

TỔNG CÔNG TY PISICO BÌNH ĐỊNH
CÔNG TY CỔ PHẦN
PISICO CORPORATION JOINT
STOCK COMPANY

Số/No: 30 /TCT-TCKT

V/v công bố thông tin về Báo cáo tài chính riêng và hợp nhất Quý 4 năm 2025 và giải trình các nội dung liên quan.

Ref: Announcement of information on the general and consolidated Financial Statements for Quarter 4 of 2025 and explanation of related contents.

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

Gia Lai, ngày 30 tháng 01 năm 2026
Gia Lai, January 30, 2026

Kính gửi: - Ủy ban Chứng khoán Nhà nước/ The State Securities Commission
- Sở giao dịch chứng khoán Hà Nội/ Ha Noi Stock Exchange

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Tổng công ty PISICO Bình Định – CTCP thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý 4 năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Complying with the provisions of Clauses 3 and 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the stock market, PISICO Binh Dinh Corporation – Joint Stock Company discloses Financial statement (FS) for Quarter 4 of 2025 with the Hanoi Stock Exchange as follows:

1. BCTC Quý 4 năm 2025/ Financial statements for Quarter 4 of 2025

- BCTC Quý 4 năm 2025 theo quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC gồm/ Financial statements for the 4th quarter of 2025 as prescribed in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC include:

☐ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ Separate financial statements (TCNY has no subsidiaries and superior accounting units have affiliated units);

☒ BCTC hợp nhất (TCNY có công ty con)/ Consolidated financial statements (TCNY has subsidiaries);

☒ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ General financial statements (TCNY has an accounting unit affiliated to the organization of its own accounting apparatus);

- Các văn bản giải trình phải công bố thông tin cùng với BCTC theo quy định tại khoản 4 Điều 14 Thông tư số 96/2020/TT-BTC gồm/ The explanatory documents that must be disclosed together with the financial statements as prescribed in Clause 4, Article 14 of Circular No. 96/2020/TT-BTC include:

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước?/ Does the profit after corporate income tax in the statement of business results of the reporting period change by 10% or more compared to the report of the same period of the previous year?

☒ Có/Yes

☐ Không/No

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Văn bản giải trình lợi nhuận thay đổi 10% so với cùng kỳ năm trước/ The document explaining profit changed by 10% over the same period last year:

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại?/ Is the profit after tax in the reporting period a loss, transferred from profit in the same period of the previous year to a loss in this period or vice versa?

☐ Có/Yes

☐ Không/No

Văn bản giải trình lợi nhuận sau thuế trong kỳ lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/ Explanation document of the after-tax profit in the loss period, transfer from profit in the same period of the previous year to loss in this period or vice versa:

☐ Có/Yes

☐ Không/No

Nơi nhận:

- Như trên/As above;
- Website PISICO;
- Ban Tổng giám đốc/Board of Directors;
- Các phòng nghiệp vụ/Departments;
- Lưu/Archives:VT

Đại diện tổ chức

Organization representative

Người đại diện theo pháp luật/Người UQCBTT

Legal representative/Person authorized to

disclose information

(Ký, ghi rõ họ tên, chức vụ, đóng dấu)

(Signed, full name, position, and seal)



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ

Dòng Thị Ánh

PISICO BINH DINH CORPORATION
JOINT STOCK COMPANY

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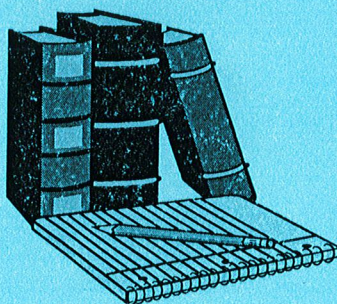


SOCIALIST REPUBLIC OF VIETNAM
INDEPENDENCE - FREEDOM - HAPPINESS

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CONSOLIDATED FINANCIAL STATEMENTS QUARTER 4 OF 2025

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Place of receipt:

Gia Lai, January 2026

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PISICO BINH DINH CORPORATION JOINT STOCK COMPANY

99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province

CONSOLIDATED FINANCIAL STATEMENT

For the fiscal year ended 31/12/2025

Form B 01 - DN/HN

(Issued under Circular No.202/2014/TT-BTC

December 22, 2014 of the Ministry of Finance)

CONSOLIDATED BALANCE SHEET**As of 31 December 2025**

Unit: VND

ASSETS	Code	Note	At date 31/12/2025	At date 01/01/2025
A. CURRENT ASSETS	100		239.813.608.934	250.993.808.072
I. Cash and cash equivalents	110	V. 1	8.890.702.410	13.094.138.837
1. Cash	111		6.390.702.410	12.694.138.837
2. Cash equivalents	112		2.500.000.000	400.000.000
II. Short-term financial investment	120		30.210.500.000	29.400.000.000
1. Held-to-maturity investments	123	V. 2	30.210.500.000	29.400.000.000
III. Short-term receivables	130		124.436.121.965	156.803.318.132
1. Short-term trade receivables	131	V. 3	42.928.925.168	35.934.851.526
2. Short-term prepayments to suppliers	132	V. 4	27.612.339.141	32.117.910.680
3. Short-term loans receivable	135		47.209.441.549	47.209.441.549
4. Other short-term receivables	136	V. 5	14.694.950.721	49.219.515.806
5. Allowance for short-term doubtful debts	137	V. 7	(8.009.534.614)	(7.678.401.429)
IV. Inventories	140	V. 6	69.128.578.902	47.773.706.129
1. Inventories	141		69.128.578.902	47.773.706.129
V. Other current assets	150		7.147.705.657	3.922.644.974
1. Short-term prepaid expenses	151	V. 12	673.466.027	403.415.142
2. Deductible VAT	152		6.227.895.246	2.806.677.249
3. Taxes and other receivables to State Budget	153	V. 16	246.344.384	712.552.583

PISICO BINH DINH CORPORATION JOINT STOCK COMPANY

99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province

CONSOLIDATED FINANCIAL STATEMENT

For the fiscal year ended 31/12/2025

Consolidated balance sheet (continued)

