Capital	306,685	175,950	169,068	56,109

4. Financial Status:

4.1 Financial Status:

Item	Previous Year (VND)	Current Year (VND)	Comparison (%)
<i>* For organizations that are not credit institutions and non-bank financial institutions:</i>			
- Total asset value	1,212,026,189,437	1,226,447,353,698	101.19%
- Net revenue	217,995,997,303	245,453,899,706	112.60%%
- Profit from business activities	121,349,759,266	142,973,828,156	117.82%%
- Other profit	7,783,421,618	1,342,004,254	17.24%%
- Profit before tax	129,133,180,884	144,315,832,410	111.76%%
- Profit after Tax	105,150,717,723	116,571,804,652	110.86%%
- Profit/Dividend ratio	30%	25%	83.33%

4.2 Key Financial Indicators:

Benchmarks	Previous Year	Current Year	Note
<i>1. Liquidity Ratios</i>			
+ Current Ratio	4.66	5.06	
+ Quick Ratio	4.66	5.06	
<i>2. Capital Structure Ratios</i>			
+ Debt/Total Assets Ratio	30.42%	30.29%	
+ Debt/Equity Ratio	43.72%	43.45%	
<i>3. Operating Efficiency Ratios</i>			
+ Inventory Turnover	26.35	-	
+ Net Revenue/Total Assets	0.18	0.20	
<i>4. Profitability Ratios</i>			
+ Profit After Tax/Net Revenue Ratio	48.24%	47.49%	
+ Profit After Tax/Owner's Equity Ratio	12.47%	13.73%	
+ Profit After Tax/Total Assets Ratio	8.67%	9.56%	
+ Profit from Business Operations/Net Revenue Ratio	55.67%	58.25%	

5. Shareholder structure, changes in owner's equity investment:

Shares:

Total Number of shares outstanding is: 30,000,000 shares.

Share Type	Number of Restricted Transfer Shares	Number of Transferable Shares	Total
Ordinary	0	30,000,000	30,000,000

5.1. Shareholder Structure:

The total number of shareholders as of the record Date 24/11/2025 is 320 shareholders, representing a decrease of (334-320)=14 shareholders compared to the same period. Detailed statistics on the shareholder structure for FY 2025 are as follows:

No.	Category	Number of shares	Ownership Percentage (%)	Number of Shareholders	Shareholder Structure (*)	
					Institutional	Individual
1	State Shareholders	0	0	0	0	0
2	Founding Shareholders/ FDI Shareholders	0	0	0	0	0
	- Domestic	0	0	0	0	0
	- Foreign	0	0	0	0	0
3	Major shareholders	21,214,888	70.72	6	5	1
	- Domestic	21,214,888	70.72	6	5	1
	- Foreign	0	0	0	0	0
4	Company Union	0	0	0	0	0
	- Domestic	0	0	0	0	0
	- Foreign	0	0	0	0	0
5	Treasury Stock	0	0	0	0	0
6	Shareholders holding preference shares (If any)	0	0	0	0	0
7	Other Shareholders	8,785,112	29.28	314	14	300
	- Domestic	8,642,953	28.82	299	7	292
	- Foreign	139,159	0.46	15	7	8
TOTAL		30,000,000	100.00	320	19	301
<i>Of which: - Domestic</i>		29,860,841	99.54	305	12	293
<i>- Foreign</i>		139,159	0.46	15	7	8

5.2. Changes in owner's equity investment: The company's process of increasing share capital

Time of Capital Increase	Number of shares issued (shares)	Charter capital after issuance (VND)	Form of Capital Increase	Issuing Authority
2006	4,500,000	45,000,000,000	Initial Capital upon establishment	
06/2007	3,500,000	80,000,000,000	1. Offering to existing shareholders at a ratio of 2.5:1. Issuance price: VND 20,000/share. 2. Offering VND 6 billion par value to	The State Securities Commission of Vietnam

Time of Capital Increase	Number of shares issued (shares)	Charter capital after issuance (VND)	Form of Capital Increase	Issuing Authority
			employees. Issuance price: VND 25,000/share. 3. Offering 1,224,402 shares to other parties. Issuance price: VND 35,000/share.	
01/2008	4,000,000	120,000,000,000	Issuing 400,000 convertible bonds (CB) to raise capital. Of which: 1. Issuing to existing shareholders at a ratio of 15:1. The total number of CBs issued to existing shareholders is 138,291 bonds. Issuance price equals par value of VND 100,000/CB. 2. Offering 100,000 CBs to ordinary bondholders. Issuance price equals par value of VND 100,000/CB. 3. Offering 161,709 CBs to other parties at an issuance price of VND 120,000/CB. In January 2008, this bond was converted into common shares at a conversion ratio of 1:5. Bondholders owning 1 convertible bond were entitled to convert it into 5 new common shares, with a par value of VND 10,000 per share.	The State Securities Commission of Vietnam
05/2011	12,000,000	240,000,000,000	Issued shares to existing shareholders at a 1:1 ratio.	The State Securities Commission of Vietnam
09/2017	2,400,000	264,000,000,000	Offered shares to existing shareholders at a ratio of 100:05 at a price of VND 20,000 per share and issued shares to employees at a ratio of 100:05 at a price of VND 20,000 per share.	The State Securities Commission of Vietnam
10/2018	3,600,000	300,000,000,000	Offered shares to existing shareholders at a ratio of 22:03 at a price of VND 25,000 per share.	The State Securities Commission of Vietnam

5.3. Treasury share transactions: None

5.4. Other securities: None

6. Company's report on environmental and social impact:

Aiming towards the Government's policy on building green growth enterprises and the ESG sustainable development trend, the Company's Board of Directors has gradually developed a strategy over the past years to apply these criteria within the enterprise, specifically:

6.1 Environmental Impact:

6.2 The company has applied the following initiatives and solutions to reduce greenhouse gas emissions at the unit:

- Optimizing the reduction of carbon emissions into the environment by investing and developing renewable energy sources to gradually decrease electricity consumption. Since 2022, the company has invested in a solar power system on the warehouse complex in Tan Binh Industrial Park to provide clean energy to businesses leasing the company's workshops; concurrently, the company's headquarters and branch office systems have also utilized solar renewable energy, replacing 70% of the electricity consumption sourced from the national grid.
- Planting green trees covering the exterior and interior of the office system is a solution to minimize greenhouse gas emissions, especially the isolation green system in Tan Binh Industrial Park which is carefully maintained, contributing to offsetting the amount of CO₂ emitted into the environment by manufacturing plants in the Industrial Park.
- Establishing internal regulations to control the efficient and economical use of resources:
 - + For the office system: upgrading new machinery and equipment systems, applying digital technology.
 - + Paperless office to reduce paper consumption, using air conditioning at a reasonable temperature, turning off equipment when not in use, etc.

6.3 Raw Material Management:

- Focusing on reusing resources during business operations, such as reusing paper, maximizing savings on paper, printing, stationery, etc.

6.4 Energy Consumption:

- With the solar power system invested for the company's office system, the company reduced the amount of electricity directly consumed from the national grid by 70% over the past year.
- With the solar power system in Tan Binh Industrial Park: gradually supporting businesses to use renewable energy to replace conventional electrical energy sources for production, saving costs and reducing consumption.

6.5 Water Consumption:

- Tan Binh Industrial Park is a place with very high water usage, including the water needs of businesses located here, and the need for clean water to maintain the Industrial Park's park and green tree system. With an awareness of conserving water consumption, the company has reused industrial wastewater, after treatment at the wastewater treatment plant, as a source of water for irrigation, optimizing the nation's water resources.

6.6 Compliance with environmental protection laws:

- With the investment strategy of making Tan Binh Industrial Park a clean industrial park, right from its establishment, Tan Binh Industrial Park Implemented:
 - + Was granted the ISO 14000:9001 environmental certificate and consistently maintains it.
 - + Invested in a wastewater treatment plant with a capacity of 4,000 m³/day.
 - + Planted and maintained the surrounding isolation green system covering Tan Binh Industrial Park, reducing impact on the surrounding environment.

6.7 Policies related to labor issues

- a. *Number of employees, average salary for employees:*
-

- The number of employees at the company at the end of 2025 is 105 people, ensuring good implementation of salary policies, insurance, and allowance regimes for employees, in accordance with legal regulations and the collective labor agreement.
- The average income in 2025 reached VND 26,367,000/person/month.
- b. *Labor policies aimed at ensuring the health, safety, and welfare of employees:*
 - Effectively implemented healthcare for employees:
 - + Annual general health check-ups help employees monitor their health regularly and ensure good health; female employees receive additional attention through gynecological examinations twice per year.
 - + Visiting and providing health allowances/subsidies for cases of sickness, hospitalization, incurable diseases, etc.
 - Employee benefits are fully implemented, such as holiday bonuses, company trips, care for female employees, International Women's Day (March 8th) and Vietnamese Women's Day (October 20th), bonuses for children of staff and workers who achieve academic excellence, the annual Tanimex scholarship program, Mid-Autumn Festival care for children, etc., demonstrating the company's concern for its employees.
 - Providing employees with full material and spiritual care during Tet, ensuring a warm, prosperous, and joyful holiday.
- c. *Employee Training Activities*
 - Human resource training is regularly implemented throughout the year to enhance the professional expertise of the team, boost labor productivity, and keep pace with market changes.
 - Especially over the past year, many in-depth internal training sessions were organized regarding artificial intelligence, technology, finance, etc., ensuring the team is ready to meet the company's development needs.

6.8 Report related to the enterprise's responsibility towards the local community

- Charitable activities, joining hands with authorities and social organizations in disadvantaged localities across the country, have been a regular periodic activity of the company for many years, demonstrating the social contribution of the Board of Directors and the Board of Management to show the company's responsibility towards the community.
- In 2025, the company continued to use a budget over 2 billion VND to implement the following specific programs:
 - + Implemented a humanitarian sponsorship program for the people in Dak O and Bu Gia Map communes, Binh Phuoc province, including various activities valued at over VND 1 billion, joining hands with local authorities to care for the health and lives of residents and students, especially contributing to school repairs and sponsoring community clean water supply points for the residents, bringing practical meaning to the people.
 - + Other activities such as building a community bridge in Vinh Trinh commune, Can Tho, donating libraries and scholarships to schools, sponsoring other social policy programs, etc.

6.9 Report related to green capital market activities according to SSC guidance

PART III. REPORT AND ASSESSMENT OF THE BOARD OF MANAGEMENT

1. RESULTS OF IMPLEMENTING BUSINESS TASKS:

1.1 Revenue and Profit:

Based on audited financial statement data, the business results for the fiscal year 2025 (from 1/10/2024 to 30/9/2025) are specifically as follows:

Items	2025 Plan	2025 Performance	Percentage of Performance/Plan
Total Revenue	256,300,000,000	285,874,945,959	111.5%
Total Expenses	136,100,000,000	141,559,113,549	104.1%
Profit Before Tax	120,200,000,000	144,315,832,410	120.06%
Profit After Tax	98,200,000,000	116,571,804,652	118.7%

1.2. Status of Assets and Capital (as of 30/9/2025):

Items	End of Period	Beginning of Period	End of Period/Beginning of Period Comparison (%)
ASSETS	1,226,447,353,698	1,212,026,189,437	101.19
Current Assets	596,427,093,955	534,100,597,459	111.67
Non-current Assets	630,020,259,743	677,925,591,978	92.93
LIABILITIES AND EQUITY	1,226,447,353,698	1,212,026,189,437	101.19
Liabilities	371,458,584,542	368,718,531,148	100.74
Equity	854,988,769,156	843,307,658,289	101.39

1.3 Some financial indicators assessing the company's internal strength:

KEY FINANCIAL INDICATORS	Previous Year	Current Year
1. Liquidity Ratios		
+ Current Ratio	4.66	5.06
+ Quick Ratio	4.66	5.06
2. Capital Structure Ratios		
+ Debt/Total Assets Ratio	30.42%	30.29

+ Debt/Equity Ratio	43.72%	43.45
3. Operating Efficiency Ratios		
+ Inventory Turnover	26.35	
+ Net Revenue/Total Assets	0.18	0.20
4. Profitability Ratios		
+ Profit After Tax/Net Revenue Ratio	48.24%	47.49%
+ Profit After Tax/Equity Ratio	12.47%	13.73%
+ Profit After Tax/Total Assets Ratio	8.67%	9.56%
+ Profit from Business Operations/Net Revenue Ratio	55.67%	58.25%

1.4 FINANCIAL STATUS

a. Asset Status

Items	Previous Year	Current Year	Comparison
Total Assets			
Current Assets	1,212,026,189,437	1,226,447,353,698	101.19%
Cash and Cash Equivalents	534,100,597,459	596,427,093,955	111.67%
Short-term Financial Investments	47,437,268,487	60,204,915,141	126.91%
Short-term Receivables	27,146,981,346	53,708,181,907	197.84%
Inventories	67,650,000	0	0.00%
Other Current Assets	4,416,062,076	4,404,639,007	99.74%
Non-current Assets	677,925,591,978	630,020,259,743	92.93%
Long-term Receivables	7,284,723,529	15,953,209,599	219.00%
Fixed Assets	34,649,591,287	31,061,413,232	89.64%
Investment Property	183,462,679,771	150,834,970,645	82.22%
Long-term Assets in Progress	125,594,076,952	125,986,616,083	100.31%
Long-term Financial Investments	156,464,801,508	140,657,546,132	89.90%
Other Non-current Assets	170,469,718,931	165,526,504,052	97.10%

- Total assets this year slightly increased compared to the same period last year. Specifically, Current Assets increased by 11.67% and Non-current Assets decreased by 7.07%
- Within Current Assets, there were fluctuations in a few key indicators as follows: During the period, the company collected customer debts, redeemed matured bonds, and increased the value of term deposits, which caused the Percentage of the indicator "Cash and cash equivalents" to increase by 126.91% and the indicator "Short-term financial investments" to increase by 105.07%. "Short-term receivables" decreased by 197.84% because: the matured bond of Kien Duc Company was approved by the company for debt extension, increased

deposit money due to the sale of trading stocks, and increased accrued interest on bank deposits.

- The main fluctuations in Non-current Assets include: "Long-term receivables" increased by 219.00% due to the emergence of customer receivables signing an extension of the land lease contract for 1 new cycle. The value of Fixed Assets, Investment Properties, and other Non-current Assets decreased due to depreciation and amortization of prepaid expenses during the period. Long-term financial investments decreased due to divestment from Kien Duc Company.

b. Status of Liabilities

Items	Previous Year	Current Year	Comparison
Liabilities	368,718,531,148	371,458,584,542	100.74%
Current Liabilities	114,613,403,507	117,917,278,071	102.88%
Trade Payables	2,459,922,679	1,006,443,566	40.91%
S-T Borrowings and Financial leases	-	-	-
Other Short-term Payables	35,599,148,091	27,508,215,534	77.27%
Other Current Debts	76,554,332,737	89,402,618,971	116.78%
Non-current Liabilities	254,105,127,641	253,541,306,471	99.78%
L-T Borrowings and Financial leases	-	-	-
Other long-term payables	91,484,638,254	96,330,745,131	105.30%
Other long-term liabilities	162,620,489,387	157,210,561,340	96.67%

- Total liabilities at the end of this year showed almost no change compared to the end of the previous year. Specifically, Current Liabilities increased by 102.88% compared to the same period last year, as follows:
 - + Short-term payables decreased to 40.91% compared to the previous year because the Company settled due debts to sellers.
 - + During the year, the Company repaid the deposits for some warehouse/factory lease contracts that matured, so the indicator "Other short-term payables" decreased to 77.27%.
 - + Other Current Liabilities increased by 116.78%, consisting of unpaid Corporate Income Tax, Value Added Tax (VAT), and land rent due to the extension granted by Decree No. 82/2025/ND-CP Date 02/04/2025 of the Government.

2. RESULTS FROM KEY BUSINESS ACTIVITIES:

In the fiscal year 2025, the company's main and regular business activities were implemented synchronously and effectively according to the annual plan set forth, specifically as follows:

2.1. Industrial Park Infrastructure Business Activities:

- Tan Binh Industrial Park always ensures the responsibilities of an infrastructure company, which are maintaining infrastructure, complying with wastewater treatment and environmental issues, and ensuring security, order, and fire prevention and fighting safety for businesses operating in the Industrial Park.

2.2. Warehouse/Factory Leasing Business Activities:

- Stable management and business operation of the Industrial Park's warehouse/factory system, including: 24 warehouse clusters with a total business area of 110,877 m² and 02 high-rise warehouses with a total area of 14,100 m²



2.3. Building and Office Leasing Business Activities:

Effective exploitation of leased assets brought in a stable source of revenue during the year, including high-value leased premises such as: the company's two 05-story Tanioffice buildings in Tan Binh Industrial Park, leasing facilities to the Tri Duc education system; and other warehouses and offices for rent.

3. Improvements in organizational structure, policies, and management:

- The management apparatus at the company has been streamlined and rationalized, ensuring the promotion of efficiency and labor productivity.
- Flexible human resource management methods, focusing on work capacity, performance, and results.

4. Future development plan:

In the coming years, the orientation of the Board of Management for the company's development is:

- Continue to improve the quality of the workforce, ensuring it is streamlined, efficient, and productive.

- Use costs reasonably, economically, and transparently to increase the company's efficiency.
- Apply technology to management; for projects, increase the use of highly specialized external resources to ensure project effectiveness.
- Focus resources, in coordination with local authorities, to finalize the planning procedures for new projects (according to the local new planning), striving to closely monitor and accelerate progress to complete legal procedures as soon as possible.
- Operate the enterprise according to sustainable development criteria, establish ESG criteria, and gradually implement them comprehensively within the enterprise.

5. Explanation of the Board of General Directors regarding the audit opinion on the business results for the financial year 2025

5.1 Company's explanation:

5.1.1 During 2025, the company accounted for several transactions as follows:

- Recognized revenue from the extension of the infrastructure lease contract for Tan Binh Industrial Park and increased rental prices for certain contracts leasing premises and warehouses.
- Recognized a 30% reduction in land rent for 2024 according to the Decision of the Ho Chi Minh City Tax Authority. Concurrently, some investment properties have been fully depreciated, leading to a decrease in the cost of goods sold this year to 87.54% compared to the previous year.
- Divested investment in Kien Duc Plastic Packaging Joint Stock Company due to ineffective business operations, resulting in a 653.38% increase in financial expenses compared to the previous year.
- In 2024, other income arose from the Company handing over the infrastructure of Ao Doi area, DC6 group - auxiliary residential area of Tan Binh Industrial Park
- The factors mentioned above are the main reasons why this year's profit after tax reached 110.86% compared to the previous year.

5.1.2 The audited Financial Statements for the financial year from 01/10/2024 to 30/09/2025 included a qualified opinion:

- "As of the end of the fiscal year, the Company holds principal debt and interest on matured bonds of Kien Duc Plastic Packaging Trading Service JSC amounting to 20,897,534,240 VND (Note V.5). Kien Duc Plastic Packaging Trading Service JSC has ceased operations and is proceeding with asset liquidation. Based on the evidence currently available to the Company, we are unable to assess the recoverability of this debt."
- Tanimex Company explains as follows: The aforementioned debt matured on July 12, 2025. However, Tanimex Company received Official Letter No. 036/KD.2025 dated July 10, 2025, from Kien Duc Plastic Packaging Trading Service JSC requesting a 06-month extension for debt repayment until January 13, 2026, with the repayment source being the

liquidation of blow molding machine system 4, according to Minutes of the Board of Directors Meeting No. 08/BBIHQT-KD-2025 dated September 08, 2025, and Board of Directors Decision No. 08/QDHIQT-2025 of the same Date. Currently, Kien Duc Plastic Packaging Trading Service JSC is negotiating with a customer to sell blow molding machine system 4 to repay the debt to Tanimex Company on schedule.

5.2 Announcements from The Stock Exchange of Ho Chi Minh City:

- Decision No.: 1178/QD-SGDHCM Dated 04/12/2025 regarding placing the stock under warning status starting from Date 11/12/2025.
- Notice No. 2281/TB-SGDHCM Dated 04/12/2025 regarding handling violations related to the stock.
- Official Letter 1797/SGDHCM-NY Dated 04/12/2025 regarding proposing measures and a roadmap to remedy the warning status.

5.3. Explanation of Tanimex

- Official Letter 982/CV-DT&DA Dated 16/12/2025 regarding Providing measures and a roadmap for remedy the securities' warning status

6. Assessment report related to the company's environmental and social responsibility:

Continuing to apply ESG sustainable development criteria to the enterprise, the general assessment of what has been Implemented over the past year is specifically:

6.1. Environmental impact:

- Minimizing greenhouse gas emissions at the unit as follows:
 - + Continuing to promote the solar power system on the factory roofs of Tan Binh Industrial Park and headquarters buildings, optimizing the reduction of carbon emissions into the environment, reducing electricity consumption, contributing to lower power consumption, and protecting the environment better.
- Maintaining the greenery system covering the exterior and interior of the office system is a solution to minimize greenhouse gas emissions, especially the isolation greenery system in Tan Binh Industrial Park which is carefully maintained, helping to offset the amount of CO2 emitted into the environment by manufacturing plants in the Industrial Park.
- Establishing internal regulations to control the efficient and economical use of resources:
 - + For the office system: upgrading new machinery and equipment, applying digital technology,
 - + Implementing paperless offices to reduce paper usage, using air conditioning at reasonable temperatures, turning off equipment when not in use, etc.

