

HOC MON TRADE JOINT STOCK COMPANY

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THE CONSOLIDATED FINANCIAL STATEMENTS QUARTER IV - 2025

Signature Not Verified



Người ký: CÔNG TY CỔ PHẦN
THƯƠNG MẠI HỌC MÔN

CONSOLIDATED BALANCE SHEET

As of Dec 31, 2025

Unit: VND

ITEMS	Code	Note	Closing balance	Opening balance
1	2	3	4	5
A- CURRENT ASSETS	100		321.033.517.981	284.717.519.574
I. Cash and cash equivalents	110	V.1	29.030.037.645	32.427.842.327
1. Cash	111		20.030.037.645	25.427.842.327
2. Cash equivalents	112		9.000.000.000	7.000.000.000
II. Short-term financial investments	120		144.045.898.961	146.555.927.259
1. Trading securities	121	V.2a	33.835	33.835
2. Provision for devaluation of trading securities	122	V.2a	(15.716)	(5.636)
3. Held-to-maturity investments	123	V.2b	144.045.880.842	146.555.899.060
III. Current receivables	130		25.950.042.526	23.145.484.550
1. Current trade receivables	131	V.3	14.189.361.977	16.237.574.900
2. Current prepayments to suppliers	132	V.4	7.587.518.652	3.123.738.304
3. Other current receivables	136	V.5a	4.181.961.897	3.942.971.346
4. Current provision for doubtful debts (*)	137		(8.800.000)	(158.800.000)
IV. Inventories	140	V.6	113.923.595.198	74.445.682.940
1. Inventories	141		113.968.646.627	74.490.734.369
2. Provision for devaluation of inventories (*)	149		(45.051.429)	(45.051.429)
V. Other current assets	150		8.083.943.651	8.142.582.498
1. Current prepaid expenses	151	V.7a	3.064.324.753	1.784.737.643
2. Deductible VAT	152		346.934.292	2.010.023.348
3. Tax and other receivables from State budget	153	V.16	4.672.684.606	4.347.821.507
B- NON-CURRENT ASSETS	200		277.542.058.535	317.101.790.422
I. Non-current receivables	210		7.608.541.171	7.248.541.171
1. Other non-current receivables	216	V.5b	7.608.541.171	7.248.541.171
II. Fixed assets	220	V.8	73.150.212.894	75.611.341.588
1. Tangible fixed assets	221		33.928.454.273	36.687.372.240
- Historical cost	222		65.622.415.129	63.987.657.814
- Accumulated depreciation (*)	223		(31.693.960.856)	(27.300.285.574)
2. Intangible fixed assets	227	V.9	39.221.758.621	38.923.969.348
- Historical cost	228		40.523.252.534	40.221.212.534
- Accumulated amortization (*)	229		(1.301.493.913)	(1.297.243.186)
III. Investment properties	230	V.10	20.218.609.724	21.379.619.026
- Historical cost	231		68.902.869.059	68.902.869.059
- Accumulated depreciation (*)	232		(48.684.259.335)	(47.523.250.033)
IV. Non-current assets in progress	240		103.046.498.432	139.851.258.663
1. Non-current work in progress	241	V.11	94.132.126.251	139.509.017.754
2. Construction in progress	242	V.12	8.914.372.181	342.240.909
V. Long-term investments	250		61.245.414.227	59.474.606.496
1. Investments in subsidiaries	251		0	0
2. Investments in associates and joint ventures and ass	252	V.2c	61.245.414.227	59.474.606.496
3. Investments in equity of other entities	253	V.2c	878.238.342	878.238.342
4. Provision for devaluation of long-term financial inv	254		(878.238.342)	(878.238.342)
VI. Other non-current assets	260		12.272.782.087	13.536.423.478
1. Non-current prepaid expenses	261	V.7b	10.978.918.023	12.146.914.511
2. Deferred income tax assets	262	V.13	1.293.864.064	1.389.508.967
TOTAL ASSETS (270 = 100+200)	270		598.575.576.516	601.819.309.996

ITEMS	Code	Explanation	Closing balance	Opening balance
1	2	3	4	5
C- LIABILITIES	300		299.249.229.820	298.802.883.894
I. Current liabilities	310		203.184.785.655	200.096.504.257
1. Current trade payables	311	V.14	16.518.835.027	15.414.108.062
2. Current prepayments from customers	312	V.15	78.713.900.554	92.091.478.733
3. Tax and payables to State	313	V.16	2.349.967.701	3.274.700.543
4. Payables to employees	314	V.17	18.941.981.774	13.951.085.097
5. Current accrued expenses	315	V.18	274.993.152	265.338.357
6. Current unearned revenue	318	V.19a	2.986.207.776	2.986.207.776
7. Other current payables	319	V.20a	13.401.018.528	9.162.966.256
8. Current borrowings and finance lease liabilities	320		64.500.000.000	57.900.000.000
9. Current provision	321		1.773.854.167	1.911.430.833
10. Bonus and welfare fund	322	V.22	3.724.026.976	3.139.188.600
II. Non-current liabilities	330		96.064.444.165	98.706.379.637
1. Non-current unearned revenue	336	V.19b	84.108.771.861	87.094.979.637
2. Other non-current payables	337	V.20b	11.955.672.304	11.611.400.000
D- OWNERS' EQUITY	400		299.326.346.696	303.016.426.102
I. Equity	410	V.21	286.815.849.326	290.505.928.732
1. Contributed capital	411		164.999.930.000	164.999.930.000
- Ordinary shares	411a		164.999.930.000	164.999.930.000
- Preferred shares	411b		0	0
2. Development and investment fund	418		68.299.167.481	67.291.832.374
3. Undistributed profit after tax	421		53.516.751.845	58.214.166.358
Undistributed profit after tax brought forward	421a		41.676.327.147	42.189.999.155
Undistributed profit after tax for the current period	421b		11.840.424.698	16.024.167.203
II. Other funds	430		12.510.497.370	12.510.497.370
1. Other funds	431		0	0
2. Funds that form fixed assets	432	V.23	12.510.497.370	12.510.497.370
TOTAL SOURCES (440 = 300+400)	440		598.575.576.516	601.819.309.996

Prepared by

PHAN CHAU HUYEN TRAM

Chief Accountant

PHAM MINH SON

Prepared on January 29, 2026

General Director



LE VAN MY

CONSOLIDATED INCOME STATEMENTS
QUARTER IV - 2025

Unit: VND

ITEMS	Code	Note	Current period		Accumulated from the beginning of the year to this quarter	
			Quarter IV - 2025	Quarter IV - 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.1	268.863.281.698	261.583.014.969	1.004.988.618.880	1.014.753.133.557
2. Revenues deductions	02	VI.2	0	0	0	0
3. Net revenues from sales and services rendered (10 = 01 - 02)	10		268.863.281.698	261.583.014.969	1.004.988.618.880	1.014.753.133.557
4. Costs of goods sold	11	VI.3	231.944.751.902	224.958.363.294	865.969.164.148	877.976.953.405
5. Gross profit from sales and services rendered (20 = 10 - 11)	20		36.918.529.796	36.624.651.675	139.019.454.732	136.776.180.152
6. Financial income	21	VI.4	2.019.338.671	1.795.368.741	9.706.270.452	9.874.308.848
7. Financial expenses	22	VI.5	600.192.291	414.668.787	2.357.628.393	1.941.860.113
In which: Interest expenses	23		600.188.491	414.663.151	2.357.618.313	1.941.854.477
8. Share gain/loss of joint ventures and associates	24		687.419.534	670.471.613	1.770.807.731	1.136.327.292
9. Selling expenses	25	VI.8	14.816.031.447	14.696.395.021	55.955.524.260	55.341.355.946
10. General administration expenses	26	VI.9	17.704.108.312	12.675.831.456	56.175.334.675	46.987.345.940
11. Net profit from operating activities {30 = (20 + (21 - 22) + 24 - (25 + 26))}	30		6.504.955.951	11.303.596.765	36.008.045.587	43.516.254.293
12. Other income	31	VI.6	402.026.299	119.254.121	428.420.195	405.494.050
13. Other expenses	32	VI.7	3.500.000	434.520.809	3.517.955	4.857.833.112
14. Other profit (40 = 31 - 32)	40		398.526.299	(315.266.688)	424.902.240	(4.452.339.062)
15. Total net profit before tax (50 = 30 + 40)	50		6.903.482.250	10.988.330.077	36.432.947.827	39.063.915.231
16. Current Corporate Income Tax Expense	51	VI.10	2.487.896.723	1.922.982.202	8.233.590.088	8.435.207.985
17. Deferred Corporate Income Tax Expense	52	VI.11	61.388.452	70.428.482	95.644.903	(26.235.785)
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		4.354.197.075	8.994.919.393	28.103.712.836	30.654.943.031
19. Current corporate income tax expense	61		4.354.197.075	8.994.919.393	28.103.712.836	30.654.943.031
20. Deferred corporate income tax expense	62		0	0	0	0
21. Basic earnings per share (*)	70	VI.12	233	390	1.502	1.330
22. Diluted earnings per share (*)	71					