ASSETS	Code	Note	At date 31/12/2025	At date 01/01/2025
B. LONG-TERM ASSETS	200		515.993.312.421	503.482.955.182
I. Long-term receivables	210		6.774.772.500	8.861.685.000
1. Other long-term receivables	216		6.774.772.500	8.861.685.000
II. Fixed assets	220		57.262.542.147	57.386.130.041
1. Tangible fixed assets	221	V. 9	47.595.242.515	47.410.190.121
<i>Historical costs</i>	222		194.866.148.261	187.579.583.501
<i>Accumulated depreciation</i>	223		(147.270.905.746)	-140.169.393.380
2. Intangible fixed assets	227	V. 10	9.667.299.632	9.975.939.920
<i>Historical costs</i>	228		13.607.264.000	13.661.264.000
<i>Accumulated depreciation</i>	229		(3.939.964.368)	(3.685.324.080)
III. Investment property	230	V. 11	29.652.081.202	30.427.518.924
1. Historical costs	231		87.036.537.141	86.358.014.919
2. Accumulated depreciation	232		(57.384.455.939)	(55.930.495.995)
IV. Long-term assets in progress	240		282.882.616.762	256.839.283.724
1. Long-term work-in-progress	241	V. 8	272.687.705.961	255.582.852.151
2. Construction-in-progress	242	V. 8	10.194.910.801	1.256.431.573
V. Long-term financial investments	250		125.396.461.798	136.588.730.748
1. Investments in joint ventures and associates	252	V. 2	121.524.510.932	132.716.779.882
2. Investments in other entities	253	V. 2	7.511.619.996	7.511.619.996
Provisions for devaluation of long-term financial				
3. investments	254		(3.639.669.130)	(3.639.669.130)
VI. Other long-term assets	260		14.024.838.012	13.379.606.745
1. Long-term prepaid expenses	261	V. 12	14.006.333.756	12.959.602.029
2. Deferred income tax assets	262		18.504.256	420.004.716
TOTAL ASSETS	270		755.806.921.355	754.476.763.254

PISICO BINH DINH CORPORATION JOINT STOCK COMPANY

99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province

CONSOLIDATED FINANCIAL STATEMENT

For the fiscal year ended 31/12/2025

Consolidated balance sheet (continued)

ASSETS	Code	Note	At date 31/12/2025	At date 01/01/2025
C. LIABILITIES	300		304.616.524.366	298.845.991.844
I. Current liabilities	310		226.860.236.663	216.788.328.610
1. Short-term trade payables	311	V. 14	23.220.497.970	16.038.810.601
2. Short-term prepayments from customers	312	V. 15	6.517.179.623	397.835.094
3. Taxes and other payables to State Budget	313	V. 16	4.629.057.274	40.552.124.512
4. Payables to employees	314		5.659.618.913	13.613.089.467
5. Short-term accrued expenses	315	V. 17	6.550.279.860	2.053.709.981
7. Short-term unearned revenue	318	V. 20a	7.159.929.277	7.422.660.510
8. Other current payables	319	V. 18	7.413.372.071	8.998.929.214
9. Short-term loans and obligations under financial leases	320	V. 13	164.644.801.361	126.920.645.385
10. Provisions for short-term payables	321		-	-
11. Bonus and welfare funds	322	V. 19	1.065.500.314	790.523.846
II. Long-term liabilities	330		77.756.287.703	82.057.663.234
1 Long-term unearned revenue	336	V. 20b	72.819.406.991	76.896.533.316
2 Other long-term payables	337		4.936.880.712	4.937.380.712
3 Long-term loans and obligations under financial leases	338	V. 13	-	223.749.206
D. OWNER'S EQUITY	400		451.190.396.989	455.630.771.410
I. Equity	410		451.190.396.989	455.630.771.410
1. Owner's equity	411	V. 21	275.000.000.000	275.000.000.000
- Ordinary shares have voting rights	411a		275.000.000.000	275.000.000.000
2 Foreign exchange reserve	417	V. 21	(18.860.573.207)	(20.885.128.825)
3 Investment and development fund	418	V. 21	12.958.335.540	12.958.335.540
4 Retained earnings	421	V. 21	64.700.486.603	76.356.686.519
Retained earnings/(losses) accumulated to the prior				
- year end	421a		44.908.068.661	22.069.484.595
- Retained earnings/(losses) of the current year	421b		19.792.417.942	54.287.201.924
5 Non-controlling interests	429	V. 22	117.392.148.053	112.200.878.176
TOTAL RESOURCES	440		755.806.921.355	754.476.763.254

Gia Lai, January 29th 2026

HOANG TRONG VIET
Prepared

NGUYEN HOANG LAM
Chief Accountant



DONG THI ANH
CHAIRMAN OF THE BOARD OF DIRECTORS

CONSOLIDATED INCOME STATEMENT

From date 01/01/2025 -> 31/12/2025

Unit: VND

ASSETS		Code	Note	Quarter 4		Accumulated from the beginning of the year to the end of the quarter	
				This year	Last year	This year	Last year
1.	Revenue from sales and services rendered	01		112.700.272.994	103.376.240.279	389.881.779.166	461.504.748.832
2.	Sales deductions	02		-	-	-	-
3.	Net revenues from sales and services rendered	10	VI. 1	112.700.272.994	103.376.240.279	389.881.779.166	461.504.748.832
4.	Cost of goods sold	11	VI. 2	81.416.955.764	88.719.991.120	315.277.755.670	394.064.478.777
5.	Gross profit from sales and services rendered	20		31.283.317.230	14.656.249.159	74.604.023.496	67.440.270.055
6.	Financial income	21	VI. 3	1.952.305.866	503.626.780	9.326.734.382	10.821.093.426
7.	Financial expenses	22	VI. 4	2.220.700.497	1.748.129.507	8.565.137.415	8.350.005.958
	<i>In which: Interest expense</i>	23		2.133.581.632	1.613.544.935	8.106.737.914	7.364.864.176
8.	Shares of profit of associates, joint-ventures	24		230.834.553	9.950.003.863	479.590.812	16.899.917.182
9.	Selling expenses	25		7.383.390.035	5.081.777.335	21.375.315.697	20.002.407.834
10.	General and administration expenses	26		8.396.816.455	7.999.837.695	26.155.009.904	25.961.456.955
11.	Net profit from operating activities	30		15.465.550.662	10.280.135.265	28.314.885.674	40.847.409.916
12.	Other income	31	VI. 5	65.467.374	32.397.609.328	4.652.160.952	33.998.220.329
13.	Other expenses	32	VI. 6	948.335.069	2.686.112.258	2.592.654.172	3.057.936.502
14.	Profit from other activities	40		(882.867.695)	29.711.497.070	2.059.506.780	30.940.283.827
15.	Total accounting profit before tax	50		14.582.682.967	39.991.632.335	30.374.392.454	71.787.693.743
16.	Current corporate income tax expenses	51	VI. 7	3.281.014.239	7.404.859.493	6.321.767.035	11.526.254.914
17.	Deferred corporate income tax expenses	52		35.242.584	87.146.048	401.500.460	392.441.707
18.	Profit after corporate income tax	60		11.266.426.144	32.499.626.794	23.651.124.959	59.868.997.122
19.	Profit after tax attributable to shareholders of the parent	61	VI. 8	11.272.043.819	34.950.615.481	19.792.417.942	54.287.201.924
20.	Profit after tax attributable to non-controlling interests	62		(5.617.675)	(2.450.988.687)	3.858.707.017	5.581.795.198
21.	Basic earnings per share	70	VI. 9	410	1.465	720	1.974