6.2. Raw material source management:

- Focusing on reusing resources during business operations such as reusing paper, maximizing savings on paper, printing, stationery, etc.

6.3. Energy consumption:

- With the solar power system invested for the company's office system, the company reduced 70% of the direct electricity consumption from the national grid over the past year.

- With the solar power system at Tan Binh Industrial Park: steps have been taken to support businesses in reducing electricity consumption in production and saving costs.

6.4. Water consumption:

- Tan Binh Industrial Park is a place with very high water usage, including the water usage needs of businesses located here, and the need for clean water to maintain the park and greenery system of the Industrial Park. With the awareness of economical water consumption, the company has reused industrial wastewater, after treatment at the wastewater treatment plant, as water for irrigation, optimizing the nation's water resources.

6.5. Compliance with environmental protection laws:

- With the investment strategy of making Tan Binh Industrial Park a clean Industrial Park, right from its establishment, Tan Binh Industrial Park Implemented:
 - + Was granted and consistently maintains the ISO 14000:9001 environmental certification.
 - + Investing in a wastewater treatment plant with a capacity of 4,000 m³/day-night.
 - + Planting and maintaining the isolation greenery system covering Tan Binh Industrial Park, reducing impact on the surrounding environment.

6.6. Policies related to labor issues

- Number of employees, average salary for employees: the number of employees at the end of 2025 was 105 people. Average income in 2025 reached 26,367,000 VND/person/month, an increase of 1.51% compared to 2024*
 - Labor policy aimed at ensuring the health, safety, and welfare of employees:*
 - Effectively implementing healthcare for employees:
 - + Annual general health check-ups help employees regularly monitor and ensure good health. Female employees receive additional attention through gynecological examinations twice per year
 - + Visiting and providing health subsidies to employees in cases of sickness, hospitalization, incurable diseases, etc.
 - Employee benefits are fully implemented, such as holiday bonuses, company trips, care for female employees, International Women's Day (March 8th) and Vietnamese Women's Day (October 20th), bonuses for children of staff and workers who achieve good academic results, the annual Tanimex scholarship program, caring for children during the Mid-Autumn Festival, etc., demonstrating the company's commitment to its employees.
 - Providing comprehensive material and spiritual care for employees during Tet (Lunar New Year), ensuring a warm, prosperous, and joyful holiday.
 - Employee Training Activities*
 - Human resource training is regularly implemented throughout the year to enhance the professional expertise of the staff, promote increased labor productivity, and keep pace with market changes.
 - Especially over the past year, many in-depth internal training sessions on artificial intelligence, technology, finance, etc., were organized, ensuring the staff is ready to meet the company's development needs.
-

6.7. Report related to the enterprise's responsibility towards the local community

- Charitable activities, joining hands with authorities and social organizations in disadvantaged localities nationwide, have been a regular and periodic activity of the company for many years, demonstrating the social contribution of the Board of Directors and the Board of Management, thereby fulfilling the company's responsibility towards the community.
- In 2025, the company will continue to use a budget of over 2 billion VND to implement the following specific programs:
 - + Implementing a humanitarian sponsorship program for the people in Dak O and Bu Gia Map communes, Binh Phuoc province, comprising various activities valued at over 01 billion VND, joining hands with local authorities to care for the health and lives of residents and students, especially by contributing to school repairs and sponsoring community clean water supply points for the people, bringing practical benefits to the residents.
 - + Other activities include building residential bridges in Vinh Trinh commune, Can Tho, donating libraries and scholarships to schools, sponsoring other social policy programs, etc.

PART IV. ASSESSMENT OF THE BOARD OF DIRECTORS REGARDING THE COMPANY'S OPERATIONS

1. ASSESSMENT OF THE OPERATIONS OF THE COMPANY IN FY 2025:

1.1 Business Results in 2025:

- Total revenue in 2025 achieved **111.5%** of the plan, corresponding to the amount of **VND 285,874,945,959**, and Profit After Tax reached **118.7%** compared to the set plan, corresponding to the amount of **VND 116,571,804,652**.
- The 2025 dividend rate provisionally paid to shareholders was 25% per annum, fulfilling the commitment stated in the Resolution of the General Meeting of Shareholders, corresponding to the amount of VND 75,000,000,000.

1.2 Supervision activities of the Board of Directors over the General Director and the Board of Management:

In 2025, the Board of Directors Implemented supervision of the activities of the General Director and the Board of Management in deploying the GMS Resolution and the Decisions of the Board of Directors, specifically as follows:

a) Supervision Method:

- The Board of Directors closely coordinated with the Audit Committee to grasp the operational situation, monitor the direction and implementation of the Resolution in practice, in order to promptly provide orientations and support to ensure the completion of the targets set forth by the GMS;
- Required the General Director and the Board of Management to report on the operational situation during the Board of Directors' quarterly periodic meetings;
- Regularly reviewed the 6-month performance results and the annual summary of the Board of Management to closely monitor the company's business activities
- Assigned the Chairman of the Audit Committee and the person in charge of governance to supervise the company's information disclosure, ensuring transparency in operations

b) Supervision Results for the General Director:

❖ Management of 2025 production-business tasks:

- Managed administrative work within the proper authority, responsibly, with many innovative forms in staff training.
- Reported promptly and fully on the status of implementing production-business tasks to the Board of Directors
- For all policies falling under the approval authority of the Board of Directors, a submission was made seeking the Board of Directors' guidance before implementation.
- In 2025, the General Director managed the Departments, Divisions, and units to achieve the following business results:

No.	Items	Plan 2025	Actual 2025	Ratio of Actual/Plan

1	Total revenue	256,300,000,000	285,874,945,959	111.5%
2	Total costs	136,100,000,000	141,559,113,549	104.1%
3	Profit before tax	120,200,000,000	144,315,832,410	120.06%
4	Profit after tax	98,200,000,000	116,571,804,652	118.7%

- Advanced a dividend of 25%, corresponding to the amount of VND 75,000,000,000.

❖ **Personnel work - caring for the lives of Employees:**

The General Director performed well in implementing policies caring for the material and spiritual lives of the company's staff/employees, specifically:

- Fully Implemented the company's policies for Employees according to the Collective Labor Agreement regarding healthcare; Health Insurance scheme; Social Insurance, bonuses for holidays and Tet; scholarships for children of high-achieving Employees; vacation scheme and other benefits.
- Proactively and effectively utilized the salary fund approved by the Board of Directors and paid attention to remuneration issues for competent staff/employees and those needing care, aiming to promote the annual production-business task implementation process. The average income of employees in 2025 was VND 26,367,000/month, an increase of 1.51% compared to 2024

- **Internal governance and information disclosure:**

- Regarding internal governance: compliance with the company's Internal Governance Regulations; ensuring the reporting of governance status quarterly, semi-annually, and annually according to the provisions of Decree 155/2020/ND-CP and Circular 116/2020/TT-BTC Date 31/12/2020
- Regarding information disclosure: timely disclosure of information on the website and electronic portals of the Ho Chi Minh City Stock Exchange; State Securities Commission according to the provisions in Circular 96/2020/TT-BTC Date 16/11/2020.
- Fully Implemented the responsibility for reporting, explaining, and disclosing information regarding the business operation status completely, transparently, and in accordance with legal regulations.

❖ **Supervision results for other executives:**

- The company's Board of Management includes the General Director, 02 Deputy General Directors, and the Chief Accountant; in the management work among the Board of Management, there was a clear and complete Assignment of Duties, Responsibilities, and Authorities from the General Director to the Deputy General Directors, which was documented through Authorization Letters.
- The Deputy General Directors participated in managing production-business activities within their proper authority and provided good consultation and support to the General Director regarding professional expertise.

❖ **General Remarks:**

The Board of Management has executed the business production tasks with a high sense of responsibility, creativity, flexibility, and led the team of management staff to work with high solidarity and unity, complying with the company's charter and regulations, and ensuring the successful completion of the tasks assigned by the Board of Directors.

1.3 Assessment of Environmental and Social Activities:

Among the criteria for building and operating the enterprise towards sustainable development, gradually reviewing and applying criteria linked to the company's operations, the Board of Directors highly appreciates the focus on business production activities always associated with the social environment, specifically the areas performed well are as follows:

1.3.1. Regarding the Environmental factor:

a) Attention to environmental protection through the following strategies:

- Reducing carbon emissions and minimizing the greenhouse effect on the surrounding environment through specific actions:
- + Investing in and installing solar power systems on the roofs of the warehouse and factory system, providing clean energy sources for businesses renting warehouses and factories; replacing up to 70% of the electricity source at the headquarters office and branches with solar power sources;
- + Greening the enterprise (outside and inside the office), establishing isolation green spaces in Tan Binh Industrial Park (KCN Tan Binh)... helping to improve air quality, reduce the greenhouse effect, and offset carbon emissions
- + Treating wastewater sources at the Industrial Park through a wastewater treatment plant with a capacity of 4,000 m³/day and night; Tan Binh Industrial Park meets ISO 9001: 14000 standards for environment.

b) Economical use of resources, reducing the amount of waste released into the environment:

- + Reusing the treated wastewater from the wastewater treatment plant as a water source for daily activities such as watering plants, washing roads, etc.
- + Improving work processes and applying technology to management: digitizing the management system to achieve paperless office standards, which not only enhances productivity but also significantly saves resources and business operating costs.

1.3.2. Regarding the Social and Community factor:

a) Focusing on the human factor, employees at the unit:

- + Good social welfare system, comprehensive healthcare for employees; union activities are prioritized, scholarships are provided for their children; 0% interest loans are supported, etc. The annual income of employees has increased despite the economic recession;
- + Professional training is carried out regularly; modern working equipment is fully provided, and job assignments are based on competency;
- + Emphasis is placed on occupational safety in business production; Fire Prevention and Fighting (PCCC) is highly valued.

- b) **Regarding the company's customers:** ensuring privacy, information security, and providing quality products and services with clear legal standing...
- c) **Responsibility towards society and the community:**
 - + Contributions to society: over the past years, the company has collaborated with local authorities across many provinces and cities nationwide to carry out philanthropic activities, with annual implementation costs ranging from VND 3 billion to over VND 4 billion.

1.3.3. Regarding the Governance factor:

- a) The independence of the Board of Directors in implementing the Resolution of the General Meeting of Shareholders:
 - Ensure the structure of independent members and non-executive members; comply with legal regulations.
 - Establish an Audit Committee to jointly cross-supervise the Board of Directors and the Board of Management
- b) Ensure transparency in operations, guaranteeing the best interests of shareholders
- c) Respect and create all conditions for the Board of Management to work while still applying inspection and supervision methods, ensuring the correct implementation of the Board of Directors' strategy
- d) Build a strong corporate culture with a tradition of solidarity and commitment, emphasizing honesty, compliance with legal regulations, and the interests of customers and shareholders.

2. Board of Directors' Orientation Plan for 2026

2.1 Regarding Governance Work

- Ensure transparency in corporate governance and risk management responsibility in financial accounting work.
- Promote transparency in all company activities and the accountability of independent Board of Directors' members
- Enhance the capacity of the management apparatus to meet the requirements of the new era
- Standardize working procedures to ensure compliance with legal regulations and enhance professionalism in executive management
- Develop a plan for training and fostering management staff, rejuvenating the workforce, and preparing successor human resources at the executive management level

2.2 Regarding production-business activities

- Effectively control and enhance efficiency for the company's main and regular business lines, such as warehouse, workshop, office, and storage yard leasing activities, to serve as a foundation for maintaining company operations
- Focus human resources to closely monitor and accelerate the legal procedures for 02 key projects, including Social Housing and the Milky Way apartment building, especially the requirements for adjusting the 1/200 planning of the Industrial Park, to ensure the project design is approved early this year.

- Seize future development opportunities regarding the policy of converting Tan Binh Industrial Park after 2047, following the direction of the City People's Committee.
- Take good care of the lives and interests of staff and employees while ensuring benefits for shareholders.
- Submit the 2026 financial year production-business plan to the General Meeting of Shareholders for approval:
 - + Total Revenue : VND 261,400,000,000
 - + Profit Before Tax : VND 125,100,000,000
 - + Profit After Tax : VND 102,000,000,000
 - + Dividend Payout : 25% per annum

PART V. CORPORATE GOVERNANCE

1. Board of Directors

a) Members and structure of the Board of Directors:

No.	Board of Directors' members	Position	Date of commencement/cessation as Board of Directors' member	Number of TIX shares with voting rights	Percentage (%)	Management positions at other companies
1	Nguyen Minh Tam	Chairman of the Board of Directors	08/01/2020-31/01/2025	402,144	1.34	- Chairman of the Board of Directors of Tri Duc Education Service JSC
2	Tran Quang Truong	Vice Chairman of the Board of Directors	08/01/2020-31/01/2025	0	0	- Member of the Board of Directors of Tri Duc Education Service JSC - Chairman of the Board of Directors of Tan Binh Tanimex Manufacturing and Service JSC (Taniservice) - Chairman of the Board of Directors of Minh Phat Investment & Development JSC - Chairman of the Board of Directors of Tran Phan Investment Consulting Co., Ltd.
3	La Ngoc Thong	Member of the Board of Directors	08/01/2020-31/01/2025	0	0	- None
4	Nguyen Thi Thu Giang	Independent member of the Board of Directors	08/01/2020-31/01/2025	16,700	0.06	- None
5	Phan Ngoc Liem	Independent member of the Board of Directors	08/01/2020-31/01/2025	0	0	- General Director of Tri Duc Education Service JSC - Chairman of the Board of Directors of Hong Ngoc Education Service JSC

6	Tran Thi Thanh Nhan	Member of the Board of Directors	08/01/2020-31/01/2025	0	0	- Chairman of the Board of Directors of Cho Lon Import-Export & Investment JSC (Cholimex)
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- Mr. La Ngoc Thong submitted a resignation letter as a Board of Directors' member of the company effective from 01/07/2025 due to personal reasons, pending submission to the General Meeting of Shareholders for dismissal at the upcoming 2025 Annual General Meeting of Shareholders.

b) Sub-committees under the Board of Directors

List of Audit Committee members:

No.	Member	Position	Date of commencement/cessation as Audit Committee member
1	Nguyen Thi Thu Giang	Chairman	08/01/2025 – 31/01/2030
2	La Ngoc Thong	Member	08/01/2025 – 16/01/2026
3	Phan Ngoc Liem	Member	08/01/2025 – 31/01/2030

c) Activities of the Board of Directors

❖ Summary of Meetings of the Board of Directors and Decisions:

- Board of Directors' members operate according to the Board of Directors' Operating Regulations; all members are committed to fulfilling their responsibilities and roles by fully participating in Meetings of the Board of Directors and issuing important Decisions promptly serving the implementation of business operations
- The working regime of the Board of Directors ensures that regular meetings are held every quarter, the Content of work is within its authority, and corporate governance regulations are complied with. Over the past year, the Board of Directors held 09 regular meetings.
- A summary of the attendance of members at the meetings is as follows:

No.	Board of Directors' members	Position	Date of commencement/cessation as Board of Directors' member	Number of meetings attended by Board of Directors	Meeting attendance Percentage	Reasons for non-attendance
1	Nguyen Minh Tam	Chairman	08/01/2025-31/01/2030	9/9	100%	
2	Tran Quang Truong	Vice Chairman	08/01/2025-31/01/2030	9/9	100%	
3	Nguyen Thi Thu Giang	Independent Member cum Chairman of the Audit Committee	08/01/2025-31/01/2030	9/9	100%	

4	La Ngoc Thong	Member	08/01/2025-31/01/2030	6/9	60%	Resigned as Board of Directors' member effective Date 01.07.2025
5	Phan Ngoc Liem	Independent Member	08/01/2025-31/01/2030	9/9	100%	
6	Tran Thi Thanh Nhan	Member	08/01/2025-31/01/2030	9/9	100%	

- ❖ The Decisions issued by the Board of Directors during the fiscal year 2025 (from October 1, 2024, to September 30, 2025) include:

No.	Decision No.	Date	Content
1	04/2024/QĐ-HĐQT	30/10/2024	Regarding the announcement of the record date for exercising the right to attend the 2024 Annual General Meeting of Shareholders and the payment of the second interim cash dividend for 2024
2	01/2025/QĐ-HĐQT	29/11/2024	Approving the documents for the 2024 Annual General Meeting of Shareholders
3	02/2025/QĐ-HĐQT	09/01/2025	Regarding the establishment of the Tanimex Audit Committee
4	03/2025/QĐ-HĐQT	17/01/2025	Issuing the 15th amendment of the Charter of Organization and Operation and the 6th amendment of the Regulations on Corporate Governance
5	04/2025/QĐ-HĐQT	20/01/2025	Reappointing the General Director
6	05/2025/QĐ-HĐQT	20/01/2025	Reappointing Mr. Nguyen Dinh Minh Triet to the position of Deputy General Director
7	06/2025/QĐ-HĐQT	20/01/2025	Appointing Ms. Le Nguyen Huong Duong to the position of Deputy General Director
8	07/2025/QĐ-HĐQT	20/01/2025	Reappointing the Chief Accountant
9	08/2025/QĐ-HĐQT	20/01/2025	Reappointing the Corporate Governance Officer
10	09/2025/QĐ-HĐQT	28/04/2025	Regarding the announcement of the record date for establishing the list of securities holders, paying the

			remaining 2024 cash dividend, and paying the first interim cash dividend for 2025
11	10/2025/QĐ-HĐQT	28/04/2025	Regarding the issuance of the company's internal regulations
12	11/2025/QĐ-HĐQT	26/09/2025	Regarding the divestment from Kien Duc Plastic Packaging Trading Service Joint Stock Company
13	12/2025/QĐ-HĐQT	26/09/2025	Regarding the approval of the plan for transactions between the company and affiliated persons arising from 01/10/2025 to 30/09/2026

❖ **Assessment of the independence of independent Board of Directors' members**

The structure of the company's Board of Directors ensures that the number of independent Board of Directors' members accounts for 1/3, including two (02) members: Mr. Phan Ngoc Liem and Ms. Nguyen Thi Thu Giang. During the fiscal year 2025, the overall assessment by the Board of Directors regarding the performance of these 02 independent members is as follows:

- + Fully participating and providing opinions at Meetings of the Board of Directors, making Decisions based on the highest interests of the company and shareholders, performing independent supervision, and promptly reporting important information.
- + Being honest, cautious, and especially ensuring that the Decisions of the Board of Directors are not influenced by personal interests or conflicts of interest.

d) Overall assessment of the Board of Directors' operations:

- During the fiscal year 2025, despite having one vacant member position, the Board of Directors continued to maintain operations, ensuring the adequate structure regarding the number of independent members and non-executive members, and conducting sessions as prescribed by law.
- Clearly defining the roles of non-executive members and independent members, while separating the roles of the Chairman of the Board of Directors and the General Director (the Chairman of the Board of Directors does not concurrently hold the position of General Director) has demonstrated transparency and independence between the Board of Directors and the Board of Management, dividing authority in Decisions, thereby increasing the responsibility and independence of both parties.
- Ensuring the qualifications of Board of Directors' members, where no member concurrently serves as a Board of Directors' member of more than five (05) other companies. Together, they maintain regular operations through various forms such as periodic meetings, communication via Telephone, email, etc., to promptly and fully inform about the company's operational status, ensuring the fulfillment of duties and responsibilities in accordance with the Charter and safeguarding the interests of the company's shareholders.

2. Audit Committee:

a. Members and structure of the Audit Committee:

No.	Member	Position	Date of commencement/cessation as Audit Committee member	Number of voting TIX shares	Percentage (%)
1	Nguyen Thi Thu Giang	Chairman	08/01/2025 – 31/01/2030	16,700	0.06
2	La Ngoc Thong	Member	08/01/2025 – 16/01/2026	0	0
3	Phan Ngoc Liem	Member	08/01/2025 – 31/01/2026	0	0

b. Activities of the Audit Committee:

➤ **Assessment of the operations of the Audit Committee under the Board of Directors**

The Audit Committee consists of 03 Board of Directors' members, specifically:

1- Ms. Nguyen Thi Thu Giang - Independent BODs' member - Chairwoman of the Audit Committee

2- Mr. La Ngoc Thong - Non-executive BODs' member - Member of the Audit Committee

3- Mr. Phan Ngoc Liem - Independent BODs' member - Member of the Audit Committee

During the past fiscal year, the members implemented the following duties:

- Fully attended 09 sessions of the Board of Directors and had full access to the Content and Resolutions of the Board of Directors (except for Mr. La Ngoc Thong, who did not attend meetings starting from July 1, 2025, due to a resignation letter).
- Strictly implemented the Operating Regulations of the Audit Committee and submitted periodic monitoring reports to the Board of Directors in accordance with the regulations.
 - + The Audit Committee's 2025 Activity Report is attached to this report as documentation to be presented before the General Meeting of Shareholders.
- Actively contributing proposals for the operation and supervision of the Board of Management by the Board of Directors.