Prepared on January 29, 2026

Prepared by

PHAN CHAU HUYEN TRAM

Chief Accountant

PHAM MINH SON

General Director



LE VAN MY

CONSOLIDATED CASH FLOWS STATEMENT
(Direct method)
QUARTER IV - 2025

Unit: VND

ITEMS	Code	Note	Current period		Accumulated from the beginning of the year to this quarter	
			Quarter IV - 2025	Quarter IV - 2024	Year 2025	Year 2024
1	2	3	4	5	6	7
I. CASH FLOWS FROM OPERATING ACTIVITIES						
1. Income from sales and services rendered	01		251.701.369.221	251.685.585.639	972.112.973.220	1.008.403.130.764
2. Payments to suppliers of merchandise and services	02		(220.232.254.790)	(215.333.793.824)	(872.655.769.358)	(870.309.145.339)
3. Payments to employees	03		(23.052.409.093)	(26.228.411.254)	(94.461.874.019)	(95.491.685.820)
4. Interest payment	04		(666.440.956)	(456.204.795)	(1.765.343.849)	(1.944.046.255)
5. Corporate income tax payment	05		(2.580.327.622)	(2.912.452.795)	(8.406.416.661)	(9.739.544.798)
6. Other income from operating activities	06		25.752.664.229	25.702.443.318	102.615.849.655	99.746.333.136
7. Other payments for operating activities	07		(31.266.467.298)	(30.833.738.798)	(88.260.944.834)	(121.700.873.267)
Net cash flows from operating activities	20		(343.866.309)	1.623.427.492	9.178.474.154	8.964.168.421
II. CASH FLOWS FROM INVESTING ACTIVITIES						
1. Purchase or construction of fixed assets and other non-current assets	21		(2.663.809.531)	(956.429.325)	(8.621.908.820)	(4.279.251.684)
2. Proceeds from disposal of fixed assets and other non-current assets	22		0	2.727.273	1.925.926	3.838.384
3. Loans and purchase of debt instruments from other entities	23		(33.866.304.260)	(20.579.306.828)	(141.911.692.933)	(145.279.306.828)
4. Collection of loan and repurchase of debt instruments of other entities	24		33.453.856.332	15.330.904.110	144.421.711.151	162.828.103.982
5. Equity investments in other entities	25		0	0	0	0
6. Proceeds from equity investments in other entities	26		0	0	0	0
7. Interest and dividend received	27		1.210.326.452	429.950.818	8.455.906.585	2.801.152.128
Net cash flows from investing activities	30		(1.865.931.007)	(5.772.153.952)	2.345.941.909	16.074.535.982
III. CASH FLOWS FROM FINANCING ACTIVITIES						
1. Proceeds from issuance of shares and receipt of contributed capital	31		0	0	0	0
2. Payments of contributed capital and repurchase of stock issued	32		0	0	0	0
3. Proceeds from borrowings	33		165.500.000.000	195.200.000.000	664.000.000.000	784.286.000.000
4. Payments of settle loan principal	34		(158.000.000.000)	(179.800.000.000)	(657.400.000.000)	(767.286.000.000)
5. Payments of finance leases principal	35		0	0	0	0
6. Dividends or profits paid to owners	36		(4.919.622.900)	(4.950.263.400)	(21.522.220.745)	(27.967.633.255)
Net cash flows from financing activities	40		2.580.377.100	10.449.736.600	(14.922.220.745)	(10.967.633.255)
Net cash flows during the period (50=20+30+40)	50		370.579.784	6.301.010.140	(3.397.804.682)	14.071.071.148
Cash and cash equivalents at the beginning of the period	60		28.659.457.861	26.126.832.187	32.427.842.327	18.356.771.179
Cash and cash equivalents at the end of the period (70=50+60+61)	70		29.030.037.645	32.427.842.327	29.030.037.645	32.427.842.327

Prepared on January 29, 2026

Prepared by

Chief Accountant

General Director

PHAN CHAU HUYEN TRAM

PHAM MINH SON

LE VAN MY



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

QUARTER IV - 2025

I. OPERATING CHARACTERISTICS OF THE COMPANY:

1- Ownership structure:

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

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

3- Business activities:

- Wholesale and retail of consumer goods, food, and agricultural-aquacultural products;
- Food and beverage services, utility services, and tourism services;
- Trading and supplying technical materials: petroleum, lubricants, industrial grease, fertilizers, chemicals (excluding highly toxic chemicals), agricultural machinery and equipment, electrical and mechanical products, and construction materials;
- Trading agricultural, forestry, and aquacultural products, handicrafts, and fine arts for export and domestic consumption
- Hotel and motel services;
- Export of machinery, equipment, materials, raw materials, and goods
- Import and export services;
- Construction (residential, industrial, transportation, and public works) and real estate development;
- Trading pesticides, plant protection materials, and vehicles;
- Road transportation of petroleum;
- Karaoke services;
- Leasing premises, offices, warehouses, and kiosks;
- Real estate business;

4- Normal production and business cycle:

The normal operating cycle of the Company is within 12 months. Exceptionally, for real estate business activities, the operating cycle extends beyond 12 months.

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

6- Corporate structure:

Number of subsidiaries: 01

Number of subsidiaries consolidated: 01

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

List of joint venture

- Company name : Hoc Mon Foods Processing Corporation
- Address : 179, Hamlet 50, Ba Diem Commune, Ho Chi Minh City.
- Contributed capital : 35,00 % - Profit sharing ratio: Corresponding to the contributed capital ratio

7- Employees:

As of December 31, 2025, the Company had 565 employees (the number of employees at the beginning of was 555).

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1- Accounting period:

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

2- Accounting currency:

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

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1- Applied accounting system:

On December 22, 2014, the Ministry of Finance issued Circular No. 200/2014/TT-BTC, providing guidance on the Corporate Accounting Regime, replacing Decision No. 15/2006/QĐ-BTC dated March 20, 2006, issued by the Minister of Finance, and Circular No. 244/2009/TT-BTC dated December 31, 2009, issued by the Ministry of Finance, as well as Circular No. 202/2014/TT-BTC replaced Part XIII of Circular No. 161/2007/TT-BTC, dated December 31, 2007, issued by the Ministry of Finance, which provided guidance on the preparation and presentation of Consolidated Financial Statements in accordance with Vietnam Accounting Standard No. 25 – “Consolidated Financial Statements and Accounting for Investments in Subsidiaries.” These Circulars became effective for fiscal years beginning on or after January 1, 2015. The Company complies with these accounting standards, Circulars, and other guidelines issued by the Ministry of Finance when preparing and presenting its Consolidated

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

The Board of Executives of Hoc Mon Trade Joint Stock Company hereby certifies that the Consolidated Financial Statements have been prepared and presented in accordance with the current Vietnamese Accounting Standards and Accounting Regime under the accounting system and accounting report as stipulated by the Government of Vietnam.

IV. APPLIED ACCOUNTING POLICIES

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

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

2- Exchange rates applied in accounting:

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

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

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

5- Accounting principles and financial investment items:

a) Trading securities

- An investment is classified as trading securities when it is held for the purpose of buying and selling to make a profit. Trading securities are recorded at historical cost in the accounting books. The cost of trading securities is determined by the fair value of payments made at the time of the transaction, Total any transaction costs associated with the purchase of trading securities.

The recognition time for trading securities is the time when the company gains ownership rights, as follows:

- + For listed securities, they are recognized at the time the order is matched (T+0).
- + For unlisted securities, they are recognized at the time the ownership rights are officially obtained according to relevant legal regulations.

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

Convertible shares are determined at fair value on the exchange date. The fair value of shares is determined as follows:

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

- A provision for the devaluation of trading securities is made for each type of security traded on the market where the market value is lower than the historical cost. Regarding the determination of the fair value of listed trading securities on the stock exchange or those traded on the UPCOM market, the fair value of listed trading securities is the closing price at the end of the fiscal year.

In case the stock market or the UPCOM market does not trade on the fiscal year-end date, the fair value is determined by the closing price of the preceding trading session.

Any increase or decrease in the provision for the devaluation of trading securities at the end of the fiscal year is recognized as financial expense.

b) Held-to-maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include: term deposits (including promissory notes and bills of exchange), bonds, preferred shares with a mandatory buyback by the issuer at a specified future time, and held-to-maturity loans for earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at historical cost, which includes the purchase price and any related transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Interest earned prior to the purchase is deducted from the cost at the time of purchase.