HOANG TRONG VIET
Prepared

NGUYEN HOANG LAM
Chief Accountant

Gia Lai, January 29th 2026

DONG THI ANH
CHAIRMAN OF THE BOARD OF DIRECTORS

PISICO BINH DINH CORPORATION JOINT STOCK COMPANY

99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province

CONSOLIDATED FINANCIAL STATEMENT

For the fiscal year ended 31/12/2025

Form B 03 - DN/HN

(Issued under Circular No.202/2014/TT-BTC December 22, 2014 of the Ministry of Finance)

CONSOLIDATED CASH FLOW STATEMENT

From date 01/01/2025 -> 31/12/2025

(Indirect method)

Unit: VND

ASSETS	Code	Note	This year	Last year
I. Cash flows from operating activities				
1. Profit before tax	01		30.374.392.454	71.787.693.743
2. Adjustments for			7.385.343.161	(7.304.186.031)
Depreciation of fixed assets, investment properties and				
- Goodwill	02	VII. 1	8.939.233.053	10.072.220.717
- Provisions	03		331.133.185	410.890.574
- Gain/loss from exchange differences due to revaluation of money items in foreign currencies	04		(20.726.791)	(25.621.104)
- Gain/loss from investing activities	05	VII. 2	(10.535.205.194)	(25.126.540.394)
- Interest expenses	06		8.670.908.908	7.364.864.176
- Other adjustments	07		-	
3. Operating profit before changes of working capital	08		37.759.735.615	64.483.507.712
- Increase/Decrease in receivables	09		22.337.062.724	(351.017.133)
- Increase/Decrease in inventories	10		(38.459.726.583)	(142.258.720.921)
- Increase/Decrease in payables (not loan interest pay, corporate income tax payable)	11		(28.413.489.296)	31.994.683.861
- Increase/Decrease in prepaid expenses	12		(1.316.782.612)	(474.776.519)
- Increase/Decrease in trading securities	13		-	
- Interest paid	14		(8.531.405.247)	(7.324.300.576)
- Corporate income tax paid	15		(9.591.436.843)	(5.591.180.810)
- Other cash inflows	16		145.080.000	5.400.000
- Other cash outflows	17		(3.313.670.500)	(4.854.328.761)
<i>Net cash flows from operating activities</i>	20		<u>(29.384.632.742)</u>	<u>(64.370.733.147)</u>
II. Cash flow from investing activities				
1. Acquisition and construction of fixed assets and other longterm assets	21		(5.430.258.503)	(8.099.786.804)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		2.334.657.800	-
3. Cash outflows for lending, buying debt intrusments of other entities	23		(36.201.000.000)	(123.160.781.541)
4. Cash recovered from lending, selling debt instruments of other entities	24		33.540.000.000	112.657.538.992
5. Interest earned, dividends and profits received	27		18.974.781.470	24.101.401.412
<i>Net cash flows from investing activities</i>	30		<u>13.218.180.767</u>	<u>5.498.372.059</u>

PISICO BINH DINH CORPORATION JOINT STOCK COMPANY

99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province

CONSOLIDATED FINANCIAL STATEMENT

For the fiscal year ended 31/12/2025

Cash Flow Statement (continued)

ASSETS	Code	Note	This year	Last year
III. Cash flows from financing activities				
1. Proceeds from share issue and capital contributions from owners	31		7.340.807.000	33.324.974.857
2. Capital contributions paid to owners, acquisitions shares of the company that have been issued	32		(594.698.000)	(275.000.000)
3. Proceeds from borrowings	33	VII. 3	491.087.630.329	541.643.030.544
4. Repayment of borrowings	34	VII. 4	(453.587.223.559)	(523.849.323.280)
5. Dividends or profits paid to the owners	36		(32.294.179.885)	(4.807.052.005)
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>11.952.335.885</i>	<i>46.036.630.116</i>
Net cash flows during the year	50		(4.214.116.090)	(12.835.730.972)
Beginning cash and cash equivalents	60		13.094.138.837	25.928.084.357
Effects of fluctuations in foreign exchange rates			10.679.663	1.785.452
Ending cash and cash equivalents	70		8.890.702.410	13.094.138.837

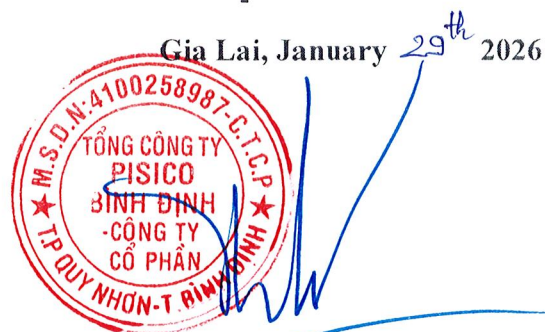
Gia Lai, January 29th 2026



HOANG TRONG VIET
Prepared



NGUYEN HOANG LAM
Chief Accountant



DONG THI ANH
CHAIRMAN OF THE BOARD OF DIRECTORS

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

From date 01/01/2025 -> 31/12/2025

I. CHARACTERISTICS OF OPERATION OF ENTERPRISES

1. Form of equity: Joint stock company

PISICO Binh Dinh Corporation - Joint Stock Company (abbreviated as PISICO), formerly known as Binh Dinh Import-Export Service Investment Production Corporation, is a State-owned limited liability company established under Decision No. 265/QD-UBND dated 23/6/2010 of the People's Committee of Binh Dinh province and operating under the Enterprise Registration Certificate No. 4100258987 issued by the Department of Planning and Investment of Binh Dinh for the first time on 01/9/2010.

On 17/10/2013, the People's Committee of Binh Dinh province issued Decision No. 3065/QD-UBND, on approving the equitization plan to transform Binh Dinh Import-Export Production Investment Service Corporation into PISICO Binh Dinh Corporation - Joint Stock Company.

PISICO Binh Dinh Corporation - Joint Stock Company officially operates in the form of a joint stock company since 27/01/2014 under the Certificate of Enterprise Registration of Joint Stock Company No. 4100258987 issued by the Department of Planning and Investment of Binh Dinh Province registered for the 3rd change on 27/01/2014.

The charter capital of PISICO Binh Dinh Corporation - Joint Stock Company according to the Certificate of Business Registration of the Joint Stock Company registered for the 3rd change to the 7th registration of change is 275.000.000.000 VND, divided into 27.500.000 shares with a par value of 10.000 VND.