3. TRANSACTIONS, REMUNERATION, AND BENEFITS OF THE BOARD OF DIRECTORS

a) Salaries, bonuses, remuneration, and benefits:

- Pursuant to Resolution No. 01/NQ-ĐHĐCĐ Date 08/1/2025, the Annual General Meeting of Shareholders approved the remuneration for the Board of Directors amounting to VND 1,000,000,000 (One billion Vietnamese Dong), including:
- *Remuneration level for each Board of Directors' members (from 01/10/2024 to 30/9/2025):*

No.	Name	Position	Remuneration Level (VND/month)		Total Remuneration paid for the entire year 2025
			From month (10/2024 - 5/2025)	From month (6/2025 - 9/2025)	
1	Nguyen Minh Tam	Chairman of the Board of Directors	12,000,000	15,000,000	156,000,000
2	Tran Quang Truong	Vice Chairman of the Board of Directors, GD	10,000,000	12,000,000	128,000,000
3	Nguyen Thi Thu Giang	Member; Chairman of the Audit Committee	10,000,000	12,000,000	128,000,000
4	La Ngoc Thong	Member	10,000,000	12,000,000	128,000,000
5	Tran Thi Thanh Nhan	Member	10,000,000	12,000,000	128,000,000
6	Phan Ngoc Liem	Member	10,000,000	12,000,000	128,000,000
	TOTAL				796,000,000

- Summary of remuneration and operating expenses of the Board of Directors and sub-committees:

No.	Content of explanation	1-year expense
1	Board of Directors' Remuneration	796,000,000
2	Meeting expenses; operating and business trip expenses during the year	114,000,000
3	Remuneration for personnel assisting the Board of Directors	90,000,000
	Total	1,000,000,000

- Salaries and bonuses of the Chairman of the Board of Directors, General Director, and Managers:

No.	Name	Position	Standard remuneration/salary/month	Business Performance Bonus 2025	Other benefits
A- BOARD OF DIRECTORS					

1	Nguyen Minh Tam	Chairman of the Board of Directors	Salary: 190,000,000 Board of Directors' Remuneration: 15,000,000	450,000,000	None
2	Tran Quang Truong	Vice Chairman	10,000,000		None
B - BOARD OF MANAGEMENT					
1	Tran Quang Truong	General Director	170,000,000	414,000,000	None
3	Nguyen Dinh Minh Triet	Deputy General Director	120,000,000	297,000,000	None
4	Le Nguyen Huong Duong	Deputy General Director	80,000,000	180,000,000	None
4	Ha Thi Thu Thao	Chief Accountant	71,500,000	180,000,000	None

b) Stock transactions of internal persons and affiliated persons:

No	Transaction executor	Relationship with internal persons	Number of shares held at the beginning of the period		Number of shares held at the end of the period		Reasons for increasing, decreasing (buying, selling, converting, rewarding, etc.)
			Number of shares	Percentage	Number of shares	Percentage	
01	Mr. Tran Hung Loc	- Affiliated person of internal persons	500,000	1.67%	600,000	2%	Increase in ownership percentage by 0.33% (Transaction starting Date 10/03/2025)
02	Tan Binh Tanimex Production and Service Joint Stock Company (Taniservice)	- Affiliated person of internal persons - Major shareholders - Affiliated company	5,400,000	18.0%	5,400,000	18%	30/12/2024: increase in ownership percentage by 0.33% (purchasing 100,000 shares) 10/03/2025: decrease in ownership percentage by 0.33% (selling 100,000 shares)

c) Contracts or transactions between the company and internal persons and affiliated persons:

Pursuant to Board of Directors Decision No. 12/2025/QĐ-HĐQT Dated 26/09/2025. Regarding the approval of internal transactions between the Company and affiliated persons arising from (01.10.2024 - 30.09.2025).

No.	Information about the subject executing the contract or transaction	Relations hip with the Company	Information about contracts and transactions		
			Number of days of Contract, Resolution, Decision	Content	Value
1	<ul style="list-style-type: none"> - Name: Tan Binh Tanimex Production and Service Joint Stock Company (Taniservice) - Registration Number: No. 0304563607 - Address: 3rd Floor - 475D Le Trong Tan, Son Ky Ward, Tan Phu District, HCMC 	<ul style="list-style-type: none"> Affiliated company. Major shareholders. Organization affiliated with Mr. Tran Quang Truong, Nguyen Dinh Minh Triet, Tran Hung Loc 	Contract No.: 43/HDKT-2018 Date: November 16, 2018	Domestic water supply service at warehouses serving the Fire Fighting and Prevention system	13,300 VND/m3
			Contract No.: 01/HDKT-2019, Date: September 25, 2019 + Contract Appendix No. 01 Date 19/09/2022 + Contract Appendix No. 02 Date 30/09/2025	Office lease at Tan Binh Industrial Park, lease term extension from 01/10/2025 to Date 30/09/2028	69,120,000 VND/month
			Contract No.: 47/HDKT-2019, Date: October 1, 2019	Domestic water supply service at Tan Binh Industrial Park Office Building	13,300 VND/m3
			Contract No.: 02/KCN - HBTICC - 2009 dated December 22, 2009 + Appendix No. 19/02 dated September 30, 2025	Rent for a part of the Tan Binh Industrial Park Clubhouse	5,964,800 VND/month
			- Contract No.: 03/KCN - HDTĐ dated July 1, 2003	Maintenance Fee	12,417,216 VND
			- Contract No.: 08/KCN-HĐTĐ-2004 dated September 16, 2004	Maintenancce Fee	26,644,800 VND
			- Contract No.: 09/KCN-HĐTĐ-2002 dated June 6, 2002	Maintenance Fcc	413,904,960 VND
			- Contract No.: 04/KCN-HĐTĐ-2003 dated August 1, 2003	Maintenance Fee	241,982,160 VND
			- Contract No.: 70/KCN-HDXLNT dated December 31, 2007	Wastewater Treatment Fee	8,969 VND/m3 Price in January 2025: 10,763 VND/m3
			- Contract No.: 07/KCN-HDKT dated	Lease of Industrial Park Water Supply Station	9,900,000 VND/month

2	<ul style="list-style-type: none"> - Name: Minh Phat Investment and Development Joint Stock Company - Business Registration No.: 031164097 - Address: 4th Floor-475D Le Trong Tan, Son Ky Ward, Tan Phu District, HCMC. 	<ul style="list-style-type: none"> Associated company. major shareholders. Related organization of Mr. Tran Quang Truong, Nguyen Dinh Minh Triet, Mr. Nguyen Trung Hieu 	<p>April 17, 2012</p> <p>Contract No.: 43/HDDV-2014, Date: October 28, 2014</p> <p>+ Contract Appendix No. 04 Date 23/02/2022</p> <p>+ Contract Appendix No. 05 Date 23/02/2022</p> <p>+ Contract Appendix No. 06 Date 04/05/2023</p> <p>+ Contract Appendix No. 07 Date 10/11/2023.</p> <p>+ Contract Appendix No. 08 Date 12/10/2024</p> <p>+ Contract Appendix No. 09 Date 08/04/2025</p> <p>+ Contract Appendix No. 10 Date 10/05/2025</p>	Electricity supply and usage at Tan Binh Industrial Park	3,770 VND/kWh
			<p>Contract No.: 04/HDTM-2020, Date: August 28, 2020</p>	Lease of the roof of warehouse No. 18, Tan Binh Expanded Industrial Park, Binh Hung Hoa Ward, HCMC (formerly Tan Phu District), lease term 20 years.	200,000,000 VND/year
			<p>Contract No.: 01/HDTM-2022, Date: 01/07/2022</p>	Lease of the roof of warehouse No. 7, Tan Binh Industrial Park, Tay Thanh Ward, HCMC (formerly Tan Phu District), lease term 20 years.	75,000,000 VND/year
			<p>Contract No.: 02/HDKT-2019, Date: September 25, 2019</p> <p>Contract Appendix No. 01 Date 19/09/2022</p> <p>Contract Appendix No. 02 Date 29/09/2023</p> <p>- Contract Appendix No. 03 Date 30/09/2025</p>	Renting office space at Tan Binh Industrial Park, extending the lease term from 01/10/2025 to Date 30/09/2028	57,120,000 VND/month
			<p>Contract number: 06/HDDV-2021, dated: 31/12/2022</p> <p>- Contract Appendix No. 01 Date 19/08/2022</p> <p>- Contract Appendix No. 02 Date 20/01/2025</p>	Entrustment of management and business operation of the warehouse/factory system at Tan Binh Industrial Park, extending the term from Date 01/10/2023 to Date 30/09/2028	4.5% of pre-tax revenue
			<p>Contract No.: 07/HDDV-2021, Date: 31/12/2022</p> <p>Contract Appendix No. 01 Date 14/01/2022</p> <p>Contract Appendix No. 02 Date 31/08/2023</p>	Management Service for Tan Binh Industrial Park Office Building	144,000,000 VND/month

			- Contract number: 02/HĐKD-2024, date: November 25, 2024 - Contract Appendix No. 01 Date 10/05/2025	Supply and use of electricity at Warehouse No. 7, Cluster 6, CN2 Group, CN13 Road, Tan Binh Industrial Park	3,770 VND/kWh
			- Contract number: 01/HĐTM-2024, date: 06/05/2024	Renting the roof of Warehouse/Factory No. 5 in Tan Binh Industrial Park, Tay Thanh Ward, HCMC (former Son Ky Ward, Tan Phu District), 15-year lease term.	50,000,000 VND/year
			- Contract number: 02/HĐKT-2023 dated September 28, 2023 - Contract Appendix No. 01 Date 16/09/2025	Lease of assets attached to land, from Date 01/10/2023 – 31/10/2032	250,000,000 VND/month
			- Contract number: 03/HĐKT-2023 dated September 28, 2023	Asset Lease from Date 01/10/2023 – 30/09/2026	75,000,000 VND/quarter
			Contract No.: 04/HĐTD-2015 dated August 10, 2015	Maintenance Fee	94,362,240 VND
3	Tri Duc Education Service Joint Stock Company - Registration No.: 0303822792 - Address: 05 Thoai Ngoc Hau, Hoa Thanh Ward, Tan Phu District, HCMC	Associate Company. The organization is linked to Mr. Nguyen Minh Tam, Mr. Tran Quang Truong, and Ms. Le Nguyen Huong Duong.	House Lease Contract, Date 16/05/2005 Contract Appendix No. 04/PLHĐ Date 18/06/2020 Contract Appendix No. 05/PLHĐ Date 25/12/2023 Contract Appendix No. 06/PLHĐ Date 25/09/2024 Contract Appendix No. 07/PLHĐ Date 18/09/2025	Lease of kindergarten/preschool at Tan Binh Industrial Park, extending the lease term from Date 31/10/2025 to Date 31/10/2035 and adjusting the rental price increase	140,000,000 VND/month
			Contract No.: 02/HĐKT-2010, Date: 31/12/2010 - Contract Appendix No. 02/PLHĐKT-2020 dated June 18, 2020 - Contract Appendix No. 03/PLHĐKT-2023 dated December 25, 2023 - Contract Appendix No. 04/PLHĐKT-2024 dated May 14, 2024 - Contract Appendix No. 05/PLHĐKT-2024 dated September 25, 2024 - Contract Appendix No.	Leasing a building in Quarter 5, DC6&R1 Street, Tan Binh Industrial Park auxiliary residential area, extending the lease term from Date 31/10/2025 to Date 31/10/2035, adjusting the rental price increase	735,000,000 VND/month

			06/PI.HDKT-2024 dated September 18, 2025		
			Contract No.: 03/KCN - HĐKT - 2022 dated July 1, 2022	Leasing premises	From Oct-2024 to Sep/2025 is 20,000,000 VND/month From Oct-2025 to Sep/2026 is 22,000,000 VND/month
4	- Name: Tan Phu Investment & Services Joint Stock Company - Registration No.: 0314033888 - Address: 2nd Floor - 475D Le Trong Tan, Son Ky Ward, Tan Phu District, Ho Chi Minh City	Related organization of Internal Related Person - Mr. Nguyen Trung Hieu	Contract No.: 03/HĐTM-2020, Date: August 28, 2020	Leasing the roof of warehouse/factory No. 1-6 in Tan Binh Expanded Industrial Park, Binh Hung Hoa Ward, Ho Chi Minh City (formerly Tan Phu District), 20-year lease term	200,000,000 VND/year
			Contract No.: 01/HDKT-2023 dated September 29, 2023 - Contract Appendix No. 01 Date 30/09/2025	Leasing office in Tan Binh Industrial Park, extending the lease term from 01/10/2025 to Date 30/09/2028	12,000,000 VND/month
			Decision No. 22/HĐTC/2024 dated September 9, 2024	"Renovation and repair of construction items - Warehouse lighting system" project "A part of warehouse/factory No. 2" at CN13 Street, Tan Binh Industrial Park, Son Ky Ward, Tan Phu District, Ho Chi Minh City	205,063,000 VND (Already settled)
			Decision No. 20/HĐTC/2024 dated September 9, 2024	"Construction of wall-mounted fire fighting system, automatic fire fighting system, fire alarm system, Exit lights & emergency lighting; Installation of smoke extraction fan + Construction of warehouse lighting system, + Dismantling the ceiling, installing wall frames, cladding columns with gypsum boards, opening emergency exits" project "A part of warehouse/factory No. 7 - Axis K-F/1-6 (Malloca Company)" at Cluster 6, CNII Group, CN13 Street, Tan Binh Industrial Park, Tay Thanh Ward, Tan Phu District, Ho Chi Minh City	1,390,210,000 VND (Already settled)
			Decision No. 25/HĐTC/2024 dated October 1, 2024	"Renovation and repair of construction items; Supply and installation of internal warehouse lighting system" project "A part of warehouse/factory No. 2 - Axis 1-14/A-F (Tam Bao Company)" at CN13 Street, Tan Binh Industrial Park, Son Ky Ward, Tan Phu District, Ho Chi Minh City	969,709,000 VND (Already settled)

			Decision No. 31/HĐTC/2024 dated November 11, 2024	"Construction of wall-mounted fire fighting system; Construction of automatic fire fighting system; Construction of fire alarm system; Installation of Exit lights, emergency lighting; Installation of smoke extraction fan; Installation of pump cluster; Construction of supplementary 190m3 underground tank connected to the existing tank; Upgrading the power supply system for the pump cluster and smoke extraction fan; Dismantling the ceiling, carport; Construction of anti-landslide piling, opening emergency exits, erecting the pump cluster guard house" for the project "A part of warehouse/factory No. 2 (Tam Bao Company - Axis A-F (1-14))" belonging to "Warehouse/Factory Cluster No. 1, 2, 3, 4" at CN13 Street, Tan Binh Industrial Park, Son Ky Ward, Tan Phu District, Ho Chi Minh City	3,443,700,000 VND (Already settled)
			Decision No. 02/HĐTC/2025 dated January 6, 2025	"Renovation and repair of construction items" project "Warehouse/Factory No. 3" at CN13 Street, Tan Binh Industrial Park, Son Ky Ward, Tan Phu District, Ho Chi Minh City	1,228,000,000 VND (Settled)
			Decision No. 01/HĐTC/2025 dated January 6, 2025	"Renovation and repair of construction items" for the project "Warehouse No. 4" located at CN13 Street, Tan Binh Industrial Park, Son Ky Ward, Tan Phu District, HCMC	945,000,000 VND (Settled)
			Decision No. 30/HĐTC/2024 dated November 11, 2024	"Renovation and repair of construction items; Renovation of electrical system - Fire Protection and fire alarm system for the project "A part of Warehouse No. 18", located at M14 Street, Tan Binh Expanded Industrial Park, Binh Hung Hoa Ward, Binh Tan District, HCMC	929,899,000 VND (Settled)
			Decision No. 18/HĐTC/2025 dated June 13, 2025	"Renovation and repair of construction items - Sidewalk, traffic infrastructure, and maintenance of water supply system, automatic fire fighting, fire alarm system - Electrical system item" for the project "Warehouse No. 11" located at M12 Street, Tan Binh Expanded Industrial Park, Binh Hung Hoa Ward, Binh Tan District, HCMC	3,610,600,000 VND (Settled)
			Decision No. 17/HĐTC/2025 dated June 2, 2025	"Maintenance of fire alarm system; Replacement of wall-mounted fire cabinets and fire alarm control panel for the project "Warehouse - Multi-story Parking Garage No. 1"	47,455,000 VND (Settled)

			Decision No. 34/HĐTC/2024 dated November 29, 2024	“Supply and installation of power source up to the wall base for a part of Warehouse No. 7 Son Ky - IMV Company; Supply and installation of power source up to the wall base for a part of Warehouse No. 7 Tay Thanh - Malloca Company; Dismantling the parking garage roof/canopy - Tani Office Le Trong Tan Building”	97,151,000 VND (Settled)
			Contract No. 06/HĐTC/2025 dated January 23, 2025	Maintenance, repair, and replacement of fire protection water supply pillars at locations along internal roads within Tan Binh Industrial Park 1 and 2	251,330,650 VND
5	- Name: Think Phat Transportation Services Joint Stock Company - Registration No.: 0313726960 - Address: 3rd Floor - 475D Le Trong Tan, Son Ky Ward, Tan Phu District, HCMC	Related organization of Related Party (NLQ NNB) - Mr. Tran Hung Loc.	Contract No.: 08/HĐKT-2017, Date: June 14, 2017 Contract Appendix No. 01 Date 28/06/2019 Contract Appendix No. 02 Date 20/06/2023	Garage Lease - Tan Binh Industrial Park, Binh Hung Hoa Ward, HCMC (former Binh Tan District), term of 20 years	167,634,355 VND/month
			Contract No.: 11/HĐKT-2019, Date: 12/12/2019 Contract Appendix No. 01 Date 28/06/2019 Contract Appendix No. 02 Date 12/12/2023 - Contract Appendix No. 03 Date 14/10/2024	Lease of Warehouse - Multi-story Parking Garage No. 01, Extension of lease term from Date 01/01/2030 to Date 31/12/2030	575,000,000 VND/month
			Contract No.: 02/HĐTM-2020, Date: August 28, 2020	Lease of the roof of Warehouse Nos. 1-5, Tan Binh Expanded Industrial Park, Binh Hung Hoa Ward, HCMC (former Tan Phu District), lease term of 20 years	200,000,000 VND/year
			Contract No.: 11/HĐTX-2016, Date: July 29, 2016 Contract Appendix No. 6 dated 28/4/2025 (extension from 01/04/2023 - 31/12/2026)	Tanimex Company rented Sienna 51A.483.66 (2012).	48,600,000 VND/quarter from Q2/2025-Q4/2025 VND 32,400,000/quarter starting from Q1.2026
			- Contract No.: 50/2023/HĐKT-CTY, Date 01/10/2023	Tanimex Company rented a Camry car with license plate 51K 913.08.	81,000,000 VND/quarter
			- Contract No.: 02/KCN-HĐXLNT dated June 12, 2018	Wastewater Treatment Fee	VND 8,969/m3 Price in January 2025: 10,763 VND/m3