When there is strong evidence that part or all of the investment may not be recoverable and the loss is reliably determined, the loss is recognized as a financial expense for the year and is directly deducted from the investment's value.

c) Investments in subsidiaries, joint ventures, and associates

Subsidiary:

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

Joint venture:

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

Associate:

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

Investments in subsidiaries, joint ventures, and associated companies are initially recognized at historical cost, which includes the purchase price or capital contribution, Total any directly related costs. In case of investments are made with non-monetary assets, the investment value is recognized based on the fair value of the non-monetary asset at the time of the transaction.

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

A provision for losses on investments in subsidiaries, joint ventures, and associated companies is made when the subsidiaries, joint ventures, and associated companies incur losses, with the provision calculated as the difference between the actual capital contributions of the parties at the investee companies and the actual shareholders' equity, multiplied by the company's contribution ratio relative to the total capital contribution of the parties involved. If the subsidiary, joint venture, or associated company prepares consolidated financial statements, the basis for determining the provision is the consolidated financial statements.

Any increase or decrease in the provision for losses on investments in subsidiaries, joint ventures, and associated companies at the end of the fiscal year is recognized as a financial expense.

d) Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments where the Company does not have control, joint control, or significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at historical cost, which includes the purchase price or capital contribution Total any directly related costs of the investment activity. Dividends and profits from periods, which are before the investment is acquired, are accounted for as a reduction in the investment value. Dividends and profits from periods after the investment is acquired are recognized as revenue. Dividends received in the form of stock dividends are tracked only in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recorded at face value.

Provision for losses on investments in equity instruments of other entities:

- For investments in listed shares or those with reliably determined fair value, the provision is based on the market value of the shares.

- For investments where the fair value cannot be determined at the reporting date, the provision is made based on the losses of the investee company, with the provision calculated as the difference between the actual capital contributions of the parties at the investee and the actual shareholders' equity, multiplied by the Company's contribution ratio relative to the total capital contribution of the parties involved.

Any increase or decrease in the provision for losses on investments in equity instruments of other entities at the end of the fiscal year is recognized as a financial expense.

e) Accounting methods for other transactions related to financial investments

6- Recognition principle for receivables :

Receivables are presented at their book value minus provisions for doubtful debts.

The classification of receivables into trade receivables and other receivables is carried out based on the following principles:

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

- Provisions for doubtful debts are established for receivables deemed uncollectible, based on the aging of receivables or anticipated losses. Provisions are calculated in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, as follows:

- + 30% of the value of receivables overdue for more than 6 months but less than 1 year.
- + 50% of the value of receivables overdue for more than 1 year but less than 2 years.
- + 70% of the value of receivables overdue for more than 2 years but less than 3 years.
- + 100% of the value of receivables overdue for more than 3 years.

+ In cases of receivables deemed uncollectible, a provision is recognized based on the estimated amount of loss.

Adjustments to the provision for doubtful debts are made at the end of the fiscal year to reflect the impact on the company's operating expenses. Increases and decreases in the balance of the allowance for doubtful accounts required at the end of the fiscal year are recognized in administrative expenses.

7- Recognition principle for inventories :

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

The cost of inventories is determined as follows.

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

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

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

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

A provision for devaluation of inventories is established for items where the cost exceeds the net realizable value.

Adjustments to the provision for devaluation of inventories are made at the end of the fiscal year and recognized as an expense in the cost of goods sold.

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

a) Accounting principles for tangible and intangible fixed assets:

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

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

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

- Depreciation method for fixed assets:

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

+ The estimated useful lives are as follows

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

b) Recognition and depreciation principles for investment properties:

- Valuation principles

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

+ Investment property is recognized at cost less accumulated depreciation.

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

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

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

- Depreciation method for investment property:

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

+ Estimated useful life of investment properties:

Type of Investment property	Useful life
Market stalls + Technical infrastructure	25 years
Site clearance	50 years
Compensation costs	20 years

Accounting principles for business cooperation contracts:

Accounting principles for deferred corporate income tax assets

a) Accounting principles for deferred income tax assets

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

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

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

Accounting principles for deferred corporate income tax payable:

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

b) Accounting principles deferred corporate income tax payable

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

Accounting principles for prepaid expenses:

Prepaid expenses include:

- Prepaid rental expenses for premises
- Prepaid service expenses for business operations
- Expenses for insurance (Fire and explosion insurance)
- Expenses for installation and repair
- Other prepaid expenses

12- Accounting principles for payables and accrued expenses

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

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

13- Recognition principle for borrowings and finance lease liabilities:

14- Recognition principle for capitalization of borrowing expenses:

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

15- Recognition principle for provisions:

- Provisions are recognized at the reasonably estimated amount of the expenditure required to settle the present obligation at the end of the reporting period.
- Recognition method: The provision is increased (or reversed) by the difference greater (or less) between the provision required for the current year and the provision recognized in the previous year recorded in the accounting books.

16- Recognition principle for unearned revenue:

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

17- Recognition principle for convertible bonds:

18- Recognition principle for equity:

- Recognition principle of paid-in capital, capital surTotal and other capital:
 - + Owner's investment: This represents the actual contributed capital by the shareholders.
 - + Capital surTotal: This is the difference (positive or negative) between the actual issue price and the par value of shares in joint-stock companies during share issuance and treasury share reissuance. Any direct costs related to additional share issuance and treasury share reissuance are deducted from share premium.
 - + Other capital is formed by additions from business results, asset revaluation, and the residual value between the fair value of donated, gifted, or sponsored assets after deducting any related taxes payable.
 - + When repurchasing shares issued by the Company, the payment amount, including transaction-related costs, is recorded as treasury stock and reflected as a deduction from owner's equity. Upon reissuance, the difference between the reissuance price and the book value of treasury shares is recorded under Capital surTotal.

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

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

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

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

- + Significant risks and rewards of ownership of the goods or products have been transferred to the buyer, and the completion of the transaction is reasonably assured
- + The company no longer retains control over the goods or manages them as an owner
- + The revenue is reliably measurable
- + It is probable that the economic benefits associated with the sale will be obtained by the Company
- + Expenses associated with the sale can be measured reliably

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

- + The revenue is reliably measurable
- + It is probable that the economic benefits associated with the service rendered will be obtained by the Company
- + The completed portion of the transaction at the end of the fiscal year can be determined.
- + The expenses incurred for the transaction and the expenses to complete the service provision can be determined

- Revenue from sales of real estate:

Revenue from the sale of real estate for where the Company is the investor, is recognized when all of the following conditions are met simultaneously:

- + The real estate has been fully completed and handed over to the buyer, and the enterprise has transferred the risks and rewards of ownership to the buyer.
- + The Company no longer retains control over the property or manages them as an owner
- + The revenue is reliably measurable
- + It is probable that the economic benefits associated with property transactions will be obtained by the Company
- + Expenses associated with the property transactions can be measured reliably

- Financial income is recognized when the following are satisfied:

- + It is probable that the economic benefits associated with transactions will be obtained by the Company
- + The income is reliably measurable

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

20- Accounting principles for revenue deductions:

- Revenue deductions include special consumption tax.

21- Accounting principles for cost of goods sold:

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

22- Recognition principle and methods for financial expenses:

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

23- Accounting principles for Selling and general administrative expenses:

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

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

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

Current income tax

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

Deferred corporate income tax

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

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

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

Deferred tax assets and deferred tax liabilities are offset when:

- The Company has a legally enforceable right to offset current tax assets against current tax liabilities.
- The deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.
- The Company intends to settle its current tax payables and current tax assets on a net basis, or to realize the asset and settle the liability simultaneously, in each future period when significant portions of the deferred tax liabilities or assets are settled or recovered.

25- Other accounting principles and methods:

26- Principles and methods for preparing consolidated financial statements:

Principles for consolidation of financial statements

The consolidated financial statements comprise the financial statements of Hoc Mon Trade Joint Stock Company and the financial statements of its subsidiaries and associates (collectively referred to as the Company) and reflect the equity interests of the Company in the associates. These are prepared for the financial period ending on December 31, 2025. Consolidated financial statements are prepared by the accounting policies and standards applicable to the parent company. The financial statements of subsidiaries are adjusted as necessary to align with the accounting policies and standards of the parent company, ensuring consistency within the Company.

Control is achieved when the parent company is able to manage the financial and operating policies of its subsidiaries. The results of subsidiaries are included in the consolidated financial statements from the date of acquisition of control and are excluded when the control ceases.

The results of a subsidiary are included in the consolidated financial statements from the date the parent acquires control to the date such control ends. The results of transactions and balances within the Company are eliminated while the consolidated financial statements are prepared. Intercompany balances and unrealized gains or losses resulting from intercompany transactions are also eliminated.

Differences arising from investments in subsidiaries, including fair value adjustments to assets, are measured and recognized at the acquisition date. These differences are amortized over their useful lives, if applicable. Unrealized losses are recognized if the transaction indicates an impairment.

The subsidiary's net profit or loss attributable to the parent is recognized in consolidated financial statements, reflecting the profits of the parent company through its ownership. Losses that exceed the profits of the parent company are recognized unless there is an agreement to offset or recover such losses in subsequent periods.