PISICO's head office is located at 99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province

2. Business lines

The business lines of the Corporation according to the enterprise registration certificate: Manufacturing wooden beds, cabinets, tables and chairs; Forest product processing; Afforestation and forest care; Logging and exploitation of other forest products; Consulting on the design of forestry works; Cable TV business; Business in seaport services, freight forwarding services; Warehouse and yard leasing services, preservation of goods; Hotel; Restaurants, eateries, food and beverage products; Producing all kinds of packaging and consumer products from plastics; Infrastructure investment; Real estate business; Construction of civil and industrial works; Construction of infrastructure technical works; Trading in paper materials; Exploiting, processing and trading agricultural, forestry and fishery products; Production and trading of industrial goods for food, animal feed, garments, leather shoes; Trading in machinery, equipment, supplies, raw materials for agriculture, forestry, fisheries and building materials; Trading in machinery, means of transport, fertilizers, pesticides, petrol and oil; Trading in cable television and telecommunications supplies and equipment; Exploration, exploitation, processing, trading of mineral resources of all kinds; Financial investment in businesses.

3. The normal production and business cycle of the Corporation shall be carried out for a period of not more than 12 months.

PISICO BINH DINH CORPORATION JOINT STOCK COMPANY

99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province

CONSOLIDATED FINANCIAL STATEMENT

Notes to the consolidated financial statements (continued)

For the fiscal year ended 31/12/2025

4. Structure of Corporation

	Company	Head Office Address	Charter capital	Ownership Rate	Voting Rate
a. Subsidiaries					
	PBC Infrastructure Joint Stock Co.	Quy Nhon Dong ward, Gia Lai province	15.000.000.000	99,90%	99,90%
	Quy Nhon Cable Television One Member Co., Ltd	198 Tran Hung Dao street, Quy Nhon ward, Gia Lai province	10.000.000.000	100%	100,00%
	Quy Nhon Woodchip Co. Ltd	Street No.10, Phu Tai Industrial Zone, Quy Nhon Tay ward, Gia Lai province	24.500.000.000	51%	51,00%
	HR PISICO One Member Co., Ltd	99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province	5.000.000.000	100%	100,00%
	An Viet Phat Investment Company	99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province	350.000.000.000	57,14%	57,14%
	PISICO Dak Lak Joint Stock Company	25 An Duong Vuong street, M'Drak commune, Dak Lak province	15.000.000.000	80,87%	80,87%
	PISICO Dak Lak Investment Joint Stock Company	25 An Duong Vuong street, M'Drak commune, Dak Lak province	12.000.000.000	83,20%	83,20%
b. Joint venture, associate					
	Binh Dinh Agricultural Industry Trading Joint Stock Co.	99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province	180.000.000.000	50%	50,00%
	Thanh Tam wooden furniture Joint Stock Company	Lot A12+A13, Phu Tai Industrial Zone, Quy Nhon Tay ward, Gia Lai province	22.500.000.000	40,01%	40,01%
	PISICO Ha Thanh Joint Stock Company	Lot A3, Van Canh Town Industrial Subzone, Van Canh commune, Gia Lai provine	23.800.000.000	44,97%	44,97%
	Binh Dinh Chip Limited Liability Company (Indirect)	Lot E15.1 + E16.2, Nhon Hoa Industrial Zone, An Nhon Nam ward, Gia Lai province	9.000.000.000	22,95%	45,00%
c. Affiliated units of the Corporation					
	► PISICO Export Forest Product Processing Factory	Address: Area 7, Quy Nhon Bac Ward, Gia Lai Province.			
	► PISICO Forestry Enterprise	Address: Area 7, Quy Nhon Bac Ward, Gia Lai Province.			
	► PISICO Forestry Enterprise	99 Tay Son Street, Quy Nhon Nam Ward, Gia Lai Province			

II. FISCAL YEAR, CURRENCY USED IN ACCOUNTING**1. Fiscal year (Financial year)**

PISICO's fiscal year starts on January 1 and ends on December 31 every year.

2. Currency used in accounting

The currency used in accounting is the Vietnamese Dong (VND)

III. BASIS FOR PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS

1. Applicable accounting standards and regimes

The consolidated financial statements of the Corporation are presented in accordance with Vietnamese accounting standards, the accounting regime of Vietnamese enterprises and legal regulations related to the preparation and presentation of consolidated financial statements

2. Basis for consolidation of financial statements

The consolidated financial statements shall be prepared on the basis of consolidation of separate financial statements of the parent company and its subsidiaries for the same financial period, and shall be subject to uniform accounting policies.

The subsidiary is consolidated in its entirety from the date of purchase, which is the date on which the parent company actually takes control of the subsidiary, and continues to be consolidated until the date on which the parent company actually ceases control of the subsidiary.

The balances of accounts on the Balance Sheet between units in the same Group, internal transactions, unrealized internal profits or losses arising from these transactions are completely excluded.

Minority shareholder interest is the portion of the interest in the profit, or loss, and in the net assets of the subsidiary that is not held by the parent company and is presented separately on the Consolidated Income Statement and is presented separately from the equity portion of the Owner of the parent company on the Balance Sheet consolidate.

IV. APPLICABLE ACCOUNTING POLICIES

1. Foreign currency

Operations arising in foreign currencies shall be converted at the exchange rate on the date the transaction arises. The balance of monetary items of foreign currency origin at the end of the accounting year shall be converted at the exchange rate on this date. Exchange rate differences arising shall be accounted in the consolidated statement of business results.

The exchange rate selected for application in accounting: the exchange rate is listed at the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Dinh Branch.

Financial statements with accounting currencies other than Vietnamese dong shall be converted into Vietnamese dong in accordance with Vietnamese accounting standards and the Vietnamese enterprise accounting regime. Exchange rate differences arising during the conversion of the Balance Sheet are presented in the item Exchange rate differences on the Consolidated Balance Sheet.

2. Principles for recording cash amounts and cash equivalents.

Money and cash equivalents including cash, bank deposits, money in transit, and short-term investments have a payback or maturity period of no more than 3 months from the date of purchase, which is easily converted into a defined amount of money as well as not much risk in conversion.

3. Accounting principles for financial investments

Investments held to maturity

Investments held to maturity include term bank deposits for the purpose of earning interest on a periodic basis. Interest income from term bank deposits shall be recorded on the consolidated statement of business results on an estimated basis.

Investments held to maturity are classified as short and long-term presented when preparing the Consolidated Financial Statements based on the remaining term from the time of reporting.

Loans

Loans are determined by the original price minus provisions for bad debts. The provision for bad debts of the Corporation's loans shall be set aside in accordance with current accounting regulations.