			Contract No. 68/2024/HĐKT-CTY dated 30/12/2024	Maintenance and care of trees - lawns, cleaning of road surfaces and sidewalks at Tan Binh Industrial Park and expanded area	3,494,927,520/year or Implemented VND 2,733,259,680
			Contract No. 49/2023/HĐKT-CTY dated 29/09/2023	Maintenance and care of trees - lawns, cleaning of road surfaces and sidewalks at Tan Binh Industrial Park and expanded area	739,422,000 VND (Sold in December 2024)
			Contract 07/2025/HĐKT-CTY dated 16/01/2025	Repair of the public lighting system on the internal roads of Tan Binh Industrial Park 1 & 2 (Phase 1, fiscal year 2025)	VND 95,777,316
			Contract 19/2025/HĐKT-CTY dated 12/05/2025	Dredging of drainage manholes/gullies at Tan Binh Industrial Park 1 + 2 in 2025	VND 429,310,800
			Contract 44 dated 27/08/2024	Repair of the public lighting system on the internal roads of Tan Binh Industrial Park - Phase 2, fiscal year 2024	VND 25,930,800
			Contract 63/2024/HĐKT-CTY dated 10/12/2024	Repair of the public lighting system and electrical incidents occurring in Tan Binh Industrial Park I and II	VND 13,740,840
			Contract 43/2024/HĐKT-CTY dated 11/11/2024	Replanting Casuarina and Burmese Padauk trees in Tan Binh Industrial Park	VND 45,360,000
			Contract 20 dated 13/05/2025	Maintenance and repair of the public lighting system in Tan Binh Industrial Park according to the 2025 plan (replacing lighting wires on Kenh 19/5 Tay Thanh road, CN6, CN11, CN13 Son Ky roads	VND 232,979,220
			Contract No. 28 dated 04/05/2020	Garbage collection and transportation for the Security Team	VND 595,745/month
6	Name: Hung Phat Services Joint Stock Company Business Registration No.: 0302748352 Address: 111 Street No. 18, Quarter 2, Binh Hung Hoa Ward, Binh Tan District, Ho Chi Minh	- Major sharehold ers - Related organizati on of Insider's Related Party - Mr. Tran Hung Loc.	Contract No.: 01/HĐKT-2023 dated 28/09/2023 - Contract Appendix No. 01 dated 06/09/2024 Contract Appendix No. 02 dated 08/08/2025	Lease of Retail Petroleum Store, time extended from 01/10/2023 to 30/09/2034	VND 120,000,000/month
			Contract No.: 008888/HĐ-TNXX dated 25/09/2020	Lease of warehouse roof No. 1-1 and 1-2 Tan Binh Expanded Industrial Park, Binh Hung Hoa Ward, Ho Chi Minh City (formerly Tan Phu District), 20-year lease term	200,000,000 VND/year
			Contract No.: 05/KCN-HĐTD-2003 dated 04/08/2003	Maintenance Fee	107,083,200 VND
			Contract No.: 02/KCN-HĐXLNT	Wastewater Treatment Fee	8,969 VND/m ³ Price in January

	City		dated 12/06/2018		2025: 10,763 VND/m3
7	Name: Value Investment Consulting Joint Stock Company Registration No.: 0312910290 Address: 46 Tran Van Danh Street, Tan Binh Ward	-Affiliated organization of the Company	- Contract No.: 01/HD'TM-2020 dated 28/08/2020	Leasing the roof of warehouses No. 1-3 and 1-4 in Tan Binh Expanded Industrial Park, Binh Hung Hoa Ward, Ho Chi Minh City (formerly Tan Phu District), lease term 20 years	200,000,000 VND/year
8	Name: Viet An Consulting Service Trading Joint Stock Company - Address: 46 Tran Van Danh Street, Tan Binh Ward	-Organization affiliated with the Company's related party group	- Contract No.: 05/IIDDV-2024 dated 25/12/2024 - Contract Liquidation Minutes No. 01/BB'TL-2025 dated 15/5/2025	Entrustment of asset management at 477 Le Trong Tan, Tay Thanh Ward, Ho Chi Minh City (formerly Son Ky Ward, Tan Phu District) (Contract liquidation effective from Date 01/06/2025)	32,727,273 VND/month

d) Assessment of the implementation of regulations on corporate governance

- Ensuring transparency in corporate governance, and risk management responsibility in financial accounting work.
- Promoting transparency in all company operations and the responsibility of independent Board of Directors' members.
- Enhancing the capacity of the management apparatus to meet the requirements of the new era.
- Standardizing work processes to ensure compliance with legal regulations and enhance professionalism in executive operations.
- Developing plans for training and fostering management staff, rejuvenating the workforce, and preparing successor human resources at the executive management level.

PART VI: FINANCIAL STATEMENTS

1. Audit Opinion

We have audited the accompanying Financial Statements of TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION (hereinafter referred to as the "Company"), prepared Date November 16, 2020, from page 06 to page 54, which comprise the Balance Sheet as at Date September 30, 2020, the Income Statement, the Cash Flow Statement for the financial year ended on the same Date, and the Notes to the Financial Statements.

Responsibility of the Board of Management

The Company's Board of General Directors is responsible for the preparation and fair presentation of the Company's Financial Statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations concerning the preparation and presentation of Financial Statements, and for such internal control as the Board of General Directors determines is necessary to enable the preparation and presentation of Financial Statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the Financial Statements based on the results of our audit. We conducted our audit in accordance with Vietnamese Auditing Standards. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The audit procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers the Company's internal control relevant to the preparation and fair presentation of the Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of General Directors, as well as evaluating the overall presentation of the Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

The basis for the audit opinion with an exception

As of the end of the fiscal year, the Company holds principal debt and interest on matured bonds of Kien Duc Plastic Packaging Trading Service JSC amounting to 20,897,534,240 VND (Note V.5). Kien Duc Plastic Packaging Trading Service JSC has ceased operations and is proceeding with

asset liquidation. Based on the evidence currently available to the Company, we are unable to assess the recoverability of this debt.

Auditor's Opinion

In our opinion, the Financial Statements present fairly, in all material respects, the financial position of TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION as of September 30, 2020, as well as its results of production-business operations and cash flows for the financial year then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and relevant legal regulations regarding the preparation and presentation of Financial Statements.

2. Audited Financial Statements

The financial statements for the financial year ended September 30, 2025, of TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION, dated November 25, 2025, were audited by A&C Auditing and Consulting Co., Ltd., and signed the independent audit report No. 1.0055/26/TC-AC dated November 25, 2025 (attached).

Address for announcement and provision of financial statements:
<https://www.tanimex.com.vn/> ⇒ *Quan he co dong*

**LEGAL REPRESENTATIVE
GENERAL DIRECTOR**

Recipients:

- As above
- Save VT, DT&DA-NV-02*

TRAN QUANG TRUONG

FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED SEPTEMBER 30, 2025

TAN BINH IMPORT - EXPORT
JOINT STOCK CORPORATION



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4. Balance Sheet as of September 30, 2025	7 - 10
5. Income Statement for the fiscal year ended September 30, 2025	11 - 11
6. Cash Flow Statement for the fiscal year ended September 30, 2025	12 - 13
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TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of Tan Binh Import - Export Joint Stock Corporation (hereinafter referred to as the "Corporation") hereby presents its Statement together with the Financial Statements for the fiscal year ended September 30, 2025.

Overview of the Corporation

Tan Binh Import - Export Joint Stock Corporation operates under Business Registration Certificate No. 0301464904, first registered on July 18, 2006 and amended for the 17th time on January 25, 2019, issued by the Department of Planning and Investment of Ho Chi Minh City.

The Corporation's shares are listed on the Ho Chi Minh City Stock Exchange (HOSE) under the stock code TIX pursuant to Decision No. 144/QĐ-SGDHCM issued by HOSE on November 17, 2009.

Headquarters

- Address : No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City.
- Telephone : (84-28) 38 686 378
- Fax : (84-28) 38 652 322

The Corporation has an affiliate which is Tan Binh Industrial Park Infrastructure Management Board, located at No. 02 CN13 Road, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City.

The Corporation's business activities as stated in its Business Registration Certificate are:

- Drainage and wastewater treatment (not operating at the headquarters);
- Pre-school education;
- Waste collection and transportation (not operating at the headquarters);
- Wholesale of printing supplies, raw materials, packaging, plastics, paper, metals (except scrap and waste), and machinery and equipment for the packaging and printing industries;
- Wholesale of machinery and equipment for the printing industry;
- Wholesale of machinery, equipment, accessories, spare parts, construction materials, interior decoration products, and transportation vehicles. Wholesale of foodstuffs and food products (not operating at the headquarters);
- Manufacturing industrial goods and handicrafts for domestic consumption and export. Restaurant, hotel, and remittance services. Inbound and outbound tourism. Investment and cooperation in the production of export goods. Investment and cooperation in construction investment: houses, production workshops for export goods. Construction: civil and industrial works, transportation works, water supply and drainage and landscaping works (including new construction and maintenance), hydraulic works, lighting systems. Warehousing, production workshops and freight forwarding. Services: fitness, sports (tennis courts, swimming pools, and other recreational fitness and sports activities). Production and processing of steel trusses, mechanical products for manufacturing, construction, and consumption. Installation of steel trusses. Site leveling. Transportation of goods, freight forwarding. Purchase and sale of materials for aquaculture. Green park business (planting and caring for trees). Investment in construction and business of housing and industrial infrastructure. Maintenance and dredging of ditches. Production and sale of purified water. Production of industrial meals. Car washing services. Contract passenger transportation business. Production, processing, and sale of various types of food, animal feed, and aquatic products. Vocational training. Repair and maintenance of automobiles and motor vehicles of all types. Consultancy, provision of technological solutions, and construction of wastewater treatment systems, purified water systems, waste management systems, exhaust gas treatment systems, and systems for other environmental pollutants. Forestry. Black sand mining. Clay mining. Production of packaged bricks and construction materials. Preparation of project estimates and budgets. Bidding consulting. Investment project development. Design and budget review. Groundwater extraction and treatment. Investment in construction and leasing of offices. Commercial advertising services. Import-export freight forwarding and customs clearance services. Investment in construction and operation of commercial centers. Operation and management of markets. Office building leasing. Mixed farming and animal husbandry. Real estate consulting services. Real estate brokerage, management, valuation, auction, and trading floor services. Advertising. Real estate business. Junior and senior high school education.



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TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

STATEMENT OF THE BOARD OF DIRECTORS (continued)

Board of Directors and Executive Board

The members of the Board of Directors and the Executive Board of the Corporation during the year and up to the date of this Statement include:

The Board of Directors

Full name	Position	Date of reappointment/resignation
Mr. Nguyen Minh Tam	Chairman	Reappointed on January 08, 2025
Mr. Tran Quang Truong	Vice Chairman	Reappointed on January 08, 2025
Ms. Tran Thi Thanh Nhan	Member	Reappointed on January 08, 2025
Mr La Ngoc Thong ^(*)	Member	Reappointed on January 08, 2025 Resigned on July 01, 2025
Mr. Phan Ngoc Liem	Independent Member	Reappointed on January 08, 2025
Ms. Nguyen Thi Thu Giang	Independent Member	Reappointed on January 08, 2025

^(*) Mr. La Ngoc Thong submitted his resignation on July 01, 2025, but is awaiting the official decision from the 2025 Annual General Meeting of Shareholders.

The Board of Management

Full name	Position	Date of appointment/reappointment
Mr. Tran Quang Truong	General Director	Reappointed on January 20, 2025
Mr. Nguyen Dinh Minh Triet	Deputy General Director	Reappointed on January 20, 2025
Ms. Le Nguyen Huong Duong	Deputy General Director	Appointed on January 20, 2025

Legal Representative

The legal representative of the Corporation for the year and up to the date of this Statement is Mr. Tran Quang Truong – General Director (reappointed on January 10, 2020).

Auditor

A&C Audit and Consulting Co., Ltd. has been appointed to audit the Financial Statements for the fiscal year ended September 30, 2025 of the Corporation.

Responsibilities of the Board of Management

The Board of Management is responsible for preparing the Financial Statements that fairly and accurately reflect the Corporation's financial position, financial performance, and cash flows for the year. In preparing these Financial Statements, the Board of Management must:

- Select appropriate accounting policies and apply them consistently;
- Make reasonable and prudent judgments and estimates;
- State whether the accounting standards applicable to the Corporation have been followed and whether all material deviations have been presented and explained in the Financial Statements;
- Prepare the Financial Statements on the going-concern basis unless it is not possible to assume that the Corporation will continue as a going concern;
- Establish and implement an effective internal control system to limit the risk of material misstatement due to fraud or error in the preparation and presentation of the Financial Statements.

The Board of Management ensures that appropriate accounting records are maintained to reflect the Corporation's financial position with reasonable accuracy at any given time and that the accounting records comply with the applicable accounting system. The Board of Management is also responsible for managing the Corporation's assets and has therefore implemented appropriate measures to prevent and detect fraud and other violations.

The Board of Management confirms that it has complied with the above requirements in preparing the Financial Statements.

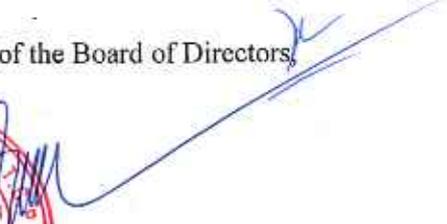


TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION
STATEMENT OF THE BOARD OF DIRECTORS (continued)

Approval of the Financial Statements

The Board of Directors approves the accompanying Financial Statements, which present fairly and reasonably the financial position of the Corporation's as of September 30, 2025, its financial performance and its cash flows for the fiscal year then ended, in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of the Financial Statements.

On behalf of the Board of Directors,




Fran Quang Truong
Vice Chairman

Date: 25 November 2025



No. 1.0055/26/TC-AC

INDEPENDENT AUDITOR'S REPORT

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE BOARD OF MANAGEMENT
TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

We have audited the accompanying Financial Statements of Tan Binh Import - Export Joint Stock Corporation (hereinafter referred to as "the Corporation"), which were prepared on 25 November 2025 (from page 07 to page 56) including the Balance Sheet as of September 30, 2025, the Income Statement, the Cash Flow Statement for the fiscal year then ended and the Notes to the Financial Statements.

Responsibility of the Board of Management

The Corporation's Board of Management is responsible for the preparation, true and fair presentation of the Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements; and responsible for the internal control as the Board of Management determines necessary to enable the preparation and presentation of the Financial Statements to be free from material misstatement due to fraud or error.

Responsibilities of Auditors

Our responsibility is to express an opinion on these Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing (VSA). Those standards require that we comply with ethical standards and requirements and plan and perform the audit to obtain reasonable assurance about whether the Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Corporation's preparation and true and fair presentation of the Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Corporation's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Corporation's Board of Management, as well as evaluating the overall presentation of the Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

Basis for qualified audit opinion

As of the balance sheet date, the Corporation had principal and interest on mature bonds of Kien Duc Plastic Packaging Trading Service Joint Stock Company in the amount of VND 20,897,534,240 (see Note V.5). Kien Duc Plastic Packaging Trading Service Joint Stock Company has ceased operations and is in the process of liquidating its assets. Based on the evidence currently available to the Corporation, we are unable to assess the recoverability of this debt.



Qualified opinion of Auditors

In our opinion, except for the effects of the matter described in the “Basis for qualified audit opinion” paragraph, the Financial Statements give a true and fair view, in all material respects, of the financial position as of September 30, 2025 of Tan Binh Import - Export Joint Stock Corporation, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Ho Van Tung

Partner

Audit Practice Registration Certificate No. 0092-2023-008-1

Authorized Signatory

Phan Cao Huyen

Auditor

Audit Practice Registration Certificate No. 3523-2026-008-1

Ho Chi Minh City, 25 November 2025



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

BALANCE SHEET

As of September 30, 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		596,427,093,955	534,100,597,459
I. Cash and cash equivalents	110	V.1	60,204,915,141	47,437,268,487
1. Cash	111		50,204,915,141	47,437,268,487
2. Cash equivalents	112		10,000,000,000	-
II. Short-term financial investments	120		478,109,357,900	455,032,635,550
1. Trading securities	121	V.2a	1,437,955,710	8,017,244,484
2. Provisions for devaluation of trading securities	122	V.2a	(28,597,810)	(110,795,234)
3. Held-to-maturity investments	123	V.2b	476,700,000,000	447,126,186,300
III. Short-term receivables	130		53,708,181,907	27,146,981,346
1. Short-term trade receivables	131	V.3a	13,988,607,562	18,066,278,460
2. Short-term prepayments to suppliers	132	V.4a	300,000,000	1,152,875,654
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.5a	41,215,800,431	11,317,309,550
7. Allowance for short-term doubtful debts	137	V.6	(1,796,226,086)	(3,389,482,318)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		-	67,650,000
1. Inventories	141		-	67,650,000
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		4,404,639,007	4,416,062,076
1. Short-term prepaid expenses	151	V.7a	4,404,639,007	4,416,062,076
2. Deductible VAT	152		-	-
3. Taxes and other receivables from the State	153	V.16	-	-
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

This statement should be read in conjunction with the Notes to the Financial Statements



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		630,020,259,743	677,925,591,978
I. Long-term receivables	210		15,953,209,599	7,284,723,529
1. Long-term trade receivables	211	V.3b	8,628,486,070	-
2. Long-term prepayments to suppliers	212	V.4b	1,565,016,529	1,565,016,529
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.5b	5,759,707,000	5,719,707,000
7. Allowance for long-term doubtful debts	219	V.6	-	-
II. Fixed assets	220		31,061,413,232	34,649,591,287
1. Tangible fixed assets	221	V.8	31,061,413,232	34,649,591,287
- Historical cost	222		181,318,896,245	178,387,542,785
- Accumulated depreciation	223		(150,257,483,013)	(143,737,951,498)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.9	-	-
- Initial cost	228		445,000,000	445,000,000
- Accumulated amortization	229		(445,000,000)	(445,000,000)
III. Investment property	230	V.10	150,834,970,645	183,462,679,771
- Historical costs	231		603,858,516,306	599,024,606,306
- Accumulated depreciation	232		(453,023,545,661)	(415,561,926,535)
IV. Long-term assets in process	240		125,986,616,083	125,594,076,952
1. Long-term work in process	241	V.11	125,866,616,083	125,474,076,952
2. Construction-in-progress	242	V.12	120,000,000	120,000,000
V. Long-term financial investments	250		140,657,546,132	156,464,801,508
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2c	127,987,189,158	127,987,189,158
3. Investments in other entities	253	V.2c	19,287,500,000	42,198,699,970
4. Provisions for devaluation of long-term financial investments	254	V.2c	(6,617,143,026)	(13,721,087,620)
5. Held-to-maturity investments	255	V.2b	-	-
VI. Other non-current assets	260		165,526,504,052	170,469,718,931
1. Long-term prepaid expenses	261	V.7b	165,205,493,254	170,041,756,439
2. Deferred income tax assets	262	V.13	321,010,798	427,962,492
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		1,226,447,353,698	1,212,026,189,437

This statement should be read in conjunction with the Notes to the Financial Statements



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		371,458,584,542	368,718,531,148
I. Current liabilities	310		117,917,278,071	114,613,403,507
1. Short-term trade payables	311	V.14	1,006,443,566	2,459,922,679
2. Short-term advances from customers	312	V.15	743,496,256	1,140,828
3. Taxes and other obligations to the State Budget	313	V.16	25,061,018,588	14,831,192,048
4. Payables to employees	314	V.17	5,541,746,797	5,160,638,291
5. Short-term accrued expenses	315	V.18a	10,000,000	10,000,000
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318	V.19a	6,511,240,582	5,863,686,201
9. Other short-term payables	319	V.20a	27,508,215,534	35,599,148,091
10. Short-term borrowings and financial leases	320		-	-
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.21	51,535,116,748	50,687,675,369
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		253,541,306,471	254,105,127,641
1. Long-term trade payables	331		33,000,000	33,000,000
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333	V.18b	53,133,955,072	55,399,355,391
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.19b	104,043,606,268	107,188,133,996
7. Other long-term payables	337	V.20b,c	96,330,745,131	91,484,638,254
8. Long-term borrowings and financial leases	338		-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343		-	-



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		854,988,769,156	843,307,658,289
I. Owner's equity	410		854,988,769,156	843,307,658,289
1. Owner's capital	411	V.22	300,000,000,000	300,000,000,000
- Ordinary shares carrying voting rights	411a		300,000,000,000	300,000,000,000
- Preferred shares	411b		-	-
2. Share premiums	412	V.22	170,675,017,127	170,675,017,127
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418	V.22	151,366,194,011	151,366,194,011
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.22	232,947,558,018	221,266,447,151
- Retained earnings accumulated to the end of the previous period	421a		153,875,753,366	221,266,447,151
- Retained earnings of the current period	421b		79,071,804,652	-
12. Construction investment fund	422		-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		1,226,447,353,698	1,212,026,189,437

Nguyen Thi Ngoc Thom
Preparer

Ha Thi Thu Thao
Chief Accountant



Tran Quang Trung
General Director

Ho Chi Minh City, 25 November 2025



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

INCOME STATEMENT

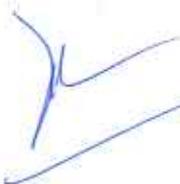
For the fiscal year ended September 30, 2025

Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	245,453,899,706	217,995,997,303
2. Revenue deductions	02		-	-
3. Net revenue	10		245,453,899,706	217,995,997,303
4. Cost of sales	11	VI.2	54,736,354,360	62,528,010,730
5. Gross profit	20		190,717,545,346	155,467,986,573
6. Financial income	21	VI.3	38,010,815,403	39,515,740,205
7. Financial expenses	22	VI.4	13,850,658,230	2,119,862,977
In which: Interest expenses	23		-	-
8. Selling expenses	25	VI.5	45,583,327,027	43,309,607,990
9. General and administration expenses	26	VI.6	26,320,547,336	28,204,496,545
10. Net operating profit	30		142,973,828,156	121,349,759,266
11. Other income	31	VI.7	2,410,230,850	8,557,343,427
12. Other expenses	32	VI.8	1,068,226,596	773,921,809
13. Other profit	40		1,342,004,254	7,783,421,618
14. Total accounting profit before tax	50		144,315,832,410	129,133,180,884
15. Current income tax	51	V.16	27,637,076,064	22,082,366,103
16. Deferred income tax	52	V.13	106,951,694	1,900,097,058
17. Profit after tax	60		<u>116,571,804,652</u>	<u>105,150,717,723</u>
18. Basic earnings per share	70	VI.9	<u>3,298</u>	<u>3,009</u>
19. Diluted earnings per share	71	VI.9	<u>3,298</u>	<u>3,009</u>



Nguyen Thi Ngoc Thom
Preparer



Ha Thi Thu Thao
Chief Accountant



Ho Chi Minh City, 25 November 2025

Tran Quang Truong
General Director

This statement should be read in conjunction with the Notes to the Financial Statements



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

CASH FLOW STATEMENT**(Direct method)****For the fiscal year ended September 30, 2025**

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Cash inflows from sales of goods, service provisions and other income	01		273,074,588,737	252,480,672,202
2. Cash outflows for suppliers	02		(56,603,363,673)	(56,079,721,909)
3. Cash outflows for employees	03		(27,036,343,073)	(27,631,034,421)
4. Interests paid	04		-	-
5. Corporate income tax paid	05	V.16	(25,322,047,285)	(18,919,494,996)
6. Other cash inflows	06		25,978,090,541	31,308,490,037
7. Other cash outflows	07		(64,861,434,269)	(63,069,474,919)
<i>Net cash flows from operating activities</i>	<i>20</i>		<u><i>125,229,490,978</i></u>	<u><i>118,089,435,994</i></u>
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		(7,010,379,504)	(33,622,625,917)
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	55,269,360
3. Cash outflow for lending, buying debt instruments of other entities	23	V.2	(500,300,000,000)	(383,526,186,300)
4. Cash recovered from lending, selling debt instruments of other entities	24	V.2, V.5a	450,726,186,300	343,400,000,000
5. Investments in other entities	25		-	(7,207,520,000)
6. Withdrawals of investments in other entities	26		-	-
7. Interest earned, dividends and profits received	27	V.5a, V1.3	33,920,679,391	39,809,647,687
<i>Net cash flows from investing activities</i>	<i>30</i>		<u><i>(22,663,513,813)</i></u>	<u><i>(41,091,415,170)</i></u>

This statement should be read in conjunction with the Notes to the Financial Statements



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

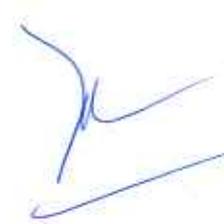
For the fiscal year ended September 30, 2025

Cash Flow Statement (cont.)