Business combination transactions are accounted for using the purchase method. The fair value of the business combination includes the fair value as of the exchange date of the assets exchanged, liabilities incurred or assumed, and equity instruments issued by the acquirer to gain control of the acquiree, Total any directly attributable costs related to the business combination. Identifiable assets, liabilities, and recognized contingent liabilities in the business combination transaction are initially recorded at their fair value as of the acquisition date, excluding the interests of minority shareholders.

Accounting method for joint business operations over multiple stages:

*** For the investment in Hoc Mon Agricultural and Food Wholesale Market Managing and Trading Company Limited: The historical cost method is applied.

The parent company gains control from the establishment date of the subsidiary. Quarterly, the subsidiary transfers 75% of its post-tax profit to the parent company, which is reflected in the consolidated financial statements of the parent company.

The profits distribution is decided by the General Meeting of Shareholders of the parent company. The Board of Management of the subsidiary is appointed by the Board of Directors of the parent company.

The company does not revalue this investment for the fair value determination.

***For the investment in Hoc Mon Foods Processing Corporation (HFC): The equity method is applied.

Quarterly, based on the Income Statement of HFC, the Company adjusts the increase (decrease) in the investment expense according to the ownership percentage;

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

Unit: VND

01- Cash and cash equivalents:	Closing balance	Opening balance
1.1 Cash on hand:	333.080.643	887.746.989
1.2 Cash in banks:	19.696.957.002	24.540.095.338
+ <i>Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch</i>	<i>6.277.078.908</i>	<i>5.391.052.606</i>
+ <i>Vietnam Bank for Agriculture and Rural Development</i>	<i>11.820.140.854</i>	<i>14.874.747.875</i>
+ <i>Other banks</i>	<i>1.599.737.240</i>	<i>4.274.294.857</i>
Total	20.030.037.645	25.427.842.327

1.3 Cash equivalents (term deposits with maturity of 3 months or	Closing balance	Opening balance
+ <i>Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch</i>	<i>6.000.000.000</i>	<i>5.000.000.000</i>
+ <i>Vietnam Bank for Agriculture and Rural Development - Branch N</i>	<i>3.000.000.000</i>	<i>2.000.000.000</i>
Total	9.000.000.000	7.000.000.000

02- Financial investments:

2a. Trading securities:

Item			Closing balance			Openning balance		
			Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
- Name of company		Stock Code	33.835	18.119	(15.716)	33.835	28.199	(5.636)
1	- Van Phat Hung Corporation (VPH Corp)	VPH	33.835	18.119	(15.716)	33.835	28.199	(5.636)

- Fair value basis: Valuation based on the closing price of listed shares on the Ho Chi Minh Stock Exchange as of December 31, 2025.

2b. Held-to-maturity investments:

Item	Closing balance		Opening balance	
	Historical cost	Book value	Historical cost	Book value
<i>Term deposits with a maturity of more than 3 months:</i>	<i>140,020,000,000</i>	<i>140,020,000,000</i>	<i>142,850,000,000</i>	<i>142,850,000,000</i>
- Bank for Investment and Development of Vietnam - Hoc Mon Branch	25,000,000,000	25,000,000,000	25,000,000,000	25,000,000,000
- Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch and Branch No. 12	25,000,000,000	25,000,000,000	16,000,000,000	16,000,000,000
- Saigon Thuong Tin Commercial Joint Stock Bank - Hoc Mon Branch	30,000,000,000	30,000,000,000	25,000,000,000	25,000,000,000
- Ho Chi Minh City Development Joint Stock Commercial Bank - Ho Chi Minh Large Enterprise Customer Center Branch	42,000,000,000	42,000,000,000	48,550,000,000	48,550,000,000
- Other banks	18,020,000,000	18,020,000,000	28,300,000,000	28,300,000,000
<i>Retained margin interest income from Xuan Thoi Dong Residential Area project</i>	<i>4,025,880,842</i>	<i>4,025,880,842</i>	<i>3,705,899,060</i>	<i>3,705,899,060</i>
Total	144,045,880,842	144,045,880,842	146,555,899,060	146,555,899,060

- As of Dec 31, 2025, the Company has held-to-maturity investments used as collateral with a value of 51,400,000,000 VND to secure a loan at Shinhan Bank Vietnam Limited - North Saigon Branch and 25,000,000,000 VND to secure a loan at Bank for Investment and Development of Vietnam - Hoc Mon Branch, and 25,000,000,000 VND to secure a loan at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoc Mon Branch.

2c. Long-term financial investments:

Item	Closing balance			Opening balance		
	Historical cost	Profit arising after the Date of investment	Fair value	Historical cost	Profit arising after the Date of investment	Fair value
- Investments in associates and joint ventures (1)	52,500,040,000	8,745,374,227	61,245,414,227	52,500,040,000	6,974,566,496	59,474,606,496
- Investment in other entities (Ben thanh Duc Khai Property Corporation) (2)	878,238,342	(878,238,342)	0	878,238,342	(878,238,342)	0
Total	53,378,278,342	7,867,135,885	61,245,414,227	53,378,278,342	6,096,328,154	59,474,606,496

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

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

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

03- Current trade receivables:

	Closing balance	Opening balance
Receivables from related parties	546,120,000	2,092,082,500
- Transimex Port Joint Stock Company	546,120,000	1,397,120,000
- Phan Minh Trung	0	509,387,500
- Tran Quang Quynh	0	185,575,000
Receivables from other customers	13,643,241,977	14,145,492,400
Retail customers of petrol stations	2,417,576,379	1,911,009,380
Residential customers - Xuan Thoi Dong Residential Area Project	10,788,466,256	11,762,288,600
Other customers	437,199,342	472,194,420
Total	14,189,361,977	16,237,574,900

04- Current prepayments to suppliers

	Closing balance	Openning balance
Prepayments to related parties	4.111.467	74.058.029
- Petrolimex Sai Gon One Member Limited Liability Company	4.111.467	74.058.029
Prepayments to other suppliers	7.583.407.185	3.032.180.275
- Wecons Construction Investment & Joint stock Company	1.270.793.448	0
- Enter Construction Consulting Limited Liability Company	2.064.454.884	554.000.343
- Huy Long Trading Co., Ltd	1.842.710.000	0
- Trong Tin Phat Design & Construction Co., Ltd	1.232.784.156	0
- Other suppliers	1.172.664.697	2.478.179.932
Total	7.587.518.652	3.106.238.304

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

05- Other receivables:

5a. Other current receivables:	Closing balance	Openning balance
Receivables from related parties	0	100.000.000
- Petrolimex Sai Gon One Member Limited Liability Company	0	100.000.000
+ Mortgages, deposit	0	100.000.000
Receivables from other organizations and individuals	4.181.961.897	3.842.971.346
- Interest receivable from bank deposits	4.180.183.681	3.505.939.483
- Other customer	1.778.216	337.031.863
Total	4.181.961.897	3.942.971.346
5b. Other non-current receivables:		
- Deposits and guarantees - Department of Planning and Investment of Ho Chi Minh City (*)	7.248.541.171	7.248.541.171
- Deposits and guarantees - Duong Dong - Binh Thuan Company Limited	360.000.000	0
Total	7.608.541.171	7.248.541.171

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

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

06- Inventories:

Item	Closing balance		Opening balance	
	Historical cost	Provision	Historical cost	Provision
- Raw materials: Disinfectant and antiseptic drugs	9.370.000	0	12.560.000	0
- Properties (Housing - Xuan Thoi Dong Residential Area Project) (*)	109.294.691.344	0	68.873.188.888	0
- Other goods (petroleum and various types of lubricants...)	4.664.585.283	(45.051.429)	5.604.985.481	(45.051.429)
Total	113.968.646.627	(45.051.429)	74.490.734.369	(45.051.429)
- Value of inventory pledged to collateralize to ensure liability	0	0	0	0
- Value recovered from provision for inventory devaluation during the period	0	0	0	0

07- Prepaid expenses:

7a. Current prepaid expenses		Closing balance	Opening balance
- Buying printers, computer cases, paper shredders, ...		312.668.440	123.671.819
- Renovation of drainage ditch system in the Meat Market area		458.540.866	0
- Renovation of the road beside preparation area at Agromark		408.944.412	0
- Repair, replace and reinforce Clean water supply stations		720.545.430	0
- Prepaid expenses at HocMon Agromarket		214.301.216	97.845.659
- Other expenses		949.324.389	1.563.220.165
Total		3.064.324.753	1.784.737.643
7b. Non-current prepaid expenses		Closing balance	Opening balance
- Land lease fee - Clean water supply stations (*)		3.854.313.172	3.951.480.736
- Road renovation at gates B1, B2, container parking lot, filleting area and main market entrance		2.157.426.905	3.606.444.977
- Expenses for renovation of gutters, totaling of vegetable house frame and concrete roof of meat technical area of the Market		1.201.480.773	0
- Interior construction		1.602.401.422	0
- Non-current prepaid expenses at HocMon Agromarket		173.450.601	277.792.660
- Other expenses		1.989.845.150	4.311.196.138
Total		10.978.918.023	12.146.914.511