Loans are classified as short and long-term when preparing consolidated financial statements based on the remaining term from the time of reporting.

Investments in joint ventures, associates

Investments in affiliated companies are incorporated under the equity method. A Company is defined as an associate company when the Corporation has significant influence but is not a subsidiary or joint venture of the Corporation. Significant influence is reflected in the right to participate in the decision-making of financial and operational policies of the investee but not in terms of controlling or co-controlling these policies.

Under the equity method, the investment is initially recorded on the consolidated balance sheet at the cost of the company, which is then adjusted for changes in the Company's ownership portion in the net assets of the associated company after the purchase. A goodwill advantage arises when purchasing an investment in a joint venture or associate company that is not allocated and is presented in the book value of the investment. The consolidated statement reflects the Group's ownership of the associated company's results of business after purchase. The losses of the associated company in excess of the Corporation's capital contribution at such associated company shall not be recorded.

In case a member company of the Corporation conducts transactions with a company associated with the Corporation, the unrealized profit/loss corresponding to the Corporation's capital contribution to the associated company shall be excluded from the consolidated financial statements.

Investment in capital instruments of other units:

Investments in capital instruments of other units reflect capital instrument investments but the Corporation does not have the right to control, co-control or have a significant influence on the investee party. Investments in capital instruments and other units are reflected at historical cost minus provisions for investment price reductions.

Provision for depreciation of investments is made when there is solid evidence that there is a decline in the value of these investments at the end of the accounting year.

When liquidating an investment, the difference between the net liquidation value and the book value is accounted for in income or expenses during the period.

4. Principles of accounting for receivables

Receivables are recoverable amounts of money from customers or other subjects. Receivables are presented according to the book value minus provisions for bad debts.

Receivables are classified as short- and long-term presentations when preparing consolidated financial statements based on the recovery period remaining from the time of reporting.

A provision for bad debts is set aside for receivables that are six months or more overdue or receivables that have evidence that the debtor is insolvent due to liquidation, bankruptcy or similar difficulties.

5. Principles for recording inventory:

Inventory is determined on the basis of the lower price between the original price and the net realizable value. The original price of inventory includes the purchase value of inventory, procurement costs (if any), production processing costs (if any)... to obtain inventory in the current location and status. Net realizable value is determined by the estimated selling price minus marketing, sales, and distribution expenses incurred.

Inventories are calculated according to the weighted average method at the time of occurrence and are accounted according to the regular declaration method.

Provisions for inventory depreciation shall be set aside in accordance with applicable accounting regulations, and when there is evidence that the cost of inventory is greater than the net realizable value at the end of the fiscal year.

**6. Principles of recognition and depreciation of tangible fixed assets, intangible fixed assets, investment real
Tangible fixed assets**

Tangible fixed assets are expressed at historical cost minus the accumulated wear and tear value. The historical cost of fixed assets includes the purchase price and expenses directly related to the operation of the assets as expected.

Profits and losses arising from liquidation or sale of assets are the difference between income from liquidation and the residual value of assets and are recorded in the consolidated statement of business results.

Tangible fixed assets are depreciated by the straight-line method based on the estimated useful life, specifically as follows:

	<u>The period of depreciation</u>
Factories and architectural objects	5 - 25 years
Machinery and equipment	3 - 15 years
Office equipment	3 - 8 years
Means of transport	3 - 15 years
Other assets	4 - 10 years

Intangible fixed assets

Intangible fixed assets represent land use rights and computer software presented at historical cost minus the accumulated wear and tear value. The value of indefinite land use rights shall not be depreciated according to current regulations. The value of fixed-term land use rights depreciated by the straight-line method based on the use life of the land lot is 50 years. Computer software is depreciated in a straight line based on an estimated useful life of 4 years.

Investment real estate

Investment real estate includes land use rights and factories and architectural objects held by the Corporation for the purpose of profiting from leasing. Investment real estate for lease is presented at historical cost minus the accumulated wear and tear value.

The historical cost of investment real estate is the total costs that the Company must incur or the fair value of the amounts offered for exchange in order to obtain the investment real estate up to the time of purchase or completion of construction.

Expenses related to investment real estate incurred after the initial recording are recorded as expenses in the period, unless these costs are likely to make the investment real estate generate more economic benefits in the future than the initially assessed level of operation, then the historical price increase is recorded.

When the investment real estate is sold, the historical cost and accumulated depreciation are written off, the profit and loss arising from the liquidation or sale of the asset is the difference between the income from liquidation and the residual value of the asset recorded in the consolidated statement of business results.

7. Principles for recording prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the results of production and business activities of many accounting periods. Upfront costs are classified as short-term upfront costs and long-term upfront costs according to the principal term. Prepaid expenses are allocated to the Consolidated Statement of Business Results on a straight-line basis based on estimated useful time in accordance with applicable accounting regulations.

8. Goodwill

The goodwill advantage on the consolidated financial statements is the excess between the business consolidation fee price compared to the Corporation's interest in the total fair value of the subsidiary's assets, liabilities and potential liabilities at the date of gaining control of the subsidiary. Goodwill is considered an intangible asset that is depreciated in a straight-line manner over the estimated useful life of that business advantage of 3 years.

When selling a subsidiary, the remaining value of the undepreciated goodwill advantage shall be included in the profit/loss due to the sale of the corresponding company.

9. Principles of accounting for liabilities

Liabilities reflect debts payable by the Corporation arising in the course of production and business activities, including payables to sellers, the State, employees and other payables.

Liabilities are classified as short and long-term when preparing consolidated financial statements based on the remaining payment period from the time of reporting.

10. Cost of borrowing

Borrowing expenses include loan interest and other expenses incurred directly related to the loans of the enterprise. Borrowing expenses shall be recorded in production and business expenses in the year when they are incurred, unless they are capitalized in accordance with the provisions of Vietnam Accounting Standard No. 16 "Borrowing expenses". Accordingly, borrowing costs directly related to the purchase, investment in construction or production of assets that take a relatively long time to complete and put into use or business are added to the historical cost of the asset until such asset is put into use or business. For private loans for the construction of fixed assets and investment real estate, the loan interest is capitalized even if the construction period is less than 12 months.

11. Principles for recording expenses payable

Actual expenses that have not yet been incurred but are deducted in advance from production and business expenses in the period to ensure that when actual incurred expenses do not cause a spike in production and business expenses on the basis of ensuring the principle of consistency between revenue and expenses.

12. Principles for recognition of unrealized revenue

Unrealized revenue includes revenue received in advance such as: the amount of money that customers have paid in advance for one or more accounting periods for asset leasing; interest received before lending capital or buying debt instruments and other amounts such as the difference between the selling price of deferred payment or installment payment as committed and the selling price paid immediately.....