ITEMS	Code	Note	Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		-	-
4. Repayment for borrowing principal	34		-	-
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.20a, V.22	(89,798,812,500)	(90,027,009,500)
<i>Net cash flows from financing activities</i>	40		<u>(89,798,812,500)</u>	<u>(90,027,009,500)</u>
Net cash flows during the year	50		12,767,164,665	(13,028,988,676)
Beginning cash and cash equivalents	60	V.1	47,437,268,487	60,466,207,556
Effects of fluctuations in foreign exchange rates	61		481,989	49,607
Ending cash and cash equivalents	70	V.1	<u>60,204,915,141</u>	<u>47,437,268,487</u>



Nguyen Thi Ngoc Thom
Preparer



Ha Thi Thu Thao
Chief Accountant

Ho Chi Minh City, 25 November 2025



Tran Quang Truong
General Director



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

NOTES TO THE FINANCIAL STATEMENT

For the fiscal year ended September 30, 2025

1. GENERAL INFORMATION

1. Ownership form

Tan Binh Import - Export Joint Stock Corporation (hereinafter referred to as "the Corporation") is a joint stock company.

2. Business sectors

The Corporation operates in various business sectors.

3. Business activities

The Corporation's main business activities are investment in construction and trade in houses, industrial park infrastructure, and trade in goods.

4. Normal operating cycle

The Corporation's normal operating cycle does not exceed 12 months.

5. The Corporation's structure

Associates

Associate	Address	Main business activities	Percentage of equity	Percentage of ownership	Percentage of voting right
Minh Phat Investment and Development Joint Stock Company	4 th Floor, Tani Office Building, No. 475D Le Trong Tan Street, Tay Thanh Ward, Ho Chi Minh City	Wholesale of supplies, raw materials for the printing, packaging, plastic, paper, metal industries, and equipment, machinery, serving the packaging and printing industries	45.28%	45.28%	45.28%
Tan Binh Tanimex Production Service Joint Stock Company	3 rd Floor, Tani Office Building, No. 475D Le Trong Tan Street, Tay Thanh Ward, Ho Chi Minh City	Trade in real estate, warehouses, houses, factories, leasing warehouses and factories, operating apartment buildings	22.85%	22.85%	22.85%
Tri Duc Service Educational Joint Stock Company	No. 1333A Thoai Ngoc Hau Street, Tan Phu Ward, Ho Chi Minh City	Junior and senior high school, preschool education	22.08%	22.08%	22.08%
Viet Phat Packaging Joint Stock Company	Lot C3-13, N8 Road, Tan Phu Trung Industrial Park, Cu Chi Commune, Ho Chi Minh City	Paper and packaging manufacturing	35.00%	35.00%	35.00%

Affiliate that is not a legal entity and does accounting works dependently

The Corporation has an affiliate which is Tan Binh Industrial Park Infrastructure Management Board, located at No. 02 CN13 Road, Tan Binh Industrial Park, Tay Thanh Ward, Ho Chi Minh City.

6. Statement on the comparability of information in the Financial Statements

The corresponding figures of the previous year can be comparative with the figures of the current year.

7. Headcount

As of the balance sheet date, the Corporation's headcount is 105 (headcount at the beginning of the year: 106).



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Corporation is from 01 October of a calendar year to 30 September of the following year.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Corporation's transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Corporation applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

All the Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

Foreign exchange differences arisen from foreign currency transactions during the year shall be included into financial income or financial expenses. Foreign exchange differences due to the revaluation of ending balances of the monetary items in foreign currencies after offsetting their positive differences against negative differences shall be included into financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For the foreign currency trading contract (including spot contract, forward contract, future contract, option contract, currency swap): the exchange rate stipulated in the contracts of trading foreign currency between the Corporation and the Bank.
- For capital contribution made or received: the buying rate of the bank where the Corporation opens its account to receive capital contributed from investors as of the date of capital contribution.
- For receivables: the buying rate ruling as at the time of transaction of the commercial bank where the Corporation designates the customers to make payments.



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

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FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

- For payables: the selling rate ruling as at the time of transaction of the commercial bank where the Corporation supposes to make payments.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of the commercial bank where the Corporation makes payments.

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:

- For foreign currency deposits: the buying rate of the bank where the Corporation opens its foreign currency account.
- For monetary items in foreign currencies classified as other assets: the buying rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) where the Corporation frequently conducts transactions.
- For monetary items in foreign currencies classified as liabilities: the selling rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) where the Corporation frequently conducts transactions.

3. Cash and cash equivalents

Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments of which the due dates do not exceed 3 months from the dates of the investments that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

4. Financial investments

Trading securities

Investments classified as trading securities are those held by the Corporation for the trading purpose with the aim of making profit.

Trading securities are recognized at original costs which include fair value of the payments made at the time of the transaction plus other costs attributable to transaction costs.

The time of recognizing trading securities is when the Corporation acquires the ownership, as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of acquiring official ownership as stipulated by law.

Dividends of the periods prior to the acquisition of trading securities are deducted to the cost of such securities. Dividends of the periods after the acquisition of such securities are recorded in the Corporation's financial income. Particularly, the dividends paid in form of shares are not recorded as an increase in value, but the increasing quantity of shares is followed up.

Provisions for devaluation of trading securities are made for each particular type of securities in the market of which the fair value is lower than original costs. The fair value of trading securities is determined as follows:

- For securities listed on the stock market: the closing price at the most recent trading date by the balance sheet date.
- For shares registered for trading on UPCOM and State-owned enterprises equitized by offering shares for sales to public: the average reference price in the 30 most preceding trading days prior to the balance sheet date, disclosed by Stock Exchange.



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

- For shares listed on the stock market or shares registered for trading on Upcom without transactions within 30 days prior to the date of provision, the shares which are delisted, canceled or suspended from trading: provision is made based on the losses of the investee at the rate equal to the difference between the actual capital invested by the owners and owner's equity as of the balance sheet date multiplying by the ownership rate over the total actual charter capital invested.

Increases/(decreases) in the provisions for devaluation of trading securities as of the balance sheet date are recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. The costs are determined in accordance with the mobile weighted average method.

Held-to-maturity investments

Investments are classified as held-to-maturity investments that the Corporation intends and is able to hold to maturity. Held-to-maturity investments include term deposits, held-to-maturity bonds for the purpose of receiving periodical interest.

Held-to-maturity investments are initially recognized at cost including the acquisition cost and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interest arising prior to the Corporation's acquisition of held-to-maturity investments is deducted to the costs as at the acquisition time.

When there is reliable evidence proving that a part or the whole investment cannot be recovered and the loss is reliably determined, the loss is recognized as financial expenses during the year while the investment value is derecognized.

Investments in associates

Associate

An associate is an entity which the Corporation has significant influence but not the control to govern the financial and operating policies. Significant influence is the right to participate in making the associate's financial and operating policies but not control those policies.

Initial recognition

Investments in associates are initially recognized at costs, including the cost of acquisition or capital contributions plus other directly attributable transaction cost. In case of investment in non-monetary assets, the costs of the investment are recognized at the fair value of non-monetary assets at the arising time.

Dividends incurred prior to the acquisition of investments are deducted into the investment costs. Dividends incurred after the acquisition of investments are recorded into the Corporation's financial income. Particularly, the dividends paid in form of shares are not recorded as an increase in values, but the increasing quantity of shares is followed up.

Provisions for impairment of investments in associates

Provisions for impairment of investments in associates are made when the associates suffer from losses at the rate equal to the difference between the actual capital invested by investors in associates and the actual owner's equity multiplying (x) by the Corporation's rate of capital contribution over the total actual capital invested by investors in associates. If the associates are consolidated into the Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

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FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

Increases/(decreases) in the provisions for impairment of investments in associates as of the balance sheet date are recorded into financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include such investments in equity instruments that do not enable the Corporation to have the control, joint control or significant influence on these entities.

Investments in equity instruments of other entities are initially recognized at costs, including cost of acquisition plus other directly attributable transaction costs. Dividends and profit incurred prior to the acquisition of investments are deducted into investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Corporation's financial income. Particularly, the dividends paid in form of shares are not recorded as an increase in costs, but the increases in quantity of shares is followed up.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or fair value of investments which is reliably measured, provisions are made on the basis of the market value of shares.
- For investments of which the fair value cannot be measured at the time of reporting, provision is made based on the losses suffered by investees, with the amount defined by the difference between owners' actual contributed capital and the total owners' equity as of the balance sheet date multiplied (x) by the Corporation's rate of charter capital owning in these investees.

Increases/(decreases) in the provisions for impairment of investments in equity instruments of other entities as of the balance sheet date are recorded into financial expenses.

5. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables and other receivables is made according the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Corporation and customers who are independent to the Corporation.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue more than 3 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Increases/(decreases) in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.



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FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

6. Inventories

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

Cost of inventories is determined as follows:

- For merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise costs of main materials, labor costs and other directly relevant costs.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

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

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. Increases/(decreases) in the obligatory allowance for devaluation of inventories as of the balance sheet date are recorded into costs of sales.

7. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Corporation mainly include rental for land at existing industrial parks and costs for infrastructure of expanded industrial parks. These prepaid expenses are allocated over the prepayment period or period in which corresponding benefits are realized.

Rental for land at existing industrial parks

The rental for land at existing industrial parks is allocated when the land rental income is generated.

Costs for infrastructure of expanded industrial parks

Costs for compensation and ground leveling of expanded industrial parks are allocated in 48 years, starting from 2010.

8. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Corporation's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

9. Tangible fixed assets

Tangible fixed assets are determined by their historical costs less accumulated depreciation. Historical costs of tangible fixed assets include all the expenses paid by the Corporation to bring the asset to its working condition for its intended use. Other expenses arising subsequent to initial recognition are included into historical costs of fixed assets only if it can be clearly demonstrated that the expenditure has resulted in future economic benefits expected to be obtained from the use of these assets. Those which do not meet the above conditions will be recorded into operation costs during the year.

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 - 31
Machinery and equipment	03 - 06
Vehicles	06 - 10
Office equipment	03 - 08
Perennials	07
Other tangible fixed assets	04 - 07

10. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

Initial costs of intangible fixed assets include all the costs paid by the Corporation to bring the asset to its working condition for its intended use. Other costs relevant to intangible fixed assets arising subsequent to initial recognition are included into operation costs during the year only if these costs are associated with a specific intangible fixed asset and result in future economic benefits expected to be obtained from the use of these assets.

When an intangible fixed asset is sold or disposed, its initial costs and accumulated amortization are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

The Corporation's intangible fixed asset only includes computer software.

Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Corporation until the date the software is put into use. Computer software is amortized in accordance with the straight-line method in 5 years.

11. Investment properties

Investment property is land use right, a building or part of a building, infrastructure held by the Corporation or by the lessee under a finance lease to earn rentals or for capital appreciation. Investment properties for lease are measured at their historical costs less accumulated depreciation. Investment properties held for capital appreciation are measured at their historical costs less impairment. Historical cost includes all the expenses paid by the Corporation or the fair value of other considerations given to acquire the assets up to the date of its acquisition or construction.

Expenses related to investment property arising subsequent to initial recognition should be added to expenses when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Corporation.

When the investment property is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposals is included in the income or the expenses during the year.

The transfer from owner-occupied property or inventories into investment property shall be made when, and only when, there is a change in use evidenced by the end of owner-occupation and the commencement of an operating lease to another party or the end of construction. The transfer from investment property to owner-occupied property or inventories shall be made when, and only when, there is a change in use evidenced by the commencement of owner-occupation or the commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the historical cost or net book value of investment property at the date of transfer.



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FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

Investment property for lease is depreciated in accordance with the straight-line method over its estimated useful lives. The depreciation years of the investment property are as follows:

<u>Fixed assets</u>	<u>Years</u>
House	08 - 30

12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Corporation) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

13. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Corporation.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining term as of the balance sheet date.

14. Owner's equity

Owner's capital

The contributed capital is recorded according to the actual amounts invested by shareholders.

Share premiums

Share premiums are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury shares and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of shares and the re-issuance of treasury shares are recorded as a decrease in share premiums.



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

15. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Corporation as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders and notification on dividend payment of the Board of Directors.

16. Recognition of revenue and income

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Corporation received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

Revenue from sales of real estate

Revenue from sales of real estate that invested by the Corporation shall be recognized when all of the following conditions are satisfied:

- The real estate is fully completed and handed over to the buyers, and the Corporation transfers most of risks and benefits incident to the ownership of real estate to the buyer.
- The Corporation retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the real estate sold.
- The amount of revenue can be measured reliably.
- The Corporation received or shall probably receive the economic benefits associated with the transaction.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

In case the customer has the right to complete the interior of the real estate and the Corporation completes the interiors according to the designs, models as requested by customer under a separate contract on interior completion, revenues are recognized upon the completion and handover of the main construction works to customers.

Land rental

The revenue from leasing land at the existing industrial park was recognized as a one-time revenue and ended in 2014. That of the expanded industrial park is recognized over the project's lifetime.



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Notes to the Financial Statements (continued)

Revenue from operating lease

Revenue from operating lease is recognized in accordance with the straight-line method over the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends received

Dividends received are recognized when the Corporation has the right to receive dividends from the capital contribution.

17. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

18. Corporate income tax

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

Current income tax

Current income tax is the tax amount computed based on the taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough taxable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough taxable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.



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Notes to the Financial Statements (continued)

The Corporation shall offset deferred tax assets and deferred tax liabilities if:

- The Corporation has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Corporation has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

19. Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of relationship is focused more than its legal form.

20. Segment reporting

A business segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of the Corporation that is engaged in manufacturing or providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

The segment information is prepared and presented in conformity with the accounting policies applicable to the preparation and presentation of the Financial Statements of the Corporation.

21. Financial instruments

Financial assets

The classification of financial assets depends on their nature and purposes and is determined at the date of initial recognition. The financial assets of the Corporation include cash and cash equivalents, trade receivables, other receivables, listed and non-listed financial instruments.

At the date of initial recognition, financial assets are recognized at original cost plus other costs directly related to those financial assets.

Financial liabilities

The classification of financial liabilities depends on their nature and purposes and is determined at the date of initial recognition. The financial liabilities of the Corporation include trade payables, borrowings and other payables.

At the date of initial recognition, financial liabilities are recorded at original cost less other costs directly related to those financial liabilities.



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Equity instrument

Equity instrument is the contract which can prove the remaining benefits in the assets of the Corporation after deducting all of its liabilities.

Offsetting financial instruments

Financial assets and financial liabilities will be offset against each other and reflected at their net values in the Balance Sheet when, and only when, the Corporation:

- has a legal right to offset the recognized amounts; and
- has intention either to settle on a net basis, or to recognize the asset and to settle the liability simultaneously.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	1,442,988,500	1,073,386,900
Cash in banks ⁽ⁱ⁾	48,761,926,641	46,363,881,587
Cash equivalents - <i>Bank deposits of which the principal maturity is from 3 months or less</i>	10,000,000,000	-
Total	<u>60,204,915,141</u>	<u>47,437,268,487</u>

⁽ⁱ⁾ Of which, the bank deposit for resettlement compensation is VND 34,366,295,127 (beginning balance: VND 32,756,813,727).

2. Financial investments

The Corporation's financial investments include trading securities, held-to-maturity investments, and investments in other entities. Information on the Corporation's financial investments is as follows:

2a. Trading securities

This item reflects shares of Hoa Phat Group Joint Stock Company.

Changes in the provisions for devaluation of trading securities is as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	110,795,234	-
Provision/(Reversal of provision)	(82,197,424)	110,795,234
Ending balance	<u>28,597,810</u>	<u>110,795,234</u>

2b. Held-to-maturity investments

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original amount</u>	<u>Carrying value</u>	<u>Original amount</u>	<u>Carrying value</u>
<i>Short-term</i>	476,700,000,000	476,700,000,000	447,126,186,300	447,126,186,300
Term deposits	476,700,000,000	476,700,000,000	337,126,186,300	337,126,186,300
Bonds	-	-	110,000,000,000	110,000,000,000
Total	<u>476,700,000,000</u>	<u>476,700,000,000</u>	<u>447,126,186,300</u>	<u>447,126,186,300</u>



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Notes to the Financial Statements (continued)

2c. Investments in other entities

	Ending balance		Beginning balance	
	Original amount	Provision	Original amount	Provision
Investment in associates	127,987,189,158	-	127,987,189,158	-
Minh Phat Investment and Development Joint Stock Company (i)	54,377,375,000	-	54,377,375,000	-
Tan Binh Tanimex Production Service Joint Stock Company (ii)	38,210,327,271	-	38,210,327,271	-
Tri Duc Service Educational Joint Stock Company (iii)	7,405,582,887	-	7,405,582,887	-
Viet Phat Packaging Joint Stock Company (iv)	27,993,904,000	-	27,993,904,000	-
Investments in other entities	19,287,500,000	(6,617,143,026)	42,198,699,970	(13,721,087,620)
The Southern Central Food Joint Stock Company (v)	8,020,000,000	(6,617,143,026)	8,020,000,000	(8,020,000,000)
Value Consultant Investment Joint Stock Company (vi)	11,267,500,000	-	11,267,500,000	-
Kien Duc Plastic Packaging Trading Service Joint Stock Company (vii)	-	-	22,911,199,970	(5,701,087,620)
Total	147,274,689,158	(6,617,143,026)	170,185,889,128	(13,721,087,620)

- (i) As of the balance sheet date, the Corporation held 3,622,250 shares, equivalent to 45.28% of the charter capital of Minh Phat Investment and Development Joint Stock Company.
- (ii) As of the balance sheet date, the Corporation held 2,285,200 shares, equivalent to 22.85% of the charter capital of Tan Binh Tanimex Production Service Joint Stock Company.
- (iii) As of the balance sheet date, the Corporation held 772,800 shares, equivalent to 22.08% of the charter capital of Tri Duc Service Educational Joint Stock Company.
- (iv) As of the balance sheet date, the Corporation held 1,750,000 shares, equivalent to 35.00% of the charter capital of Viet Phat Packaging Joint Stock Company.
- (v) As of the balance sheet date, the Corporation held 1,200,000 shares, equivalent to 18.74% of the charter capital of The Southern Central Food Joint Stock Company.
- (vi) As of the balance sheet date, the Corporation held 987,500 shares, equivalent to 19.75% of the charter capital of Value Consultant Investment Joint Stock Company.
- (vii) During the year, the Corporation transferred its entire investment in Kien Duc Plastic Packaging Trading Service Joint Stock Company. As of the balance sheet date, the Corporation no longer held shares of Kien Duc Plastic Packaging Trading Service Joint Stock Company (beginning balance: 1,975,752 shares, equivalent to 19.76% of the charter capital).