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

08- Tangible fixed assets:

Item	Buildings and structures	Machinery and equipment	Motor vehicles	Management Tools	Total
Tangible fixed assets historical cost					
At the beginning of the year	43.557.339.339	14.285.806.123	5.892.807.520	251.704.832	63.987.657.814
- Purchases during the period	456.490.741	642.592.883	30.180.000	540.678.876	1.669.942.500
- Finished construction	0	0	0	0	0
- Other increases	0	0	0	0	0
- Liquidation, sales and transfers	0	0	0	0	0
- Other decreases	35.185.185	0	0	0	35.185.185
At the end of this period	43.978.644.895	14.928.399.006	5.922.987.520	792.383.708	65.622.415.129
Of which: Fully depreciated but still in use	8.552.299.206	4.197.862.611	99.500.000	146.229.190	12.995.891.007
Accumulated depreciation					
At the beginning of the year	16.579.844.684	7.834.908.800	2.681.391.879	204.140.211	27.300.285.574
- Depreciation during the period	2.348.863.762	1.146.352.116	726.279.736	173.411.150	4.394.906.764
- Other increases	0	0	0	0	0
- Liquidation, sales and transfers	0	0	0	0	0
- Other decreases	1.231.482	0	0	0	1.231.482
At the end of this period	18.927.476.964	8.981.260.916	3.407.671.615	377.551.361	31.693.960.856
Net book value of tangible fixed assets					
- At the beginning of the year	26.977.494.655	6.450.897.323	3.211.415.641	47.564.621	36.687.372.240
- At the end of this period	25.051.167.931	5.947.138.090	2.515.315.905	414.832.347	33.928.454.273

- The net book value at the end of the period of tangible fixed assets used as collateral or pledged to secure

09- Intangible fixed assets:

Item	Land use rights	Publication rights	Software	Other intangible assets	Total
Tangible fixed assets historical cost					
At the beginning of the year	40.093.252.534	0	127.960.000	0	40.221.212.534
- Purchases during the period	0	0		430.000.000	430.000.000
- Other decreases	0	0	127.960.000	0	127.960.000
At the end of this period	40.093.252.534	0	0	430.000.000	40.523.252.534
Accumulated amortization					
At the beginning of the year	1.192.671.414	0	104.571.772	0	1.297.243.186
- Amortization during the period	105.701.532	0	23.388.228	3.120.967	132.210.727
- Other decreases	0	0	127.960.000	0	127.960.000
At the end of this period	1.298.372.946	0	0	3.120.967	1.301.493.913
Net book value of intangible fixed assets					
- At the beginning of the year	38.900.581.120	0	23.388.228	0	38.923.969.348
- At the end of this period	38.794.879.588	0	0	426.879.033	39.221.758.621

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

+ The net book value of intangible fixed assets which are fully depreciated but still in use: 0 VND

10- Investment properties:

Item	At the beginning of the year	Increase during the period	Decrease during the period	At the end of this period
Historical cost	68.902.869.059	0	0	68.902.869.059
- Vegetable market pavilion	13.161.237.343	0	0	13.161.237.343
- Meat market pavilion	7.512.905.862	0	0	7.512.905.862
- Infrastructure	40.095.254.516	0	0	40.095.254.516
- Others	8.133.471.338	0	0	8.133.471.338
Accumulated depreciation	47.523.250.033	1.161.009.302	0	48.684.259.335
- Vegetable market pavilion	10.836.085.394	526.449.492	0	11.362.534.886
- Meat market pavilion	5.158.862.076	300.516.240	0	5.459.378.316
- Infrastructure	24.066.206.202	158.902.274	0	24.225.108.476
- Others	7.462.096.361	175.141.296	0	7.637.237.657
Net book value	21.379.619.026	0	1.161.009.302	20.218.609.724
- Vegetable market pavilion	2.325.151.949	0	526.449.492	1.798.702.457
- Meat market pavilion	2.354.043.786	0	300.516.240	2.053.527.546
- Infrastructure	16.029.048.314	0	158.902.274	15.870.146.040
- Others	671.374.977	0	175.141.296	496.233.681

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

- The funded budget source is: 29.626.768.849 VND

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

- Cold storage: 2.109.255.380 VND - Warehouse 98/2 Ba Trieu, Kios 3.471.148.182 VND

- Infrastructure: 4.661.126.560 VND - Others 1.502.219.991 VND

11- Non-current assets in progress:

	Closing balance	Opening balance
* Xuan Thoi Dong Residential Area Project (*)	75.219.567.328	121.327.199.572
* 4th floor of Shopping Mall Project	18.181.818.182	18.181.818.182
* Others	730.740.741	0
Total	94.132.126.251	139.509.017.754

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

12- Long-term construction in progress:

	Closing balance	Opening balance
- Tangible fixed assets: Toyota car	4.787.630.000	0
- Tangible fixed assets: The automatic Fight fire system at Market Company	3.430.310.598	0
- Others	696.431.583	342.240.909
Total	8.914.372.181	342.240.909

13- Deferred income tax assets:

The Company temporarily pays corporate income tax at the rate of 1% on the amount received in advance from the sale of houses formed in the future at the Xuan Thoi Dong Residential Area project according to the provisions of Circular 78/2014/TT-BTC dated June 18, 2014 of the Ministry of Finance. The Company will finalize the amount of corporate income tax payable for this activity upon completion of the project.

	Closing balance	Opening balance
Deferred income tax assets related to deductible temporary differences		
- Temporarily pay 1% CIT	939.093.231	1.007.222.800
- Accrual for severance allowance	354.770.833	382.286.167
	1.293.864.064	1.389.508.967

14- Current trade payables:

	Closing balance	Opening balance
- Hoang Gia Huy Construction Trading Services Limited Liability Company	1.697.704.306	2.186.754.041
- Hoang Quan Real Estate Consulting Trading Services Joint Stock Company	5.000.000.000	5.000.000.000
- Phu Loc Construction Consulting Joint Stock Company	2.355.598.611	2.758.750.120
- Other suppliers	7.465.532.110	5.468.603.901
Total	16.518.835.027	15.414.108.062

15- Current prepayments from customers:

	Closing balance	Opening balance
- Customers from Xuan Thoi Dong Residential Area Project	78.304.891.854	92.027.280.033
- Other customers	409.008.700	64.198.700
Total	78.713.900.554	92.091.478.733

16- Tax and payables to State:

Item	Opening balance		Incurred value accumulated from the beginning of period	Paid value accumulated from the beginning of period	Closing balance	
	Receivables	Payables			Receivables	Payables
- Value added tax	0	673.289.676	11.401.138.419	(11.476.438.612)	0	597.989.483
- Corporate income tax	3.705.061.448	1.867.374.570	8.233.590.088	(8.406.416.661)	3.623.656.911	1.613.143.460
+ Corporate income tax from business operation	2.327.960.768	1.867.374.570	6.470.485.786	(6.724.716.896)	2.327.960.768	1.613.143.460
+ Corporate income tax from properties sales and transfer (provision of 1%) (*)	640.341.410	0	(68.129.569)	0	708.470.979	0
+ Corporate income tax from properties sales and transfer (*)	736.759.270	0	1.831.233.871	(1.681.699.765)	587.225.164	0
- Business license tax	0	0	22.000.000	(22.000.000)	0	0
- Personal income tax	350.043.753	619.569.858	3.184.698.826	(3.685.048.739)	362.510.416	131.686.608
+ Personal income (from salaries, wages)	350.043.753	503.465.013	2.546.189.736	(3.046.580.899)	362.510.416	15.540.513
+ Personal income tax (from capital investments)	0	116.104.845	638.509.090	(638.467.840)	0	116.146.095
- Natural resource tax	0	1.363.050	47.503.800	(45.218.700)	0	3.648.150
- Non-agricultural land use fee	0	0	76.341.049	(76.341.049)	0	0
- Land rental fees	292.716.306	0	592.365.500	(986.166.473)	686.517.279	0
- Other payables (fees, charges, late payment fees)	0	113.103.389	473.556.455	(583.159.844)	0	3.500.000
Total	4.347.821.507	3.274.700.543	24.031.194.137	(25.280.790.078)	4.672.684.606	2.349.967.701

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

- The company has to pay corporate income tax on taxable income at a tax rate of 20%.