13. Principles and methods of revenue recognition

Revenue is determined by the fair value of the amounts collected or will be obtained after deducting commercial discounts, sales discounts, and returned sales.

Turnover from the sale of goods is recognized when all the following conditions are satisfied at the same time:

- The Corporation has transferred most of the risks and benefits associated with the ownership of the product or goods to the buyer;
- The Corporation no longer holds the right to manage goods like the owner of goods or the right to control goods;
- Revenue is determined with relative certainty;
- The Corporation will derive economic benefits from the sale transaction;
- Determine the costs associated with the sales transaction.

Revenue from the provision of services is recognized when the result of the transaction is reliably determined. In case the transaction of providing services involves many years, the revenue recorded in the year corresponds to the part of the work completed at the end of the accounting year of that year. Revenue from service provision is determined when the following four conditions are satisfied:

- Revenue is determined with relative certainty;
- Being able to obtain economic benefits from the transaction of providing services;
- Identify the completed work at the end of the accounting year;
- Identify the costs incurred for the transaction and the costs to complete the service provided.

Deposit interest is recorded on an accrual basis, determined on the balance of deposit accounts and the applicable interest rate. Profits from investments are recognized when the Corporation has the right to receive interest.

14. Tax

Corporate income tax expenses include current income tax and deferred income tax.

The current income tax payable is calculated based on the taxable income and the CIT rate applied in the year. Taxable income other than pre-tax accounting profit presented on the Consolidated Statement of Business Results due to adjustment of non-taxable income or non-taxable or deductible expenses in other years (including carry-over losses, if any).

Deferred income tax is calculated based on the difference between the book value and the tax basis of the asset or debt items on the consolidated financial statements, and the projected CIT rate will apply to the year in which the recovered assets or liabilities are paid. Deferred income tax payable must be recognized for all temporary differences, while deferred income tax assets are recognized only when there is certainty of sufficient future taxable profits to deduct temporary differences. Deferred income tax is recorded in the Statement of Business Results.

Deferred income tax is reconsidered at the end of the fiscal year and will be credited as a deduction to the extent that there is sufficient taxable profit to allow the benefit of part or all of the deferred income tax assets to be used.

Deferred income tax assets and deferred income tax payable are cleared when the Corporation has the legal right to clear between the deferred income tax assets and the applicable income tax payable, and when the deferred income tax assets and deferred income tax payable in relation to corporate income tax are administered by the same tax authority, and the Corporation intends to pay the current income tax on a net basis.

15. Related Parties

Parties are considered involved if one party has the ability to control or have significant influence over the other in decision-making of financial and operational policies.

V. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	31/12/2025	01/01/2025
Cash at the fund	2.147.496.265	5.693.327.614
Bank Deposits	4.243.206.145	7.000.811.223
Cash equivalents	2.500.000.000	400.000.000
Plus	8.890.702.410	13.094.138.837

2. Financial investments

a. Investment held to maturity

	As of 31/12/2025		As of 01/01/2025	
	Original price	Book value	Original price	Book value
Short-term	30.210.500.000	30.210.500.000	29.400.000.000	29.400.000.000
- Term deposits	30.210.500.000	30.210.500.000	29.400.000.000	29.400.000.000
Plus	30.210.500.000	30.210.500.000	29.400.000.000	29.400.000.000

b. Long-term financial investment

b1. Investment in Joint Venture and Associate Companies

	Pisico - Ha Thanh Joint Stock Company	Thanh Tam wooden furniture Joint Stock Company	Binh Dinh Agricultural Industry Trading Joint	Binh Dinh Chip Limited Liability Company (Indirect)	Total
As of 01/01/2024	14.736.179.193	19.882.951.565	68.010.402.516	21.033.357.723	123.662.890.997
Profit/(loss) in the associated company the period	4.466.587.043	4.801.858.781 (1.710.570.000)	4.171.880.578	3.459.590.780 (3.454.263.270)	16.899.917.182 (5.164.833.270)
VCSH at affiliated companies	(643.410.011)	(875.161.565)	(1.995.565.487)	832.942.036	(2.681.195.027)
As of 31/12/2024	18.559.356.225	22.099.078.781	70.186.717.607	21.871.627.269	132.716.779.882
As of 01/01/2025	18.559.356.225	22.099.078.781	70.186.717.607	21.871.627.269	132.716.779.882
Profit/(loss) in the associated company	1.461.394.241	1.648.199.448	(3.505.148.514)	875.145.637	479.590.812
Dividends received during the period	(3.745.973.000)	(4.051.350.000)	0	(4.298.797.350)	(12.096.120.350)
Increase/(decrease) VCSH at	(720.614.043)	(540.200.702)	1.703.404.054	(18.328.721)	424.260.588
As of 31/12/2025	15.554.163.423	19.155.727.527	68.384.973.147	18.429.646.835	121.524.510.932

b2. Invest in other units

	As of 31/12/2025		As of 01/01/2025	
	Quantity	Value	Quantity	Value
Pisico Quang Nam Forest Products Processing Joint Stock Company	22.750	3.776.950.866	22.750	3.776.950.866
Binh Dinh Tapioca Starch Joint Stock Company	355.810	3.639.669.130	355.810	3.639.669.130
Vietnam Import-Export Services and Investment Joint Stock Company (Vicosimex)	5.000	95.000.000	5.000	95.000.000
Plus		7.511.619.996		7.511.619.996

Information about the long-term investment company as of 30/09/2025 is as follows:

Company Name	Head Office Address	Head Office Address	Ownership Rate (%)
Binh Dinh Tapioca Starch Joint Stock Company	Huu Lộc, Phu My Nam, Gia Lai	28.000.000.000	12,71%
Pisico Quang Nam Forest Products Processing Joint Stock Company	Tam Nghia, Nui Thanh, Quang Nam	12.000.000.000	18,96%
* Provision for long-term financial investment depreciation		31/12/2025	01/01/2025
- Binh Dinh Tapioca Starch Joint Stock Company		3.639.669.130	3.639.669.130
Plus		3.639.669.130	3.639.669.130

3. Customer receivables

	31/12/2025	01/01/2025
a. Receivables from Stakeholders (Exclamation VIII.2)	10.000.000	1.829.822.092
b. Receivables from third parties	42.918.925.168	34.105.029.434
Cty TNHH trồng rừng Quy Nhơn	14.164.141.214	15.494.732.765
OBI	-	1.428.221.811
Khách hàng SIPLEC	16.981.027.390	5.605.830.579
LANDI SCHWEIZ AG	3.363.122.005	3.597.004.950
VAN DAI CO., LTD	1.772.819.446	1.000.465.628
Phu Loi SOE	2.218.934.387	2.189.805.278
Other Customers	4.418.880.726	4.788.968.423
Plus	42.928.925.168	35.934.851.526