Fair value

The Corporation has not measured the fair value of its investments as there are no specific guidelines on measurement of the fair value.



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Notes to the Financial Statements (continued)*Operation of joint ventures and associates*

The associates are operating normally, with no significant changes compared to the previous year.

Provisions for investments in other entities

Changes in provisions for investments in other entities are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	13,721,087,620	11,731,895,611
Provision/(Reversal of provision)	(7,103,944,594)	1,989,192,009
Ending balance	<u>6,617,143,026</u>	<u>13,721,087,620</u>

Transactions with joint ventures and associates

The significant transactions between the Corporation and its associates are as follows:

	<u>Current year</u>	<u>Previous year</u>
<i>Minh Phat Investment and Development Joint Stock Company</i>		
Leasing of warehouses, premises, infrastructure, and pallets	4,310,440,000	4,580,440,000
Receivables for power charges	59,761,634	62,208,792
Receivables for sewage treatment fees	31,144,412	33,579,936
Collection of land rental	348,904,382	662,648,883
Infrastructure maintenance fees	94,362,240	94,362,240
Payables for power charges	156,516,066	145,011,412
Maintenance fees for warehouses, factories, and office buildings in the industrial park	1,135,579,876	880,313,246
Management of office building of the industrial park	1,728,000,000	1,728,000,000
Warehouse and factory business entrustment costs	7,457,013,452	6,676,539,082
Dividends received	5,433,375,000	5,433,375,000
Dividends payable	9,900,000,000	9,900,000,000
Humanitarian aid funds received	-	50,000,000
<i>Tan Binh Tanimex Production Service Joint Stock Company</i>		
Leasing office	829,440,000	829,440,000
Leasing water supply station	108,000,000	108,000,000
Receivables for sewage treatment fees	17,227,906	19,095,001
Infrastructure maintenance fees	694,949,136	694,949,136
Power charges	65,787,291	66,741,021
Leasing club-house	71,577,600	105,102,600
Gasoline, drinking water, domestic water charges	420,765,810	532,759,917
Dividends payable	16,200,000,000	16,500,000,000
Dividends received	6,855,600,000	6,044,300,000
Humanitarian aid funds received	-	150,000,000
<i>Tri Duc Service Educational Joint Stock Company</i>		
School rental revenue	10,500,000,000	7,770,000,000
Leasing premises	240,000,000	240,000,000
Dividends received	1,159,200,000	1,159,200,000
Humanitarian aid funds received	-	100,000,000
<i>Viet Phat Packaging Joint Stock Company</i>		
Dividends received	350,000,000	700,000,000



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For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)**3. Trade receivables****3a. Short-term trade receivables**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from related parties</i>	<i>137,643,432</i>	<i>11,042,633</i>
Tan Binh Tanimex Production Service Joint Stock Company	-	3,816,489
Minh Phat Investment and Development Joint Stock Company	5,643,432	7,226,144
Hung Phat Services Production Joint Stock Company	132,000,000	-
<i>Receivables from other customers</i>	<i>13,850,964,130</i>	<i>18,055,235,827</i>
Pearl Dent Co., Ltd.	3,577,168,112	3,971,473
Gia Han Trading Manufacturing Construction Company Limited	2,003,960,533	81,854,601
Viet An Consulting Service Trading Joint Stock Company	1,975,752,000	-
Leader Aid Enterprise Vietnam Ltd.	1,081,036	4,574,253,191
Xuan Huong Co., Ltd.	-	2,415,379,153
Other customers	6,293,002,449	10,979,777,409
Total	<u>13,988,607,562</u>	<u>18,066,278,460</u>

3b. Long-term trade receivables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Receivables from other customers</i>	<i>8,628,486,070</i>	-
Pearl Dent Co., Ltd.	7,144,944,000	-
Gia Han Trading Manufacturing Construction Company Limited	1,483,542,070	-
Total	<u>8,628,486,070</u>	<u>-</u>

4. Prepayments to suppliers**4a. Short-term prepayments to suppliers**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Prepayments to related party</i>	-	<i>832,738,600</i>
Tan Phu Investment and Service Joint Stock Company	-	832,738,600
<i>Prepayments to other suppliers</i>	<i>300,000,000</i>	<i>320,137,054</i>
Ho Chi Minh City Institute for Development Studies	300,000,000	-
Toan Dat Architectural Planning Consulting Co., Ltd.	-	290,000,000
Other suppliers	-	30,137,054
Total	<u>300,000,000</u>	<u>1,152,875,654</u>

4b. Long-term prepayments to suppliers

This item reflects the prepayment to Huu Phat Electrical Mechanical Company Limited.



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Notes to the Financial Statements (continued)

5. Other receivables**5a. Other short-term receivables**

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Receivables from related parties	20,897,534,240	-	394,520,548	-
Kien Duc Plastic Packaging Trading Service Joint Stock Company - Receivables for principal of mature bonds (*)	20,000,000,000	-	-	-
Kien Duc Plastic Packaging Trading Service Joint Stock Company - Receivables for interest on mature bonds	897,534,240	-	394,520,548	-
Receivables from other organizations and individuals	20,318,266,191	-	10,922,789,002	-
Advance	-	-	5,000,000	-
Short-term deposits	10,784,694,260	-	3,100,064,599	-
Savings deposit interest to be received	7,968,379,177	-	4,652,934,513	-
Bond interest to be received	-	-	1,720,410,960	-
Provisional corporate income tax on real estate business activities	1,204,323,683	-	1,242,810,763	-
Other short-term receivables	360,869,071	-	201,568,167	-
Total	41,215,800,431	-	11,317,309,550	-

(*) The bond of Kien Duc Plastic Packaging Trading Service Joint Stock Company has been overdue since July 12, 2025 according to the Bond Acquisition Agreements No. 01/2022/HĐĐM/KIẾNĐỨC - TÂN BÌNH dated July 12, 2022 and No. 02/2022/HĐĐM/KIẾNĐỨC - TÂN BÌNH dated September 12, 2022.

5b. Other long-term receivables

	Ending balance		Beginning balance	
	Value	Allowance	Value	Allowance
Long-term deposits	5,759,707,000	-	5,719,707,000	-
Ho Chi Minh City Department of Planning and Investment (Ho Chi Minh City Department of Finance now) ⁽ⁱ⁾	5,719,707,000	-	5,719,707,000	-
Materials Petroleum Joint Stock Company	40,000,000	-	-	-
Total	5,759,707,000	-	5,719,707,000	-

(i) This item reflects the deposit to secure the implementation of the Tanimex Social Housing - Apartment Project in Binh Hung Hoa Ward, Binh Tan District, Ho Chi Minh City (Binh Hung Hoa Ward, Ho Chi Minh City now).



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Notes to the Financial Statements (continued)

6. Doubtful debts

	Overdue period	Ending balance		Overdue period	Beginning balance	
		Original amount	Recoverable amount		Original amount	Recoverable amount
Em Dem House Production Trading Business Company Limited – Receivables for sales of goods	More than 3 years	1,115,602,131	-	More than 3 years	1,115,602,131	-
Receivables from other organizations and individuals - Receivables for service provision	From 6 months to less than 1 year	37,520,054	26,264,038	From 6 months to less than 1 year	567,279,408	397,095,586
	From 1 year to less than 2 years	182,239,581	91,119,790	From 1 year to less than 2 years	874,156,240	437,078,120
	From 2 years to less than 3 years	143,287,480	42,986,244	From 2 years to less than 3 years	683,562,926	205,068,877
	More than 3 years	477,946,912	-	More than 3 years	1,188,124,196	-
Total		1,956,596,158	160,370,072		4,428,724,901	1,039,242,583

Changes in allowances for doubtful debts are as follows:

	Current year	Previous year
Beginning balance	3,389,482,318	3,702,617,321
Reversal of allowances	(1,593,256,232)	(313,135,003)
Ending balance	1,796,226,086	3,389,482,318

7. Prepaid expenses

7a. Short-term prepaid expenses

	Ending balance	Beginning balance
Information technology service expenses	20,893,500	19,725,930
Land rental	4,383,745,507	4,396,336,146
Total	4,404,639,007	4,416,062,076

7b. Long-term prepaid expenses

	Ending balance	Beginning balance
Equipment purchase expenses	502,902,592	320,219,445
Costs for infrastructure of existing industrial parks	10,068,095,654	10,530,996,602
Rental for land at existing industrial parks	12,823,467,295	13,413,052,003
Costs for infrastructure of expanded industrial parks	129,337,581,038	133,247,082,874
Repair expenses	11,559,840,013	11,022,212,177
Tools for operating lease	733,333,336	1,466,666,668
Server rental, IT service charges	180,273,326	41,526,670
Total	165,205,493,254	170,041,756,439



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Notes to the Financial Statements (continued)

8. Tangible fixed assets

Increases/decreases in tangible fixed assets are presented in the attached Appendix 01.

9. Intangible fixed assets

This item reflects computer software fully amortized but still in use.

10. Investment properties for lease

	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Carrying values</u>
Beginning balance	599,024,606,306	415,561,926,535	183,462,679,771
Completed construction	4,833,910,000		
Depreciation for the year		37,461,619,126	
Ending balance	<u>603,858,516,306</u>	<u>453,023,545,661</u>	<u>150,834,970,645</u>

Investment properties that have been fully depreciated but are still leased is VND 243,149,655,942.

According to Vietnamese Accounting Standard No. 05 "Investment Property", the fair value of investment properties as of the balance sheet date must be disclosed. However, the Corporation has not yet measured the fair value of its investment properties as it has not been possible to do so.

The investment property portfolio as of the balance sheet date is as follows:

	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Carrying values</u>
Office Building at No. 80 Ly Thuong Kiet Street, Ward 9, Tan Binh District	789,720,698	789,720,698	-
Office Building at No. 103 Ly Thuong Kiet Street, Ward 9, Tan Binh District	425,543,401	425,543,401	-
Cost of repairing and upgrading the house at No. 103 Ly Thuong Kiet Street, Ward 9, Tan Binh District	202,808,182	202,808,182	-
Store 01A, National Highway 22, Ba Diem Commune, Hoc Mon District	354,426,778	354,426,778	-
Office Building at No. 161/2, National Highway 22, Trung My Tay Commune, Hoc Mon District	313,171,894	313,171,894	-
House No. 454 Ly Thuong Kiet Street, Ward 7, Tan Binh District	572,728,446	572,728,446	-
House No. 442 Ly Thuong Kiet Street, Ward 7, Tan Binh District	338,017,542	338,017,542	-
House No. 518 Ly Thuong Kiet Street, Ward 7, Tan Binh District	238,938,793	238,938,793	-
Warehouse Clusters 01 and 03, Group 01 from Warehouse 01 to Warehouse 08	35,934,329,141	35,934,329,141	-
Kindergarten - Tay Thanh Apartment	6,072,835,480	6,072,835,480	-
Warehouse No. 09, Group 01, Cluster 02	4,252,244,340	4,252,244,340	-



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Notes to the Financial Statements (continued)

	Historical costs	Accumulated depreciation	Carrying values
Fire protection system for Warehouse No. 09 - Cluster 02	250,000,000	250,000,000	-
Warehouse No. 18, Cluster 06, Expanded Industrial Park	18,965,176,382	18,965,176,382	-
Warehouses No. 06, 07, 08, Cluster 06, Group 02	1,646,689,657	1,646,689,657	-
Warehouses No. 08, 09, 10, 11, Cluster 02, Expanded Industrial Park	38,133,285,009	38,133,285,009	-
Automatic fire protection system	1,669,120,527	1,669,120,527	-
Son Ky Senior High School	37,043,720,637	27,601,496,114	9,442,224,523
Tennis court cluster, Group 01	2,152,619,905	2,152,619,905	-
Water supply station with a capacity of 10 m ³ /hour	1,100,748,212	1,100,748,212	-
Water supply station No. 02	1,008,803,169	1,008,803,169	-
Water supply station No. 03	1,593,370,453	1,593,370,453	-
Construction value of Tanioffice – Le Trong Tan	23,987,847,562	10,109,335,767	13,878,511,795
Air conditioning system of Tanioffice – Le Trong Tan	4,882,393,384	4,882,393,384	-
Office fire and lightning protection systems	915,917,364	915,917,364	-
Transformer and generator of Tanioffice – Le Trong Tan	2,541,916,363	2,541,916,363	-
Elevator system of Tanioffice – Le Trong Tan	866,818,182	866,818,182	-
Furniture of Tanioffice – Le Trong Tan	1,110,014,249	1,110,014,249	-
Sound and camera system of Tanioffice – Le Trong Tan	701,292,678	701,292,678	-
Fire protection system – warehouse cluster 01	1,225,826,991	1,225,826,991	-
Construction value of warehouse cluster 01	12,598,241,052	12,598,241,052	-
Fire protection system – warehouse cluster 02	1,308,337,906	1,308,337,906	-
Construction value of warehouse cluster 02	12,619,106,953	12,619,106,953	-
Air cooling system – warehouse cluster 2	88,800,000	88,800,000	-
Construction value of warehouse cluster 03	13,361,914,071	13,361,914,071	-
Fire protection system – warehouse cluster 03	1,386,713,979	1,386,713,979	-
Construction value of warehouse cluster 04	16,376,091,090	16,376,091,090	-
Fire protection system – warehouse cluster 04	1,499,163,158	1,499,163,158	-



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For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Carrying values</u>
Air cooling system – warehouse clusters 01 – 02	177,600,000	177,600,000	-
Construction value of warehouse clusters 01 – 06	27,244,605,834	27,244,605,834	-
Fire protection system of warehouse clusters 01 – 06	1,895,728,729	1,895,728,729	-
Construction value of warehouse clusters 01 – 05	22,762,024,135	22,727,241,875	34,782,260
Mezzanine floor inside warehouse clusters 01 – 05	7,588,466,224	7,588,466,224	-
Fire protection system of warehouse clusters 01 – 05	1,876,623,905	1,876,623,905	-
Office building of warehouses 01 – 05, Tan Binh Industrial Park (expanded part)	1,632,950,930	1,632,950,930	-
Fire protection system of office building of warehouses 01 – 05, Tan Binh Industrial Park (expanded part)	59,090,909	59,090,909	-
Fire protection pump of warehouses 06, 07 and 08	141,176,500	141,176,500	-
Fire protection system of warehouse at lot II	210,594,025	210,594,025	-
Warehouse No. 07, Cluster 08, Tan Binh Industrial Park	44,184,800,944	38,279,440,546	5,905,360,398
Fire protection system – Warehouse No. 06, Cluster 08	3,587,456,818	3,587,456,818	-
Freight elevator system – Warehouse No. 07	1,281,818,182	1,281,818,182	-
Garage of Cluster 3, Tan Binh Industrial Park (expanded part)	7,372,784,815	6,138,295,197	1,234,489,618
Fire protection system of garage of Cluster 3, Tan Binh Industrial Park (expanded part)	680,964,661	680,964,661	-
Automatic fire protection system – Warehouses 08, 09, 10, 11 (Tan Binh Industrial Park (expanded part))	3,427,042,818	3,427,042,818	-
Stand-by generator value of petrol retail store, Tan Binh 2 Industrial Park	476,840,000	476,840,000	-
Fire protection system value of petrol retail store, Tan Binh 2 Industrial Park	353,962,818	353,962,818	-
Value of 160KVA underground medium-voltage grid & substation of petrol retail store, Tan Binh 2 Industrial Park	471,592,000	471,592,000	-



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	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Carrying values</u>
Value of CCTV system of petrol retail store, Tan Binh 2 Industrial Park	53,619,000	53,619,000	-
Construction value of petrol retail store, Tan Binh 2 Industrial Park	8,392,439,368	6,574,077,530	1,818,361,838
Value of 06 petrol pumps, Tan Binh 2 Industrial Park	1,998,000,000	1,998,000,000	-
Value of office building, internal road, fence of Garage clusters 03 and 04, Tan Binh 2 Industrial Park	1,947,106,364	1,525,233,284	421,873,080
Foundation frame of office building and warehouse No. 09, Industrial Group 1	5,703,265,824	4,391,476,558	1,311,789,266
Automatic fire protection system for the composite film blowing factory, Warehouse No. 09, Industrial Group 1	407,643,636	407,643,636	-
Automatic fire alarm system, warehouse No. 08, Tan Binh 2 Industrial Park	252,335,011	252,335,011	-
Automatic fire alarm system, warehouse No. 09, Tan Binh 2 Industrial Park	264,002,800	264,002,800	-
Automatic fire alarm system, warehouse No. 11, Tan Binh 2 Industrial Park	472,833,533	472,833,533	-
Automatic fire alarm system, warehouse No. 10, Tan Binh 2 Industrial Park	251,770,977	251,770,977	-
Construction cost of high-rise Warehouse No. 02, Industrial Group 1, Tan Binh Industrial Park	26,330,852,924	8,612,987,809	17,717,865,115
Elevator system - High-rise Warehouse No. 02	410,163,636	336,062,916	74,100,720
Fire and lightning protection systems - High-rise Warehouse No. 02	1,861,315,576	1,525,047,708	336,267,868
Automatic fire alarm system of Warehouse 18 - Tan Binh Industrial Park (expanded part)	2,661,107,874	2,181,036,237	480,071,637
Construction cost of high-rise Warehouse No. 01, Tan Binh Industrial Park	39,092,258,966	12,479,719,541	26,612,539,425
Elevator system - High-rise Warehouse No. 01	3,522,890,910	2,806,913,270	715,977,640
Fire and lightning protection systems - High-rise warehouse No. 01	1,923,585,259	1,532,643,868	390,941,391



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	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Carrying values</u>
400KVA underground medium-voltage grid and substation – High-rise warehouse No. 01	650,909,090	518,621,067	132,288,023
400KVA stand-by generator – High-rise warehouse No. 01	445,454,546	354,922,254	90,532,292
Value of on-land assets of building at No. 477 Le Trong Tan and traffic infrastructure, yard	10,833,420,000	4,744,360,008	6,089,059,992
Construction value of the office building in Tan Binh Industrial Park	18,206,111,224	4,362,766,867	13,843,344,357
Office elevator system of Tan Binh Industrial Park	1,160,424,545	869,148,649	291,275,896
400KVA substation grid of office of Tan Binh Industrial Park	667,272,728	499,781,922	167,490,806
Office air conditioning system of Tan Binh Industrial Park	3,481,765,069	2,607,813,948	873,951,121
Office fire and lightning protection systems of Tan Binh Industrial Park	526,370,745	395,655,009	130,715,736
Office CCTV system of Tan Binh Industrial Park	132,147,750	99,347,875	32,799,875
3x37.5 kVA, 15-22/0.4 kV substations of Warehouse No. 01, Industrial Group 1, Tan Binh Industrial Park	100,000,000	100,000,000	-
Office automatic watering system of Tan Binh Industrial Park	589,554,839	589,554,839	-
Carpet grass – High-rise Parking Lot No. 1, Tan Binh Industrial Park	156,256,364	156,256,364	-
Fire protection system, automatic fire alarm, underground water tank (121 m ²) - Water meter of warehouse 09, Industrial Group 1	1,442,090,000	901,306,260	540,783,740
Fire protection system of warehouse No. 01, Industrial Group 1, Tan Binh Industrial Park	3,129,100,000	1,825,308,352	1,303,791,648
Carpet grass – High-rise warehouse No. 02, Tan Binh Industrial Park	291,140,000	271,730,648	19,409,352
Fire protection system, automatic fire alarm of Warehouse No. 18 (ABBott warehouse)	1,967,449,000	1,147,678,560	819,770,440
Construction and renovation of Warehouse 18, Cluster 06 – Road M1, Tan Binh Industrial Park (expanded part)	24,765,190,508	22,288,671,450	2,476,519,058
Construction cost of office building at No. 108/11 Tran Van Quang Street	1,347,045,454	233,487,904	1,113,557,550
Automatic fire protection system, Warehouse No. 08, Cluster 06,	2,394,711,000	1,097,575,864	1,297,135,136



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	<u>Historical costs</u>	<u>Accumulated depreciation</u>	<u>Carrying values</u>
Industrial Group 2, Tan Binh Industrial Park			
Automatic fire protection system, part of warehouse No. 06 (AF Axis; 8-14) Industrial Group 1 – Tan Binh Industrial Park	6,700,689,091	2,967,576,700	3,733,112,391
Automatic fire protection system of Warehouses No. 05, 06, 07 and 08, Industrial Group 1 - Tan Binh Industrial Park	6,394,753,000	2,090,882,712	4,303,870,288
Automatic fire protection system of Warehouses No. 02, 03, 04, Industrial Group 1 - Tan Binh Industrial Park	7,500,211,000	2,766,990,752	4,733,220,248
Automatic fire protection system of Warehouses No. 06 and 07, Industrial Group 2 - Tan Binh Industrial Park	5,168,880,000	1,938,330,000	3,230,550,000
Construction and renovation of cold storage, Cluster 06, Industrial Group 2 (CN13) - Tan Binh Industrial Park	6,020,797,020	1,655,719,197	4,365,077,823
Cold storage system of Cluster 06, Industrial Group 2 (CN13) - Tan Binh Industrial Park	10,219,575,000	4,683,971,886	5,535,603,114
Cold storage shelving system - Cluster 06, Industrial Group 2 (CN13) - Tan Binh Industrial Park	1,970,057,800	1,083,531,801	886,525,999
Fire protection system of Warehouses 06 and 07, Industrial Group 2 - Tan Binh Industrial Park (Phase 2: Fire protection and alarm, Phase 3: smoke exhaust fans)	7,310,246,000	1,446,819,524	5,863,426,476
Fire protection system of Warehouse No. 10 - Tan Binh Industrial Park (expanded part)	5,952,975,000	1,984,325,000	3,968,650,000
Automatic fire protection system, part of Warehouse No. 07 (KF Axis; 01 - 06) Industrial Group 2 - Tan Binh Industrial Park	1,390,210,000	144,813,540	1,245,396,460
Automatic fire protection system, part of Warehouse No. 02 (AF Axis; 01 - 14) belonging to Warehouse Clusters No. 01, 02, 03, and 04 (Son Ky) - Tan Binh Industrial Park	3,443,700,000	71,743,750	3,371,956,250
Total	603,858,516,306	453,023,545,661	150,834,970,645



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Notes to the Financial Statements (continued)**11. Long-term work-in-process**

	<u>Ending balance</u>	<u>Beginning balance</u>
Binh Tan Apartment Project	70,331,648,776	69,474,903,881
Residential Area Project in the Expanded Industrial Park	34,344,524,502	34,120,849,585
Workers' housing project (social housing) in Tan Binh Industrial Park (expanded part)	17,270,424,692	17,190,123,554
Residential auxiliary area project (DC12 & 13 intersection, Son Ky Ward)	3,920,018,113	3,920,018,113
Go Dau - Tay Ninh Cemetery Project	-	768,181,819
Total	<u>125,866,616,083</u>	<u>125,474,076,952</u>

12. Construction-in-progress

Details of construction-in-progress costs incurred during the year are presented in the attached Appendix 02.