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

17- Current accrued expenses:

	Closing balance	Opening balance
<i>Payables to related party</i>	0	0
<i>Payable to other organizations and individuals</i>	274.993.152	265.338.357
Audit fees for financial statements and internal audit fee	218.200.000	220.200.000
Accrued interest expenses	56.793.152	45.138.357
Total	274.993.152	265.338.357

18- Current payables:	Closing balance	Opening balance
- Salaries and allowances payable	18.941.981.774	13.951.085.097
Total	18.941.981.774	13.951.085.097

19- Unearned revenue:	Closing balance	Opening balance
19a. Current	2.986.207.776	2.986.207.776
- Unearned revenue - Meat Market	753.634.332	753.634.332
- Unearned revenue - Vegetable Market	1.602.092.400	1.602.092.400
- Unearned revenue - Kiosk Rental	591.902.364	591.902.364
- Unearned revenue - Canteen Rental	38.578.680	38.578.680
19b. Non-current	84.108.771.861	87.094.979.637
- Unearned revenue - Vegetable Market	43.535.705.418	45.137.797.818
- Unearned revenue - Meat Market	23.394.076.400	24.147.710.732
- Unearned revenue - Kiosk Rental	15.684.066.183	16.275.968.547
- Unearned revenue - Canteen Rental	1.494.923.860	1.533.502.540
Total unearned revenue	87.094.979.637	90.081.187.413

20- Other payables:	Closing balance	Opening balance
20a. Current	13.401.018.528	9.162.966.256
- Dividends payable	4.894.601.805	16.875.000
- Payable to Hoang Quan Real Estate Company	8.226.893.022	8.226.893.022
- Other payables	279.523.701	919.198.234
20b. Non-current	11.955.672.304	11.611.400.000
- Deposit for the right to purchase properties in the Xuan Thoi Dong Residential Area project	7.295.000.000	8.695.000.000
- Other payables	4.660.672.304	2.916.400.000
Total other payables	25.356.690.832	20.774.366.256

20- Short-term borrowings and finance lease liabilities

Index	Closing balance	Year 2025		Opening balance
		Increased	Decreased	
a. Short-term borrowings:	64.500.000.000	664.000.000.000	657.400.000.000	57.900.000.000
- Joint Stock Commercial Bank for Investment & Development of Viet Nam - Hoc Mon Branch	20.500.000.000	444.000.000.000	444.900.000.000	21.400.000.000
- Shinhan Bank VN Limited Liability Company - North Saigon Branch	38.000.000.000	201.000.000.000	199.500.000.000	36.500.000.000
- Joint stock Commercial Bank for Foreign Trade of Viet Nam - Thong Nhat Branch	6.000.000.000	19.000.000.000	13.000.000.000	0
b. Short-term borrowings from related parties:	0	0	0	0
Total	64.500.000.000	664.000.000.000	657.400.000.000	57.900.000.000

21- Equity:

a. Changes in owners' equity table:

Index	Item concluded in Owners' equity			
	Contributed capital	Development and investment fund	Undistributed profit	Total
A	1	2	3	4
Balance at the beginning of the previous year	164.999.930.000	63.045.150.181	68.735.767.588	296.780.847.769
- Capital increase in the previous year	0	4.246.682.193	0	4.246.682.193
- Net profit for the previous year (after tax)	0	0	30.654.943.031	30.654.943.031
- Profit distribution	0	0	18.076.554.061	18.076.554.061
- Dividends	0	0	23.099.990.200	23.099.990.200
Balance at the end of the previous year	164.999.930.000	67.291.832.374	58.214.166.358	290.505.928.732
Balance at the beginning of this year	164.999.930.000	67.291.832.374	58.214.166.358	290.505.928.732
- Increase in this period	0	1.007.335.107	0	1.007.335.107
- Profit in this period	0	0	28.103.712.836	28.103.712.836
- Profit distribution	0	0	6.401.138.549	6.401.138.549
- Dividends	0	0	26.399.988.800	26.399.988.800
Balance at the end of this period	164.999.930.000	68.299.167.481	53.516.751.845	286.815.849.326

b. Details of owners' investment:

Closing balance

Opening balance

- Investment capital of Benthanh Group (State-owned entity)	39.364.500.000	39.364.500.000
- Investment capital of other entities	125.635.430.000	125.635.430.000
Total	164.999.930.000	164.999.930.000

c. Equity transactions and distribution of dividends and profits:

Year 2025

Year 2024

- Owners' investment

+ Contributed capital at the beginning of the year	164.999.930.000	164.999.930.000
+ Increase in contributed capital during the period	0	0
+ Contributed capital at the end of the period	164.999.930.000	164.999.930.000

Year 2025

Year 2024

- Distributed dividends and profit

	26.399.988.800	23.099.990.200
+ 2023 dividends	0	13.199.994.400
+ 2024 dividends	11.549.995.100	9.899.995.800
+ 2025 dividends	14.849.993.700	0

<i>d. Shares:</i>	Closing balance	Opening balance
- Number of shares registered to issue	16,499.993	16,499.993
- Number of shares sold to the public	16,499.993	16,499.993
+ Ordinary shares	16,499.993	16,499.993
- Number of outstanding shares	16,499.993	16,499.993
+ Ordinary shares	16,499.993	16,499.993
<i>* Par value per Share</i>	<i>10,000 VND/share</i>	<i>10,000 VND/share</i>

<i>e. The Company's funds</i>	Closing balance	Opening balance
- Development and investment fund	68,299,167.481	67,291,832.374
Total	68,299,167.481	67,291,832.374

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

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

22- Bonus and welfare funds:

BONUS FUND, WELFARE	Opening balance	Increase during the period		Paid expenditures during the period	Closing balance
		Increase from profit distribution	Other increase		
- Bonus fund	2,166,771.774	1,815,491.382	272,350.000	(1,884,070.000)	2,370,543.156
- Welfare fund	972,416.826	2,956,097.232	0	(2,335,030.238)	1,593,483.820
Add	3,139,188.600	5,393,803.442	272,350.000	(5,081,315.066)	3,724,026.976

23- Funds that form fixed assets:

- Remaning value At the beginning of the year	12,510,497.370
- Funding allocated during the year	0
Net value at the end of the year	12,510,497.370

24- Off balance sheet items:

Closing balance	Opening balance
70,946,464	70,946,464

25- Other information that the Company voluntarily explains:

VI- SUPPLEMENTARY INFORMATION FOR DETAILS PRESENTED AT THE INCOME STATEMENT

	<u>This period</u>		<u>Accumulated from the beginning of period</u>	
	<u>Quarter IV - 2025</u>	<u>Quarter IV - 2024</u>	<u>Year 2025</u>	<u>Year 2024</u>
1- Revenues from sales and services rendered (No. 01)				
a. Revenue from sales	260.254.513.185	252.115.755.879	968.662.429.993	978.114.533.562
+ <i>Revenue from sales</i>	<i>191.167.858.045</i>	<i>195.415.462.103</i>	<i>745.933.282.603</i>	<i>796.520.109.200</i>
* Petroleum and lubricants of all types	187.576.762.561	192.259.078.556	732.246.093.512	784.093.626.163
* Electricity, water	3.591.095.484	3.156.383.547	13.687.189.091	12.426.483.037
+ <i>Revenue from real estate transfers</i>	<i>33.031.198.584</i>	<i>20.172.488.562</i>	<i>77.234.045.685</i>	<i>35.277.134.592</i>
+ <i>Revenue from service rendered</i>	<i>34.998.666.692</i>	<i>35.435.378.986</i>	<i>141.267.942.249</i>	<i>141.886.955.770</i>
* Rental of premises	2.466.547.990	2.465.630.718	9.985.021.963	9.667.368.141
* Market operation	32.532.118.702	32.969.748.268	131.282.920.286	132.219.587.629
+ <i>Revenue from leasing investment real estate</i>	<i>1.056.789.864</i>	<i>1.092.426.228</i>	<i>4.227.159.456</i>	<i>4.430.334.000</i>
* Vegetable Market	400.523.100	400.523.100	1.602.092.400	1.602.092.400
* Meat Market	574.448.583	574.448.583	2.297.794.332	2.267.514.330
* Motorcycle Store, Office at 53/1D LTK	81.818.181	117.454.545	327.272.724	560.727.270
b. Revenue from related parties	8.608.768.513	9.467.259.090	36.326.188.887	36.638.599.995
+ Transimex Port Joint Stock Company	5.207.999.999	6.236.363.638	23.438.297.645	23.156.509.090
+ Xuan Thoi Petroleum Private Enterprise	3.397.018.514	3.227.145.452	12.872.891.242	13.467.090.905
+ Ben Thanh Group	3.750.000	3.750.000	15.000.000	15.000.000
Total	268.863.281.698	261.583.014.969	1.004.988.618.880	1.014.753.133.557
2- Revenue deductions(Code 02)	0	0	0	0
Total	0	0	0	0
3- Costs of goods sold (Code 11)				
- <i>Cost of goods sold</i>	<i>201.487.875.303</i>	<i>206.073.965.446</i>	<i>790.425.141.509</i>	<i>838.998.089.923</i>
+ Petroleum and lubricants of all types	188.796.333.007	194.457.960.078	738.654.351.135	791.875.492.802
+ Cost of electricity and water sold	2.022.169.110	2.104.107.755	7.847.204.981	8.111.393.269
+ Cost of market operation	10.669.373.186	9.511.897.613	43.923.585.393	39.011.203.852
- <i>Cost of house sales in the Xuan Thoi Dong Residential Area Project</i>	<i>28.078.124.705</i>	<i>16.301.973.853</i>	<i>65.819.401.180</i>	<i>29.544.204.156</i>
- <i>Cost of leasing premises, investment properties at Hoc Mon Agricultural Wholesale Market, Hoa Binh Minh Motorcycle Store</i>	<i>1.990.199.695</i>	<i>2.184.260.493</i>	<i>8.180.229.979</i>	<i>7.726.913.057</i>
- <i>Loss and damage of inventories</i>	<i>388.552.199</i>	<i>398.163.502</i>	<i>1.544.391.480</i>	<i>1.707.746.269</i>
Total	231.944.751.902	224.958.363.294	865.969.164.148	877.976.953.405
4- Financial income (No. 21)	Quarter IV - 2025	Quarter IV - 2024	Year 2025	Year 2024
- Interest income from bank deposits	2.019.338.671	1.795.366.741	7.606.268.852	7.774.305.248
<i>Including: Interest income from escrow deposits for the Xuan Thoi Dong Residential Area project</i>	<i>81.946.746</i>	<i>79.620.998</i>	<i>321.405.482</i>	<i>359.902.163</i>
- Dividends received	0	2.000	2.100.001.600	2.100.003.600
Total	2.019.338.671	1.795.368.741	9.706.270.452	9.874.308.848