4. Upfront payment to short-term sellers

	31/12/2025	01/01/2025
a. Prepayment of Stakeholders (Commentary VIII.2)	16.410.000.000	16.410.000.000
b. Upfront to Third Parties	11.202.339.141	15.707.910.680
PHUONG VIET CONSTRUCTION JOINT STOCK COMPANY	1.800.000.000	3.497.790.000
Quang Trung Mechanical Joint Stock Company Branch	-	4.924.055.550
HUONG GIANG LIMITED COMPANY	6.090.000.000	-
Other Customers	3.312.339.141	7.286.065.130
Plus	27.612.339.141	32.117.910.680
Prepaid seller buys Fixed Assets	31/12/2025	01/01/2025
Fixed Asset Advance	2.505.609.522	3.564.748.679
Plus	2.505.609.522	3.564.748.679

5. Other receivables

	31/12/2025	01/01/2025
a. Short-term	14.694.950.721	49.219.515.806
- Receivables from Stakeholders (Exclamation VIII.2)	8.434.746.852	10.028.664.995
- Receivables from third parties	6.260.203.869	39.190.850.811
Non-agricultural land use tax of land lessees	14.791.455	11.784.483
Receivables of social insurance, health insurance, unemployment	-	64.543.144
Receivable loan interest, deposit interest	110.489.040	108.852.055
Binh Dinh Tapioca Starch Export Joint Stock Company	1.033.203.572	1.033.203.572
Advance payment to employees	835.622.408	610.175.400
Raw land rent receivable from enterprises	307.541.528	253.516.264
BECamex Binh Dinh Joint Stock Company	-	32.204.043.603
Deposit	2.072.789.041	2.336.600.000
Other amounts	1.885.766.825	2.568.132.290
b. Long-term	6.774.772.500	8.861.685.000
Deposit for the implementation of the Dak Lak project	111.000.000	222.000.000
Deposit for the implementation of the social housing project/Anh	6.663.772.500	8.639.685.000
Plus	21.469.723.221	58.081.200.806

6. Inventory

	31/12/2025	01/01/2025
Raw materials, materials in stock	13.288.753.312	14.706.831.660
Tools and tools in stock	1.309.071.109	1.336.500.100
Unfinished production and business expenses	11.375.550.315	10.512.781.927
Finished Product Inventory	43.155.204.166	21.217.592.442
Plus	69.128.578.902	47.773.706.129

7. Provision for bad debts

	As of 31/12/2025			As of 01/01/2025		
	Original price	Redundancy	Recall value	Original price	Redundancy	Recall value
Starch Processing Joint Stock	1.033.203.572	1.033.203.572	-	1.033.203.572	1.033.203.572	-
Van Dai Co., Ltd.	1.381.942.236	667.765.114	714.177.122	634.655.826	243.486.064	391.169.762
Phu Loi SOE	2.268.082.787	2.268.082.787	-	2.238.953.678	2.238.953.678	-
Dang Ngoc Son	741.390.900	741.390.900	-	741.390.900	741.390.900	-
Tran Thanh Tam	628.171.149	628.171.149	-	794.305.450	794.305.450	-
Other Customers	3.049.031.130	2.670.921.092	378.110.038	3.295.823.625	2.627.061.765	668.761.860
Plus	9.101.821.774	8.009.534.614	1.092.287.160	8.738.333.051	7.678.401.429	1.059.931.622

8. Long-term unfinished assets

	31/12/2025	01/01/2025
a. Long-term unfinished production and business expenses	272.687.705.961	255.582.852.151
- Cost of Economic Afforestation	28.531.521.492	28.958.618.110
- Cost of Social Housing + Anh Viet Residential Area Project	244.156.184.469	226.624.234.041
b. Unfinished basic construction	10.194.910.801	1.256.431.573
- Expenditure on other unfinished capital construction	10.194.910.801	1.256.431.573
Plus	282.882.616.762	256.839.283.724

9. Increase and decrease of tangible fixed assets

	Buildings and structures	Machinery and equipment	Transportation vehicles	Office equipment	Other fixed assets	Totals
Historical cost						
As of 01/01/2025	73.261.681.333	93.461.694.606	18.265.438.030	1.535.285.850	1.055.483.682	187.579.583.501
New Investments	193.157.000	5.987.276.431	732.923.636	50.180.000	398.148.148	7.361.685.215
Another reduction	-	-	-	75.120.455	-	75.120.455
As of 31/12/2025	73.454.838.333	99.448.971.037	18.998.361.666	1.510.345.395	1.453.631.830	194.866.148.261
Accumulated depreciation						
As of 01/01/2025	45.858.808.778	78.835.915.699	12.883.899.371	1.535.285.850	1.055.483.682	140.169.393.380
Depreciation	2.445.401.860	3.735.172.870	946.289.573	0	49.768.518	7.176.632.821
Another reduction	-	-	-	75.120.455	-	75.120.455
As of 31/12/2025	48.304.210.638	82.571.088.569	13.830.188.944	1.460.165.395	1.105.252.200	147.270.905.746
Carrying amount						
As of 01/01/2025	27.402.872.555	14.625.778.907	5.381.538.659	0	0	47.410.190.121
As of 31/12/2025	25.150.627.695	16.877.882.468	5.168.172.722	50.180.000	348.379.630	47.595.242.515

10. Increase and decrease of intangible fixed assets

	Land use rights + GPMB shares	Land use rights with a definite term	Accounting software	Totals
Original cost				
As of 01/01/2025	-	13.607.264.000	54.000.000	13.661.264.000
Liquidation of fixed assets	-	-	54.000.000	54.000.000
As of 31/12/2025	-	13.607.264.000	-	13.607.264.000
Accumulated wear and tear				
As of 01/01/2025		3.631.324.080	54.000.000	3.685.324.080
Depreciation		308.640.288	-	308.640.288
Liquidation of fixed assets		-	54.000.000	54.000.000
As of 31/12/2025	-	3.939.964.368	-	3.939.964.368
Residual value				
As of 01/01/2025	-	9.975.939.920	-	9.975.939.920
As of 31/12/2025	-	9.667.299.632	-	9.667.299.632