13. Deferred income tax assets

Deferred income tax assets related to deductible temporary differences are detailed as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	427,962,492	2,333,230,980
Recognized as deferred income tax liabilities	(106,951,694)	(1,900,097,058)
Recognized as other expenses	-	(5,171,430)
Ending balance	<u>321,010,798</u>	<u>427,962,492</u>

The corporate income tax rate used to determine the value of deferred income tax assets is 20%.

14. Short-term trade payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	-	<i>1,124,150,794</i>
Thin Phat Transportation Services Joint Stock Company	-	369,241,200
Minh Phat Investment and Development Joint Stock Company	-	750,663,154
Tran Phan Investment Consultant Company Limited	-	4,246,440
<i>Payables to other suppliers</i>	<i>1,006,443,566</i>	<i>1,335,771,885</i>
Khang Nam Investment Construction Trading Joint Stock Company	973,573,041	973,573,041
Other suppliers	32,870,525	362,198,844
Total	<u>1,006,443,566</u>	<u>2,459,922,679</u>

The Corporation has no overdue trade payables.

15. Short-term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Xuan Huong Co., Ltd.	468,451,887	-
Vu Hoang Minh Joint Stock Company	162,571,288	-
An Phuoc Garment Embroidery Shoes Company Limited	112,473,081	-
Other customers	-	1,140,828
Total	<u>743,496,256</u>	<u>1,140,828</u>



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16. Taxes and other obligations to the State Budget

Details of taxes and other obligations to the State Budget are presented in the attached Appendix 03.

Value added tax (VAT)

The Corporation pays the value added tax using the deduction method. The value added tax rate is as follows:

- Land use fees, environmental protection fees, share transfer fees	Not subject to tax
- Leasing warehouses for export processing enterprises	0%
- Water charges	05%
- Leasing pallets, power charges (the VAT rate applied is 08% according to the Government's Decrees No. 72/2024/NĐ-CP dated June 30, 2024 stipulating the VAT reduction policy under the Resolution No. 142/2024/QH15 of the National Assembly, applicable from July 01, 2024 to December 31, 2024, No. 180/2024/NĐ-CP dated December 31, 2024 stipulating the VAT reduction policy under the Resolution No. 174/2024/QH15 of the National Assembly, applicable from January 01, 2025 to June 30, 2025, and No. 174/2025/NĐ-CP dated June 17, 2025 stipulating the VAT reduction policy under the Resolution No. 204/2025/QH15 of the National Assembly, applicable from July 01, 2025 to December 31, 2026).	08%
- Leasing premises, warehouses, factories, selling apartments, etc.	10%

Corporate income tax

The Corporation must pay the corporate income tax on assessable income at a rate of 20%.

The corporate income tax payable for the year is estimated as follows:

	Current year	Previous year
Total accounting profit before tax	144,315,832,410	129,133,180,884
Increases/(decreases) of accounting profit to determine taxable income:		
- Increases	8,794,981,379	4,708,509,919
- Decreases	(534,758,472)	(9,500,485,290)
Taxable income	152,576,055,317	124,341,205,513
Income exempted from tax	(14,390,675,000)	(13,929,375,000)
Assessable income	138,185,380,317	110,411,830,513
Corporate income tax rate	20	20
Corporate income tax payable	27,637,076,064	22,082,366,103

Determination of corporate income tax liability of the Corporation is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Therefore, the tax amount presented in the Financial Statements for the fiscal year ended September 30, 2025 may change upon review by the tax authorities.

Corporate income tax provisionally paid for the amount received in advance from the transfer of property

The Corporation must provisionally pay corporate income tax at a rate of 1% on the amount received in advance from real estate transfer in accordance with the Circular No. 78/2014/TT-BTC dated June 18, 2014, issued by the Ministry of Finance. The Corporation will finalize the corporate income tax payable for this activity upon handover of the real estate.

Land rental

The land rental is paid in accordance with the tax authority's notice.

Other taxes

The Corporation has declared and paid these taxes in line with the prevailing regulations.



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Notes to the Financial Statements (continued)**17. Payables to employees**This item reflects 13th-month salary and the salary reserve fund to be paid to employees.**18. Accrued expenses****18a. Short-term accrued expenses**

This item reflects fire protection system design costs for warehouses and factories.

18b. Long-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Maintenance fee for Tan Binh Industrial Park	24,994,146,286	26,724,788,133
Accrual of infrastructure costs for Tan Binh 1 Industrial Park	28,139,808,786	28,674,567,258
Total	<u>53,133,955,072</u>	<u>55,399,355,391</u>

19. Unearned revenues**19a. Short-term unearned revenues**

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Unearned revenues from related parties</i>	<i>1,047,635,088</i>	<i>945,151,363</i>
Minh Phat Investment and Development Joint Stock Company – Land, warehouse roof rentals	897,635,088	795,151,363
Think Phat Transportation Services Joint Stock Company – Warehouse roof rental	50,000,000	50,000,000
Tan Phu Investment and Service Joint Stock Company - Warehouse roof rental	50,000,000	50,000,000
Hung Phat Services Production Joint Stock Company - Warehouse roof rental	50,000,000	50,000,000
<i>Unearned revenues from other organizations and individuals</i>	<i>5,463,605,494</i>	<i>4,918,534,838</i>
Revenue from leasing land, leasing warehouse roofs	5,463,605,494	4,918,534,838
Total	<u>6,511,240,582</u>	<u>5,863,686,201</u>

19b. Long-term unearned revenues

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Unearned revenues from related party</i>	<i>13,166,912,992</i>	<i>13,567,935,720</i>
Minh Phat Investment and Development Joint Stock Company – Land rental	13,166,912,992	13,567,935,720
<i>Unearned revenues from other organizations and individuals</i>	<i>90,876,693,276</i>	<i>93,620,198,276</i>
Land rental	90,876,693,276	93,620,198,276
Total	<u>104,043,606,268</u>	<u>107,188,133,996</u>

20. Other payables**20a. Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Trade Union's expenditure	348,881,000	77,210,000
Receipt of short-term deposits	17,832,575,351	25,579,202,218
Dividends and profits payable	2,229,062,600	2,027,875,100
Apartment maintenance fee	36,518,095	36,445,350
Compensation payable	6,000,000,000	6,000,000,000
Other short-term payables	1,061,178,488	1,878,415,423
Total	<u>27,508,215,534</u>	<u>35,599,148,091</u>



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20b. Other long-term payables

	<u>Ending balance</u>	<u>Beginning balance</u>
<i>Payables to related parties</i>	<i>1,414,852,585</i>	<i>1,414,852,585</i>
Thinh Phat Transportation Services Joint Stock Company – Payables for receipt of long-term deposits and mortgages	773,910,865	773,910,865
Minh Phat Investment and Development Joint Stock Company – Payables for receipt of long-term deposits and mortgages	364,941,720	364,941,720
Tri Duc Service Educational Joint Stock Company – Payables for receipt of long-term deposits and mortgages	40,000,000	40,000,000
Hung Phat Services Production Joint Stock Company – Payables for receipt of long-term deposits and mortgages	236,000,000	236,000,000
<i>Payables to other organizations and individuals</i>	<i>94,915,892,546</i>	<i>90,069,785,669</i>
Receipt of long-term deposits	55,046,967,559	51,448,042,002
Compensation for resettlement	34,366,295,127	32,756,813,727
Other long-term payables	5,502,629,860	5,864,929,940
Total	<u>96,330,745,131</u>	<u>91,484,638,254</u>

20c. Overdue debts

The Corporation has no other overdue payables.

21. Bonus and welfare funds

	<u>Beginning balance</u>	<u>Increase due to allocation from profit</u>	<u>Other increases</u>	<u>Disbursement during the year</u>	<u>Ending balance</u>
Bonus fund	43,948,400,800	6,630,143,544	-	(2,219,000,000)	48,359,544,344
Welfare fund	3,678,205,870	7,360,550,241	540,950,000	(11,439,202,406)	140,503,705
Bonus fund for the Executive Board	3,061,068,699	900,000,000	-	(926,000,000)	3,035,068,699
Total	<u>50,687,675,369</u>	<u>14,890,693,785</u>	<u>540,950,000</u>	<u>(14,584,202,406)</u>	<u>51,535,116,748</u>

22. Owner's equity**22a. Statement of changes in owner's equity**

Information on changes in owner's equity is presented in the attached Appendix 04.

22b. Information on the use of fund raised from the share issuance to increase the charter capital in previous years

According to the Resolution No. 02/NQ-DHĐCD dated June 22, 2018 of the 2018 Extraordinary General Meeting of Shareholders, the plan of share issuance for charter capital increase was approved. The total number of additionally issued shares was 3,600,000 shares, at a par value of VND 10,000 per share and an expected issue price of VND 25,000 per share. All 3,600,000 additionally issued shares were issued to existing shareholders.

In 2019, the Corporation offered 3,600,000 common shares to existing shareholders and potential partners to supplement its operating capital in accordance with the Resolution dated January 17, 2019 of the 2018 Annual General Meeting of Shareholders. The number of shares sold was 3,600,000. On January 25, 2019, the Corporation received the 17th amended Business Registration Certificate issued by the Ho Chi Minh City Department of Planning and Investment regarding the increase in charter capital to VND 300,000,000,000.



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Purpose of issuance: To be used for Binh Tan Apartment Project (Milky Way Apartment) in Binh Hung Hoa Ward, Binh Tan District, Ho Chi Minh City.

Actual implementation: The Corporation fully collected VND 90,000,000,000 from this share issuance. However, the Corporation is still in the process of completing some pending legal procedures for the project and has not yet used the fund raised from this issuance.

As of September 30, 2025, the Corporation has deposited the entire amount of VND 90,000,000,000 in a term deposit to increase the Corporation's profits (see Note No. V.2b).

22c. Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares authorized for issuance	30,000,000	30,000,000
Number of shares sold to the public	30,000,000	30,000,000
- Common stock	30,000,000	30,000,000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	30,000,000	30,000,000
- Common shares	30,000,000	30,000,000
- Preferred shares	-	-

Par value per outstanding share: VND 10,000.

22d. Profit distribution

During the year, the Corporation distributed profits in accordance with the Resolution No. 01/NQ-ĐHĐCĐ dated January 08, 2025 of the 2024 Annual General Meeting of Shareholders as follows:

	<u>Amount to be distributed</u>	<u>Amount set aside in the previous year</u>	<u>Amount set aside in the current year</u>
• Dividend distribution to shareholders	90,000,000,000	37,500,000,000	52,500,000,000
• Appropriation for Bonus fund	5,257,535,886	-	5,257,535,886
• Appropriation for Welfare fund	7,360,550,241	-	7,360,550,241
• Appropriation for operation budget of the Board of Directors and subcommittees	900,000,000	-	900,000,000
• Appropriation for bonus for reaching over target	1,372,607,658	-	1,372,607,658

The Corporation has paid the first dividend advance of 2025 to shareholders at a rate of 12.5%, equivalent to VND 37,500,000,000, according to the Board of Directors' Decision No. 09/2025/QĐ-HĐQT dated April 28, 2025.

In addition, the Corporation will pay the second dividend advance of 2025 to shareholders at a rate of 12.5%, equivalent to VND 37,500,000,000, according to the Board of Directors' Decision No. 13/2025/QĐ-HĐQT dated October 28, 2025.

23. Off-balance sheet items

23a. Foreign currencies

As of the balance sheet date, the Corporation's cash includes USD 280.05 (beginning balance: USD 293.25).



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Notes to the Financial Statements (continued)**23b. Treated doubtful debts**

	Ending balance	Beginning balance	Reasons for writing off
District 12 Public Services Company Limited (formerly known as District 12 Urban Services and Development Company)	264,735,735		The project has not been fully audited, the processing time has exceeded 17 years, and it has been handled by multiple officials, resulting in project files being scattered across various departments and subsequently lost.
Bac Nam Develop Investment Company Limited	796,020,883		- Not operating at the registered address.
Vu Viet Long Production Trading Pte.	113,370,056	113,370,056	- The tax code on the tax authority's system was closed.
Toan Trung Construction Joint Stock Company	200,000,000	200,000,000	- Location unknown
Sai Thanh Paper Joint Stock Company	84,661,045	84,661,045	- The Corporation has filed a lawsuit.
Other customers			- Confirmed by local authorities as poor household; - Location unknown.
Total	<u>1,569,019,416</u>	<u>508,262,798</u>	

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	Current year	Previous year
Revenue from trading real estate	-	5,111,927,006
Revenue from service provisions ⁽ⁱ⁾	245,453,899,706	212,884,070,297
Total	<u>245,453,899,706</u>	<u>217,995,997,303</u>

⁽ⁱ⁾ Income and expenses related to investment properties for lease are as follows:

	Current year	Previous year
Income from leasing investment properties	238,535,711,277	206,228,892,364
Direct costs related to generating rental income	(54,736,354,360)	(57,912,951,157)
Income from investment properties	<u>183,799,356,917</u>	<u>148,315,941,207</u>

1b. Revenue from sales of goods and provisions of services to related parties

In addition to sales of goods and service provisions with associates as presented in Note No. V.2c, the Corporation also has sales of goods and service provisions with other related parties that are not associates as follows:

	Current year	Previous year
Think Phat Transportation Services Joint Stock Company		
Leasing office and premises	-	188,852,533
Leasing warehouse, warehouse roof	7,055,000,000	6,903,309,092
Leasing garage	2,011,612,260	1,943,034,564
Receivables for sewage treatment fee	18,074,601	15,354,928
Receivables for power charge	-	19,679,415
Investment in infrastructure and green space	-	20,000,000



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For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

	<u>Current year</u>	<u>Previous year</u>
Tan Phu Investment and Service Joint Stock Company		
Leasing office	144,000,000	144,000,000
Receivables for power charge	-	300,951
Leasing warehouse roof	200,000,000	200,000,000
Hung Phat Services Production Joint Stock Company		
Leasing gas station	1,440,000,000	1,440,000,000
Leasing warehouse roof	200,000,000	200,000,000
Wastewater treatment fee	11,851,824	7,713,340
2. Cost of sales		
	<u>Current year</u>	<u>Previous year</u>
Cost of merchandise sold	-	4,615,059,573
Cost of services provided	54,736,354,360	57,912,951,157
Total	<u>54,736,354,360</u>	<u>62,528,010,730</u>
3. Financial income		
	<u>Current year</u>	<u>Previous year</u>
Term deposit interest	16,835,382,662	13,995,361,910
Demand deposit interest	45,509,537	38,948,037
Loan interest, bond interest	4,747,159,588	9,014,020,545
Dividends received	14,390,675,000	13,929,375,000
Exchange gain due to the revaluation of monetary items in foreign currencies	481,989	49,607
Proceeds from sales of securities	1,200,420,680	2,537,985,106
Late payment interest	791,185,947	-
Total	<u>38,010,815,403</u>	<u>39,515,740,205</u>
4. Financial expenses		
	<u>Current year</u>	<u>Previous year</u>
Loss on transfer of investment	20,935,447,970	-
Loss from investment in trading securities	100,721,355	19,009,200
Provision/(Reversal of provision) for investment loss	(7,186,142,018)	2,099,987,243
Other expenses	630,923	866,534
Total	<u>13,850,658,230</u>	<u>2,119,862,977</u>
5. Selling expenses		
	<u>Current year</u>	<u>Previous year</u>
Expenses for employees	8,103,391,292	7,115,333,286
Tools	48,288,780	183,380,186
Depreciation/(amortization) of fixed assets	2,969,685,711	1,971,980,244
Expenses for external services	32,037,167,352	30,791,521,658
Other expenses	2,424,793,892	3,247,392,616
Total	<u>45,583,327,027</u>	<u>43,309,607,990</u>



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Notes to the Financial Statements (continued)**6. General and administration expenses**

	<u>Current year</u>	<u>Previous year</u>
Expenses for employees	18,599,093,372	17,534,908,136
Office supplies	68,385,977	62,496,648
Office stationery	563,991,320	677,754,847
Depreciation/(amortization) of fixed assets	3,549,845,804	3,180,198,592
Taxes, fees and legal fees	43,000,000	17,907,370
Reversal of allowance for doubtful debts	(1,473,255,294)	(99,978,726)
Expenses for external services	1,395,165,953	3,427,613,185
Other expenses	3,574,320,204	3,403,596,493
Total	<u>26,320,547,336</u>	<u>28,204,496,545</u>

7. Other income

	<u>Current year</u>	<u>Previous year</u>
Fines for violation of the contract	2,274,467,566	2,361,198,578
Reversal of accrued costs of twin pond area infrastructure project, group DC6 - Auxiliary residential area - Tan Binh Industrial Park	-	6,191,742,315
Other income	135,763,284	4,402,534
Total	<u>2,410,230,850</u>	<u>8,557,343,427</u>

8. Other expenses

	<u>Current year</u>	<u>Previous year</u>
Loss on liquidation, disposal of investment property	-	642,688,730
Debt settlement	1,060,756,618	-
Tax fines and tax collected in arrears	7,106,341	38,758,314
Other expenses	363,637	92,474,765
Total	<u>1,068,226,596</u>	<u>773,921,809</u>

9. Earnings per share**9a. Basic/diluted earnings per share**

	<u>Current year</u>	<u>Previous year</u>
Accounting profit after corporate income tax	116,571,804,652	105,150,717,723
Appropriation for bonus and welfare funds	(16,744,387,256)	(13,990,693,785)
Appropriation for operation budget of the Board of Directors and subcommittees	(900,000,000)	(900,000,000)
Profit used to calculate basic/diluted earnings per share	98,927,417,396	90,260,023,938
The average number of ordinary shares outstanding during the year	30,000,000	30,000,000
Basic/diluted earnings per share	<u>3,298</u>	<u>3,009</u>

9b. Other information

There are no transactions over the common share or potential common share from the balance sheet date until the date of these Financial Statements.



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For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)

10. Operating costs by factors

	<u>Current year</u>	<u>Previous year</u>
Materials and supplies	680,666,077	923,631,681
Labor costs	26,702,484,664	24,650,241,422
Depreciation/(amortization) of fixed assets	43,981,150,641	43,673,402,507
Expenses for external services	33,432,333,305	34,219,134,843
Other expenses	4,568,858,802	6,568,917,753
Total	<u>109,365,493,489</u>	<u>110,035,328,206</u>

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

The Corporation has balances related to the acquisition of fixed assets as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
Acquisition of fixed assets, for which payments have not been made	-	26,756,200
Prepayment for acquisition of fixed assets	-	750,713,400

VIII. OTHER DISCLOSURES**1. Operating leased assets**

As at the balance sheet date, the total minimum rental to be collected in the future from irrevocable operating leases is classified by terms as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
1 year or less	197,790,207,344	238,359,931,875
More than 1 year to 5 years	544,159,462,061	382,175,819,712
More than 5 years	300,942,710,621	141,987,649,952
Total	<u>1,042,892,380,026</u>	<u>762,523,401,539</u>

2. Transactions and balances with related parties

Related parties to the Corporation include: key managers, their related individuals, and other related parties.