	<u>This period</u>		<u>Accumulated from the beginning of the year</u>	
	Quarter IV - 2025	Quarter IV - 2024	Year 2025	Year 2024
5- Financial expenses (No. 22)				
- Interest expenses	600.188.491	414.663.151	2.357.618.313	1.941.854.477
- Provision for devaluation of securities	3.800	5.636	10.080	5.636
Total	600.192.291	414.668.787	2.357.628.393	1.941.860.113
6- Other income (No. 31)				
- Penalties for contract violations, compensation, relocation support	381.278.516	113.103.389	381.278.516	386.044.657
- Liquidation of assets and tools	0	2.727.273	925.926	3.838.384
- Dossier expense for stall transfer	17.162.658	185.185	36.705.258	6.155.600
- Other income	3.585.125	3.238.274	9.510.495	9.455.409
Total	402.026.299	119.254.121	428.420.195	405.494.050
7- Other expenses (No. 32)				
- Late payment fines, tax arrears	3.500.000	117.114.447	3.517.955	127.835.979
- Other expenses	0	317.406.362	0	4.729.997.133
Total	3.500.000	434.520.809	3.517.955	4.857.833.112
8- Selling expenses (No. 25)				
- Labour costs	11.677.834.517	10.385.942.098	42.615.507.390	40.309.482.689
- Tools and supplies costs	223.535.493	90.889.625	849.307.291	506.012.177
- Depreciation expense	225.555.378	234.962.963	908.059.806	963.223.873
- External service expenses	2.507.271.863	3.483.292.822	9.839.905.236	11.724.070.220
- Other expenses	181.834.196	501.307.513	1.742.744.537	1.838.566.987
Total	14.816.031.447	14.696.395.021	55.955.524.260	55.341.355.946
9- General and administration expenses (No. 26)				
- Labor cost	11.071.762.542	7.431.440.195	34.983.884.811	27.226.367.563
- Management materials costs	77.342.019	61.728.857	319.061.445	327.602.341
- Tools and supplies costs	517.761.890	398.892.664	1.868.485.921	1.455.185.028
- Depreciation expense	611.236.977	546.456.027	2.342.898.912	2.147.952.183
- Taxes, duties and fees	3.134.544	304.768.170	418.050.726	641.743.690
- Provision expenses	(150.000.000)	0	(150.000.000)	0
- External service expenses	2.672.684.419	1.335.642.059	5.898.375.585	4.454.167.276
- Other expenses	2.900.185.921	2.596.903.484	10.494.577.275	10.734.327.859
<i>Including: Remuneration of the Board of Directors & Secretary</i>	<i>318.000.000</i>	<i>318.000.000</i>	<i>1.272.000.000</i>	<i>1.176.000.000</i>
<i>Remuneration of the Board of Supervisors</i>	<i>96.000.000</i>	<i>96.000.000</i>	<i>384.000.000</i>	<i>384.000.000</i>
<i>Other expenses</i>	<i>2.486.185.921</i>	<i>2.629.475.078</i>	<i>7.180.740.400</i>	<i>6.991.424.375</i>
Total	17.704.108.312	12.675.831.456	56.175.334.675	46.987.345.940

		<u>This period</u>		<u>Accumulated from the beginning of the year</u>	
		Quarter IV - 2025	Quarter IV - 2024	Year 2025	Year 2024
** Production and business costs by element					
-	Direct raw materials cost, materials and tools expense	795.003.845	704.831.031	3.145.648.017	197.158.841
-	Labour cost	24.473.184.052	24.603.753.229	115.920.386.200	22.157.574.219
-	Depreciation expense	1.417.273.775	783.467.058	5.688.362.199	5.319.702.386
-	External service expenses	17.259.054.541	4.678.177.394	77.551.344.274	51.659.980.764
-	Other expenses	5.438.542.964	2.909.452.238	17.824.401.318	15.366.956.954
Total		49.383.059.177	33.679.680.950	220.130.142.008	94.701.373.164
10-	Current corporate income tax expenses (No. 51)				
	Corporate income tax payable for the period is estimated as follows:	Quarter IV - 2025	Quarter IV - 2024	Year 2025	Year 2024
	Total net profit before tax	6.903.482.250	10.988.330.077	36.432.947.827	39.063.915.231
	Adjustments to increase or decrease accounting profit to determine taxable income for corporate income tax	299.953.367	(374.758.020)	(518.793.545)	4.093.116.750
	- Increasing adjustments	299.953.367	(374.756.020)	1.581.208.055	6.193.120.350
Including:	+ Remuneration of Members of Board of Directors and Board of Supervisors not directly hold management	276.000.000	276.000.000	1.104.000.000	1.008.000.000
	- Decreasing adjustments	0	(2.000)	(2.100.001.600)	(2.100.003.600)
	Taxable income	6.516.016.083	9.943.100.444	34.143.346.551	42.020.704.689
	Corporate income tax rate	20%	20%	20%	20%
	Corporate income tax incurred	2.536.780.508	1.996.084.851	8.301.719.657	8.411.605.700
Including:	- Corporate income tax incurred from production and business activities	1.613.143.460	1.221.981.909	6.470.485.786	7.265.019.613
	+ Hoc Mon Trade Joint Stock Company	0	(652.857.423)	0	23.061.299
	+ Hoc Mon Foodstuff Wholesale Market Management & Trading Co., Ltd.	1.613.143.460	1.874.839.332	6.470.485.786	7.241.958.314
	- Corporate income tax arising from real estate transfer	923.637.048	774.102.942	1.831.233.871	1.146.586.087
	Corporate income tax from real estate transfer (1% prepayment for Xuan Thoi Dong Residential Area project)	(48.883.785)	(73.102.649)	(68.129.569)	23.602.285
	Total current corporate income tax expense	2.487.896.723	1.922.982.202	8.233.590.088	8.435.207.985
11-	Deferred corporate income tax expense				
	Deferred corporate income tax expenses arising from temporary differences in taxable income	61.388.452	70.428.482	95.644.903	(26.235.785)
	Total deferred corporate income tax expense	61.388.452	70.428.482	95.644.903	(26.235.785)
12-	Basic earnings per share				
	Profit after corporate income tax of the Parent company's shareholders	4.354.197.075	8.994.919.393	28.103.712.836	30.654.943.031
	Adjustments to increase or decrease accounting profit to determine the profit allocated to common shareholders:	(514.230.675)	(2.556.356.092)	(3.319.048.486)	(8.712.134.810)
	- Appropriation of bonus and welfare funds (*)	(470.688.704)	(2.373.759.228)	(3.038.011.358)	(8.089.839.466)
	- Appropriation of the Board of Executives bonus fund (*)	(43.541.971)	(182.596.864)	(281.037.128)	(622.295.344)
	Profit used to calculate basic earnings per share	3.839.966.400	6.438.563.301	24.784.664.350	21.942.808.221
	Weighted average number of common shares outstanding during the year	16.499.993	16.499.993	16.499.993	16.499.993
	Basic earnings per share	233	390	1.502	1.330

(*) Based on the Resolution of the General Meeting of Shareholders No. 05/2025/NQ-DHĐCĐ dated March 28, 2025, and Resolution No. 15/2024/NQ-HĐQT dated August 22, 2024, regarding the adjustment of the business plan, the company allocates the Reward and Welfare Fund, Executive Board Reward Fund to be appropriated from after-tax profit at a rate of 11.81% as per the profit distribution plan for 2024.

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

	<u>This period</u>		<u>Accumulated from the beginning of the year</u>	
	Quarter IV - 2025	Quarter IV - 2024	Year 2025	Year 2024
1- Proceeds from borrowings	165.500.000.000	195.200.000.000	664.000.000.000	784.286.000.000
2- Repayment of borrowings	158.000.000.000	179.800.000.000	657.400.000.000	767.286.000.000

VIII. OTHER SUPPLEMENTARY INFORMATION

1- Events occurring after the reporting date:

2- Information on related parties:

No.	Related parties	Relationship
01	Hoc Mon Agricultural and Food Wholesale Market Managing and Trading Company Limited	Subsidiaries, contributed capital: 100% ownership
02	Hoc Mon Foods Processing Corporation	Associate, contributed capital: 35.00% ownership
03	Mr. To Van Liem	Both Deputy General Director of Hoc Mon Trading Joint Stock Company and Chairman of Hoc Mon Foods Processing Corporation (Associate).
04	Mr. Le Van Tien	Both Deputy General Director of Hoc Mon Trade Joint Stock Company and General Director of Hoc Mon Agriculture Wholesale Market Company Limited (Subsidiary).

3. Transactions with Subsidiaries	Quarter IV - 2025	Quarter IV - 2024	Accumulated from the beginning of 2025	Accumulated from the beginning of 2024
- Profit receivable from subsidiaries	6.261.075.978	6.179.546.670	25.124.405.990	24.408.545.626
- Profit received from subsidiaries	6.490.195.502	6.312.392.963	25.042.876.682	24.001.778.813
- Receivables from collected-on-behalf income from stall leasing	2.873.567.400	3.174.212.800	10.113.257.000	9.892.409.996
- Received from collected-on-behalf income from stall leasing	2.507.452.992	2.559.879.630	10.184.539.266	9.804.508.753
- Payments for fixed asset leases	2.275.818.270	2.193.988.500	9.065.323.080	8.775.954.000
- Collection of fixed asset lease payments	2.275.818.270	2.193.988.500	9.065.323.080	8.775.954.000
- Guarantee commission income	26.123.340	28.856.480	91.938.700	89.931.003

Closing balances with Subsidiaries	As of Dec 31, 2025	As of Dec 31, 2024
- Profit receivable from subsidiaries	6.261.075.978	6.179.546.670
- Receivables from stall rental and amounts collected on behalf of others	1.214.757.060	1.413.197.896
- Short-term borrowings payable to subsidiaries.	27.000.000.000	26.900.000.000
- Interest payable to subsidiaries	268.865.755	115.493.697

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

No.	NAME	POSITION	SALARY	REMUNERATION	BONUS	DIVIDENDS	OTHER	TOTAL
	<i>Board of Directors</i>		<i>507.500.000</i>	<i>339.000.000</i>	<i>0</i>	<i>135.500.000</i>	<i>654.357.150</i>	<i>1.636.357.150</i>
1	NGUYEN TRAN TRONG NGHIA	Chairman of the Board of Directors	172.050.000			10.000.000		182.050.000
2	LE VAN MY	Deputy Chairman of the Board of Directors	190.250.000	87.000.000		60.000.000	479.680.650	816.930.650
3	TO VAN LIEM	Member	12.000.000	36.000.000		10.500.000	30.382.425	88.882.425
4	PHAM BINH PHUONG	Member		36.000.000		10.000.000		46.000.000
5	KIEU CONG TAM	Member	133.200.000	36.000.000		10.000.000	20.015.550	199.215.550
6	LE PHUC TUNG	Member		36.000.000		10.000.000		46.000.000
7	PHAM HOANG LIEM	Member		36.000.000		10.000.000		46.000.000
8	LE ANH PHUONG	Member		36.000.000		10.000.000	124.278.525	170.278.525
9	NGUYEN THI THAI NHI	Member		36.000.000		5.000.000		41.000.000
	<i>Board of Supervisors</i>		<i>57.900.000</i>	<i>96.000.000</i>	<i>0</i>	<i>24.000.000</i>	<i>10.758.750</i>	<i>188.658.750</i>
10	LE VAN TEO	Head of the Board of Supervisors	57.900.000	36.000.000		8.000.000	10.758.750	112.658.750
11	TRAN THUY HONG	Member		30.000.000		8.000.000		38.000.000
12	HUYNH LE YEN NHI	Member		30.000.000		8.000.000		38.000.000
	<i>Board of Executives</i>		<i>484.687.379</i>	<i>0</i>	<i>0</i>	<i>39.555.000</i>	<i>57.759.525</i>	<i>582.001.904</i>
13	NGUYEN NGOC THAO	Deputy General Director	106.000.000			9.000.000	2.402.550	117.402.550
14	PHAN THI HONG PHUC	Deputy General Director	98.200.000			9.000.000	44.276.175	151.476.175
15	LE VAN TIEN	Deputy General Director	187.587.379			12.555.000	10.354.050	210.496.429
16	PHAM MINH SON	Chief Accountant	92.900.000			9.000.000	726.750	102.626.750
	Total		1.050.087.379	435.000.000	0	199.055.000	722.875.425	2.407.017.804

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

ITEM	Commercial			Service			Leasing and real estate	Real estate transfer	Total
	Joint Stock Company	Market Company	Total	Joint Stock Company	Market Company	Total			
Current period	1	2	3	4	5	6	7	8	9=3+6+7+8
Net revenue from sales and service rendered	196.181.781.074	3.591.095.484	199.772.876.558	0	32.532.118.702	32.532.118.702	3.527.087.854	33.031.198.584	268.863.281.698
Cost of goods sold	189.184.885.206	2.022.169.110	191.207.054.316	0	10.669.373.186	10.669.373.186	1.990.199.695	28.078.124.705	231.944.751.902
Gross profit	6.996.895.868	1.568.926.374	8.565.822.242	0	21.862.745.516	21.862.745.516	1.536.888.159	4.953.073.879	36.918.529.796
Previous period	1	2	3	4	5	6	7	8	9=3+6+7+8
Net revenue from sales and service rendered	201.722.587.646	3.156.383.547	204.878.971.193	0	32.969.748.268	32.969.748.268	3.561.806.946	20.172.488.562	261.583.014.969
Costs of goods sold	194.856.123.580	2.104.107.755	196.960.231.335	0	9.511.897.613	9.511.897.613	2.184.260.493	16.301.973.853	224.958.363.294
Gross profit	6.866.464.066	1.052.275.792	7.918.739.858	0	23.457.850.655	23.457.850.655	1.377.546.453	3.870.514.709	36.624.651.675

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

The profit after tax of the Company for Quarter IV of 2025 decreased by 51,59% compared to the same period of the previous year. Specifically:

- The consolidated profit after tax of the Company for Quarter IV of 2025 amounted to VND 4.354.197.075.
- The consolidated profit after tax of the Company for Quarter IV of 2024 amounted to VND 8.994.919.393.

The main reason is that the company accounts for employees bonuses as expenses according to regulations.

7- Other information:

- On March 11, 2025, Notice No. 09/2025/TB-HTC on Advance dividend payment in Cash, phase III of 2024.
- On March 28, 2025, Notice No. 12/2025/TB-HTC on Advance dividend payment in Cash, phase IV of 2024 (Final phase).
- On June 12, 2025, Notice No. 19/2025/TB-HTC on Advance dividend payment in Cash, phase I of 2025.
- On September 18, 2025, Notice No.122/2025/TB-HTC on Advance dividend payment in Cash, phase II of 2025.
- On December 10, 2025, Notice No.181/2025/TB-HTC on Advance dividend payment in Cash, phase III of 2025.

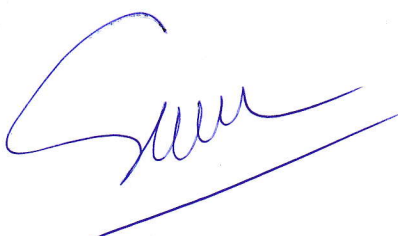
Prepared on January 29, 2026

Prepared by



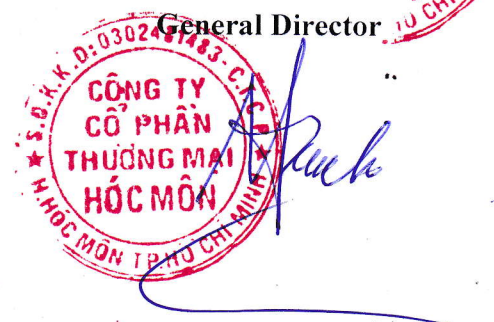
PHAN CHAU HUYEN TRAM

Chief Accountant



PHAM MINH SON

General Director



LE VAN MY