2a. Transactions and balances with the key managers and their related individuals

The key managers include members of the Board of Directors and the Executive Board (the Board of Management and the Chief Accountant). The key managers' related individuals are their close family members.

Transactions with the key managers and their related individuals

The Corporation has no sales of goods and service provisions, and no other transactions with the key managers and their related individuals.

Receivables from and payables to the key managers and their related individuals

The Corporation has no receivables from and payables to the key managers and their related individuals.



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Notes to the Financial Statements (continued)*Remuneration of the key managers*

	Position	Current year	Previous year
Salaries, bonuses, and compensation of Board members			
Mr. Nguyen Minh Tam	Chairman	2,751,060,000	2,416,760,000
Mr. Tran Quang Truong	Vice Chairman	128,000,000	120,000,000
Ms. Tran Thi Thanh Nhan	Member	128,000,000	120,000,000
Mr. La Ngoc Thong	Member	128,000,000	120,000,000
Mr. Phan Ngoc Liem	Independent Member	128,000,000	120,000,000
Ms. Nguyen Thi Thu Giang	Independent Member	128,000,000	120,000,000
Salaries and bonuses of members of the Executive Board			
Mr. Tran Quang Truong	General Director	2,351,260,000	2,093,060,000
Mr. Nguyen Dinh Minh Triet	Deputy General Director	1,690,060,000	1,520,260,000
Ms. Le Nguyen Huong Duong	Deputy General Director and HR Director	1,151,060,000	-
Ms. Ha Thi Thu Thao	Chief Accountant	1,058,760,000	982,760,000
Total		9,642,200,000	7,612,840,000

2b. Transactions and balances with other related parties

Other related parties of the Corporation include:

Other related parties	Relationship
Cho Lon Investment and Import Export Corporation (CHOLIMEX)	Corporation related to the key managers
Tran Phan Investment Consultant Company Limited	Company related to the key managers
Tan Binh Tanimex Production Service Joint Stock Company (Taniservice)	Associate
Minh Phat Investment and Development Joint Stock Company	Associate
Tri Duc Service Educational Joint Stock Company	Associate
Viet Phat Packaging Joint Stock Company	Associate
Thinh Phat Transportation Services Joint Stock Company	Subsidiary of Tan Binh Tanimex Production Service Joint Stock Company
Tan Phu Investment and Service Joint Stock Company	Subsidiary of Minh Phat Investment and Development Joint Stock Company
Hung Phat Services Production Joint Stock Company	Company related to the key managers
Kien Duc Plastic Packaging Trading Service Joint Stock Company	Company related to the key managers



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FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Notes to the Financial Statements (continued)*Transactions with other related parties*

In addition to transactions with associates as presented in Note No. V.2c and sales of goods and service provisions to other related parties that are not associates as presented in Note No. VI.1b, the Corporation also had other transactions with other related parties as follows:

	<u>Current year</u>	<u>Previous year</u>
<i>Think Phat Transportation Services Joint Stock Company</i>		
Costs of tree maintenance and garbage collection	4,280,920,812	4,242,920,016
Vehicle rental	642,000,000	1,012,000,000
Construction, repair, and installation costs	1,064,640,726	824,496,798
<i>Tan Phu Investment and Service Joint Stock Company</i>		
Consultancy, construction, and supervision costs	13,662,442,280	23,931,245,984
Humanitarian aid funds received	-	10,000,000
Maintenance and repair costs	251,330,650	-
Dividends payable	25,000,000	-
<i>Cho Lon Investment and Import Export Corporation (CHOLIMEX)</i>		
Dividends payable	18,044,664,000	18,044,664,000
Collection of bonus	-	26,830,000
<i>Tran Phan Investment Consultant Company Limited</i>		
Dividends payable	4,500,000,000	4,500,000,000
Costs of acquiring fixed assets	-	4,000,000,000
Beverage expenses	11,111,111	-
<i>Hung Phat Services Production Joint Stock Company</i>		
Infrastructure maintenance fees	107,083,200	107,083,200
Dividends payable	6,300,000,000	6,300,000,000
Humanitarian aid funds received	-	30,000,000
<i>Kien Duc Plastic Packaging Trading Service Joint Stock Company</i>		
Capital contribution	-	2,207,520,000
Bond investment income	1,405,479,452	1,804,931,500

The prices of goods and services provided to other related parties are mutually agreed prices as disclosed by the Company. The purchases of goods and services from other related parties are made at the agreed prices.

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.3a, V.4a, V.5a, V.14, V.19, and V.20b.

The receivables from other related parties are unsecured and will be paid in cash. No allowances have been made for the receivables from other related parties.



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Notes to the Financial Statements (continued)**3. Segment information**

The primary segment reporting is based on business segments according to the Corporation's internal organizational and management structure and internal financial reporting system.

3a. Information on business segment

The Corporation has the following main business segments:

- Segment 01: provision of services (leasing land and warehouses).
- Segment 02: trade in real estate (selling land plots, houses and apartments).

Information on business results, fixed assets, other non-current assets, and the value of remarkable non-cash expenses of the Corporation's business segments is as follows:

	Provision of services	Trade in real estate	Total
Current year			
Net external revenue	245,453,899,706	-	245,453,899,706
Net inter-segment revenue	-	-	-
Total net revenue	245,453,899,706	-	245,453,899,706
Segment financial performance	190,717,545,346	-	190,717,545,346
Expenses not attributable to segments			(71,903,874,363)
Operating profit			118,813,670,983
Financial income			38,010,815,403
Financial expenses			(13,850,658,230)
Other income			2,410,230,850
Other expenses			(1,068,226,596)
Current income tax			(27,637,076,064)
Deferred income tax			(106,951,694)
Profit after tax			116,571,804,652
Total expenses for acquisition of fixed assets and other non-current assets	18,569,949,533	-	18,569,949,533
Total depreciation/(amortization) and allocation of long-term prepayments	58,438,281,159	-	58,438,281,159
Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term prepayments)	(1,473,255,294)	-	(1,473,255,294)
Previous year			
Net external revenue	212,884,070,297	5,111,927,006	217,995,997,303
Net inter-segment revenue	-	-	-
Total net revenue	212,884,070,297	5,111,927,006	217,995,997,303
Segment financial performance	154,971,119,140	496,867,433	155,467,986,573
Expenses not attributable to segments			(71,514,104,535)
Operating profit			83,953,882,038
Financial income			39,515,740,205
Financial expenses			(2,119,862,977)
Other income			8,557,343,427
Other expenses			(773,921,809)
Current income tax			(22,082,366,103)
Deferred income tax			(1,900,097,058)



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Notes to the Financial Statements (continued)

	Provision of services	Trade in real estate	Total
<i>Profit after tax</i>			<u>105,150,717,723</u>
<i>Total expenses for acquisition of fixed assets and other non-current assets</i>	<u>50,912,854,294</u>	-	<u>50,912,854,294</u>
<i>Total depreciation/(amortization) and allocation of long-term prepayments</i>	<u>59,859,561,702</u>	-	<u>59,859,561,702</u>
<i>Total remarkable non-cash expenses (except depreciation/(amortization) and allocation of long-term prepayments</i>	<u>1,676,057,006</u>	-	<u>1,676,057,006</u>

The Corporation's assets and liabilities according to the business segments are as follows:

	Provision of services	Trade in real estate	Total
Ending balance			
Direct assets of segment	<u>150,834,970,645</u>	<u>127,431,632,612</u>	278,266,603,257
Allocated assets	<u>320,464,349,541</u>	<u>8,628,486,070</u>	329,092,835,611
Unallocated assets			619,087,914,830
Total assets			<u>1,226,447,353,698</u>
Direct liabilities of segment	-	-	-
Allocated liabilities	<u>319,923,467,794</u>	-	319,923,467,794
Unallocated liabilities	-	-	51,535,116,748
Total liabilities			<u>371,458,584,542</u>
Beginning balance			
Direct assets of segment	<u>183,462,679,771</u>	<u>127,106,743,481</u>	310,569,423,252
Allocated assets	<u>289,531,366,635</u>	-	289,531,366,635
Unallocated assets			611,925,399,550
Total assets			<u>1,212,026,189,437</u>
Direct liabilities of segment	-	-	-
Allocated liabilities	<u>318,030,855,779</u>	-	318,030,855,779
Unallocated liabilities	-	-	50,687,675,369
Total liabilities			<u>368,718,531,148</u>

3b. Information on geographical segment

All of the Corporation's activities take place within the territory of Vietnam.

4. Financial risk management

The Corporation's activities give rise to the following financial risks: credit risk, liquidity risk, and market risk. The Board of Management is responsible for establishing policies and controls to mitigate financial risks and for monitoring the implementation of established policies and controls.

4a. Credit risk

Credit risk is the risk that a party to a contract will be unable to fulfill its obligations, resulting in financial loss to the Corporation.

The Corporation's credit risks arise mainly from trade receivables and bank deposits.



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Trade receivables

To manage trade receivables, the Board of Management has issued sales regulations with strict provisions on service providers, real estate businesses, credit limits, and specific payment terms. Each month, the Board of Management reviews compliance with these sales regulations. In addition, accounting staff regularly monitor accounts receivable to encourage collection.

The Corporation's trade receivables relate to many entities operating in different fields, so the credit risk associated with trade receivables is low.

Bank deposits

The Corporation's term deposits and demand deposits are in the well-known banks in Vietnam; therefore, the credit risk level arising from cash in bank is low.

The maximum credit risk exposure for financial assets is the carrying value of the financial assets (see Note No. VIII.5 on the carrying value of financial assets).

Analysis of overdue age and devaluation of financial assets is as follows:

	Not yet overdue or devaluated	Already overdue and/(or) devaluated	Total
Ending balance			
Cash and cash equivalents	60,204,915,141	-	60,204,915,141
Held-to-maturity investments	476,700,000,000	-	476,700,000,000
Trade receivables	20,660,497,474	1,956,596,158	22,617,093,632
Other receivables	45,771,183,748	-	45,771,183,748
Available-for-sale financial assets	11,267,500,000	8,020,000,000	19,287,500,000
Total	614,604,096,363	9,976,596,158	624,580,692,521
Beginning balance			
Cash and cash equivalents	47,437,268,487	-	47,437,268,487
Held-to-maturity investments	447,126,186,300	-	447,126,186,300
Trade receivables	13,637,553,559	4,428,724,901	18,066,278,460
Other receivables	15,789,205,787	-	15,789,205,787
Available-for-sale financial assets	11,267,500,000	30,931,199,970	42,198,699,970
Total	535,257,714,133	35,359,924,871	570,617,639,004

4b. Liquidity risk

Liquidity risk is the risk that the Corporation will encounter difficulty in meeting obligations associated with financial liabilities.

The Corporation's liquidity risks mainly arise from the differences in maturity dates of financial assets and financial liabilities.

The Corporation manages liquidity risk through the following measures: regularly monitoring current and future payment requirements to maintain an appropriate level of cash and borrowings; monitoring actual cash flows against estimation to minimize the impact of cash flow fluctuations.



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Notes to the Financial Statements (continued)

The payment terms for non-derivative financial liabilities (excluding interest payable) are based on contractual payment terms and are not discounted as follows:

	1 year and less	More than 1 year to 5 years	Total
Ending balance			
Trade payables	1,006,443,566	33,000,000	1,039,443,566
Other payables	27,169,334,534	149,464,700,203	176,634,034,737
Total	28,175,778,100	149,497,700,203	177,673,478,303
Beginning balance			
Trade payables	2,459,922,679	33,000,000	2,492,922,679
Other payables	35,531,938,091	146,883,993,645	182,415,931,736
Total	37,991,860,770	146,916,993,645	184,908,854,415

The Board of Management believes that the risk level associated with payments to financial liabilities is low. The Corporation has sufficient capacity to settle all financial obligations when they are due from its operating cash flows and from the amounts receivable from mature financial assets.

4c. Market risk

Market risk is the risk that the fair value or future cash flows of financial instruments will fluctuate due to changes in market prices.

Market risks exposed to the operations of the Corporation is securities price risk.

The sensitivity analyses and assessments below relate to the Corporation's financial position as of September 30, 2025 and September 30, 2024, based on net debt value. The changes in securities prices used for sensitivity analysis are based on an assessment of what is likely to occur within the next year given the observable market conditions at the present time.

Securities price risk

The securities held by the Corporation may be affected by risks related to the future value of investment securities. The Corporation manages securities price risk by establishing investment.

The Board of Management assesses that the impact of securities price fluctuations on the Corporation's after-tax profit and owner's equity is insignificant.

4d. Collateral

The Corporation has not had any collateral given to or received from other entities as of September 30, 2025 and September 30, 2024.

5. Financial assets and financial liabilities**Financial assets**

Carrying values of financial assets are as follows:

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
Cash and cash equivalents	60,204,915,141	-	47,437,268,487	-
Held-to-maturity investments	476,700,000,000	-	447,126,186,300	-
Trade receivables	22,617,093,632	(1,796,226,086)	18,066,278,460	(3,389,482,318)
Other receivables	45,771,183,748	-	15,789,205,787	-
Available-for-sale financial assets	11,267,500,000	(6,617,143,026)	42,198,699,970	(13,721,087,620)
Total	624,580,692,521	(8,413,369,112)	570,617,639,004	(17,110,569,938)



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Notes to the Financial Statements (continued)

Financial liabilities

Carrying values of financial liabilities is as follows:

	<u>Ending balance</u>	<u>Beginning balance</u>
Trade payables	1,039,443,566	2,492,922,679
Other payables	176,634,034,737	182,415,931,736
Total	<u>177,673,478,303</u>	<u>184,908,854,415</u>

Fair value

The Corporation has not measured the fair value of financial assets and financial liabilities as the Circular No. 210/2009/TT-BTC dated November 06, 2009 of the Ministry of Finance and current regulations do not provide specific guidance.

6. Subsequent events

In addition to the event presented in Note No. V.22d, there are no material subsequent events which are required adjustments or disclosures in the Financial Statements.

Nguyen Thi Ngoc Thom
Preparer

Ha Thi Thu Thao
Chief Accountant

Ho Chi Minh City, 25 November 2025



Tran Quang Truong
General Director



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For the fiscal year ended September 30, 2025

Appendix 01: Increases/decreases in tangible fixed assets

Unit: VND

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Perennials	Other tangible fixed assets	Total
Historical costs							
Beginning balance	46,070,327,521	2,895,422,308	40,189,434,293	1,953,637,211	2,790,942,551	84,487,778,901	178,387,542,785
Acquisition during the year	-	39,550,000	2,224,200,000	40,650,000	-	-	2,304,400,000
Completed constructions	626,953,460	-	-	-	-	-	626,953,460
Ending balance	46,697,280,981	2,934,972,308	42,413,634,293	1,994,287,211	2,790,942,551	84,487,778,901	181,318,896,245
<i>In which:</i>							
Assets fully depreciated but still in use	27,366,810,548	931,340,308	3,411,054,000	1,340,608,099	2,790,942,551	84,487,778,901	120,328,534,407
Assets waiting for liquidation	-	-	-	-	-	-	-
Depreciation							
Beginning balance	34,625,417,127	2,129,939,260	18,207,987,444	1,495,886,215	2,790,942,551	84,487,778,901	143,737,951,498
Depreciation during the year	2,023,475,976	338,682,623	3,972,155,728	185,217,188	-	-	6,519,531,515
Ending balance	36,648,893,103	2,468,621,883	22,180,143,172	1,681,103,403	2,790,942,551	84,487,778,901	150,257,483,013
Carrying values							
Beginning balance	11,444,910,394	765,483,048	21,981,446,849	457,750,996	-	-	34,649,591,287
Ending balance	10,048,387,878	466,350,425	20,233,491,121	313,183,808	-	-	31,061,413,232
<i>In which:</i>							
Assets temporarily not in use	-	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-	-


 Nguyen Thi Ngoc Thom
 Preparer


 Ha Thi Thu Thao
 Chief Accountant




 Tran Quang Truong
 General Director



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

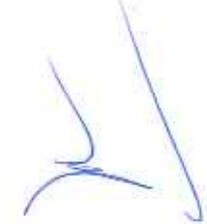
Appendix 02: Increases/decreases in construction-in-progress

Unit: VND

	Beginning balance	Increase during the year	Inclusion into investment properties during the year	Inclusion into fixed assets during the year	Inclusion into expenses during the year	Ending balance
Construction-in-progress	120,000,000	6,017,728,740	(4,833,910,000)	(626,953,460)	(556,865,280)	120,000,000
- School project	120,000,000	-	-	-	-	120,000,000
- Costs for renovation of the Corporation Office at No. 325 Ly Thuong Kiet Street	-	626,953,460	-	(626,953,460)	-	-
- Cost of automatic fire protection system installation for Warehouse No. 7 - CN2 Group - Tan Binh Industrial Park	-	1,390,210,000	(1,390,210,000)	-	-	-
- Cost of automatic fire protection system installation for part of Warehouse No. 2 (Axis A-F(1-14)) within Warehouse Complex No. 1, 2, 3, 4 (Son Ky) - Tan Binh Industrial Park	-	3,443,700,000	(3,443,700,000)	-	-	-
- Construction expenses of Ao Doi Center of Culture and Sports	-	556,865,280	-	-	(556,865,280)	-
Sửa chữa lớn tài sản cố định	-	-	-	-	-	-
Total	120,000,000	6,017,728,740	(4,833,910,000)	(626,953,460)	(556,865,280)	120,000,000



Nguyen Thi Ngoc Thom
Preparer



Ha Thi Thu Thao
Chief Accountant



Ho Chi Minh City, 25 November 2025

Tran Quang Truong
General Director



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Appendix 03: Taxes and other obligations to the State Budget

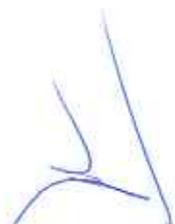
Unit: VND

	Beginning balance		Increase during the year		Ending balance		
	Payables	Receivables	Amount payable	Amount paid	Amount refunded/deducted	Payables	Receivables
VAT on local sales	5,970,379,122	-	20,470,916,949	(18,263,480,315)	-	8,177,815,756	-
Corporate income tax	2,168,328,150	-	27,637,076,064	(25,322,047,285)	(38,487,080)	4,444,869,849	-
Personal income tax	133,785,258	-	4,169,438,456	(4,129,558,259)	-	173,665,455	-
Land rental	6,558,699,518	-	12,300,157,103	(6,594,189,093)	-	12,264,667,528	-
Other taxes	-	-	4,000,000	(4,000,000)	-	-	-
Total	14,831,192,048	-	64,581,588,572	(54,313,274,952)	(38,487,080)	25,061,018,588	-

Ho Chi Minh City, 25 November 2025




 Nguyen Thi Ngoc Thom
 Preparer


 Ha Thi Thu Thao
 Chief Accountant


 Tran Quang Truong
 General Director



TAN BINH IMPORT - EXPORT JOINT STOCK CORPORATION

Address: No. 325 Ly Thuong Kiet Street, Tan Hoa Ward, Ho Chi Minh City
FINANCIAL STATEMENTS

For the fiscal year ended September 30, 2025

Appendix 04: Statement of changes in owner's equity

Unit: VND

	Owner's capital	Share premiums	Investment and development fund	Retained earnings	Total
Beginning balance of the previous year	300,000,000,000	170,675,017,127	151,366,194,011	221,144,328,781	843,185,539,919
Profit in the previous year	-	-	-	105,150,717,723	105,150,717,723
Appropriation for funds in the previous year	-	-	-	(15,028,599,353)	(15,028,599,353)
Dividend distribution in the previous year	-	-	-	(90,000,000,000)	(90,000,000,000)
Ending balance of the previous year	300,000,000,000	170,675,017,127	151,366,194,011	221,266,447,151	843,307,658,289
Beginning balance of the current year	300,000,000,000	170,675,017,127	151,366,194,011	221,266,447,151	843,307,658,289
Profit in the current year	-	-	-	116,571,804,652	116,571,804,652
Appropriation for funds in the current year	-	-	-	(14,890,693,785)	(14,890,693,785)
Dividend distribution in the current year	-	-	-	(90,000,000,000)	(90,000,000,000)
Ending balance of the current year	300,000,000,000	170,675,017,127	151,366,194,011	232,947,558,018	854,988,769,156

Nguyen Thi Ngoc Thom
Preparer

Ha Thi Thu Thao
Chief Accountant



Ho Chi Minh City, 25 November 2025

Tran Quang Trung
General Director