11. Increase and decrease in investment real estate

	Infrastructure works of Nhon Binh Industrial Cluster	Infrastructure works of Cat Nhon + C.Vinh Industrial Cluster	Chip factory in Bong Son for rent	Totals
Original cost				
As of 01/01/2025	38.635.719.983	36.920.640.136	10.801.654.800	86.358.014.919
Depreciation	0	0	678.522.222	678.522.222
As of 31/12/2025	38.635.719.983	36.920.640.136	11.480.177.022	87.036.537.141
Accumulated wear and tear				
As of 01/01/2025	38.569.438.683	10.766.590.200	6.594.467.112	55.930.495.995
Depreciation	57.083.192	794.184.380	602.692.372	1.453.959.944
As of 31/12/2025	38.626.521.875	11.560.774.580	7.197.159.484	57.384.455.939
Residual value				
As of 01/01/2025	66.281.300	26.154.049.936	4.207.187.688	30.427.518.924
As of 31/12/2025	9.198.108	25.359.865.556	4.283.017.538	29.652.081.202

12. Upfront costs

	31/12/2025	01/01/2025
Short-term upfront costs	673.466.027	403.415.142
Long-term prepaid expenses	14.006.333.756	12.959.602.029
Plus	14.679.799.783	13.363.017.171

13. Loans and financial lease debts

- Details of short-term loans and liabilities are as follows:

	As of 01/01/2025	Increase in the period	Decrease in the period	Re-evaluate the balance at the end of the period	As of 31/12/2025
Bank Loans	126.920.645.385	481.926.694.204	450.837.223.559	-	158.010.116.030
<i>Short-term loans</i>	<i>126.460.645.385</i>	<i>481.702.944.998</i>	<i>450.377.223.559</i>	-	<i>157.786.366.824</i>
<i>Borrow VND</i>	<i>126.460.645.385</i>	<i>481.702.944.998</i>	<i>450.377.223.559</i>	-	<i>157.786.366.824</i>
<i>Long-term loans due</i>	<i>460.000.000</i>	<i>223.749.206</i>	<i>460.000.000</i>	-	<i>223.749.206</i>
Other organizations	0	9.384.685.331	2.750.000.000	-	6.634.685.331
Plus	126.920.645.385	491.311.379.535	453.587.223.559	-	164.644.801.361

- Details arising from long-term loans and debts are as follows:

	As of 01/01/2025	Increase during the period	Decrease during the period	Adjusted during the period	As of 31/12/2025
A. Long-term loans	223.749.206	0	223.749.206	-	0
VCB Binh Dinh	223.749.206	0	223.749.206	-	0
B. Long term loan due	0	0	0	-	0
Plus	223.749.206	0	223.749.206	-	0

14. Payable to short-term sellers

	31/12/2025	01/01/2025
- To be paid to the parties involved (Commentary VIII.2)	-	-
- Must be paid to third parties	23.220.497.970	16.038.810.601
Saigon Tourist Cable Television Co., Ltd.	3.389.757.412	2.046.374.534
Quy Nhon Port Logistics Service Company Limited	502.056.017	494.544.607
QUYNH NHAN FORESTRY COMPANY LIMITED	3.642.810.874	-
Other Customers	15.685.873.667	13.497.891.460
Plus	23.220.497.970	16.038.810.601

15. Buyers pay for short-term goods in advance

	31/12/2025	01/01/2025
- To be paid to the parties involved (Commentary VIII.2)	-	-
- Must be paid to third parties	6.517.179.623	397.835.094
Truong Son Trading, Service and Manufacturing Company Limited	6.000.000.000	-
MIDAN GLOBAL	-	230.891.060
STI GROUP INC	-	115.697.230
Other Customers	517.179.623	51.246.804
Plus	6.517.179.623	397.835.094

16. Taxes and amounts payable to the State

	As of 31/12/2025		As of 01/01/2025	
	Receivable	Must pay	Receivable	Must pay
Value Added Tax	-	19.490.187	-	208.108.432
Import and export tax	2.800	-	356.001.670	-
Corporate Income Tax	-	4.179.015.580	356.550.913	7.805.236.301
Personal Income Tax	-	60.652.588	-	88.868.148
Housing and land tax, land rent	246.341.584	-	-	32.204.043.607
Other taxes	-	369.898.919	-	245.868.024
Plus	246.344.384	4.629.057.274	712.552.583	40.552.124.512

Details are as follows:

	As of 01/01/2025	Must be paid within the period	Submitted during the period	As of 31/12/2025
Value Added Tax	208.108.432	3.809.816.532	3.998.434.777	19.490.187
VAT on Imported Goods	-	185.595.740	185.595.740	-
Import and export tax	(356.001.670)	6.417.682.744	6.061.683.874	(2.800)
Corporate income tax	7.448.685.388	6.321.767.035	9.591.436.843	4.179.015.580
Business license tax	-	22.000.000	22.000.000	-
Real estate tax, land rent	32.204.043.607	513.369.545	32.963.754.736	(246.341.584)
Personal income tax	88.868.148	1.661.467.328	1.689.682.888	60.652.588
Other taxes	245.868.024	1.180.439.563	1.056.408.668	369.898.919
Other payables	-	8.724.881.929	8.724.881.929	-
Plus	39.839.571.929	28.837.020.416	64.293.879.455	4.382.712.890

17. Costs to be paid

	31/12/2025	01/01/2025
Expenses for renting television rights and bandwidth	825.724.970	183.385.782
Interest payable	139.503.661	155.521.919
Salaries, leave and shift pay of officials and employees	48.000.000	121.693.840
Other expenses	1.182.992.721	562.776.284
Brokerage commission	693.392.301	629.799.680
Forest exploitation and protection management costs	3.537.666.207	343.532.476
Remuneration of the Board of Directors, secretary and part-time	123.000.000	57.000.000
Plus	6.550.279.860	2.053.709.981

18. Other payables and payables

	31/12/2025	01/01/2025
a. Short-term	7.413.372.071	8.998.929.214
Dividends payable	48.504.714	47.627.155
Profits Payable Company (Profits Payable)	-	58.634.180
Must pay in advance for infrastructure rental at Canh Vinh industrial park	5.450.305.890	7.323.978.757
Other items	1.914.561.467	1.568.689.122
b. Long-term	4.936.880.712	4.937.380.712
Plus	12.350.252.783	13.936.309.926

19. Reward and welfare fund

As of 01/01/2025	790.523.846
Deduction from profit after tax	3.443.566.968
Other Receipts	145.080.000
Expenses for commendation and welfare	3.313.670.500
As of 31/12/2025	1.065.500.314

20. Unrealized revenue

	31/12/2025	01/01/2025
a. Short-term	7.159.929.277	7.422.660.510
Revenue from leasing of Nhon Binh Industrial Park	7.106.958	177.767.841
Revenue from leasing CNN Cat Nhon	2.485.846.446	2.479.650.869
Revenue from leasing Bong Son plant	2.775.375.344	2.675.561.644
Office for Lease	305.958.577	300.506.017
Cable TV + Internet subscription revenue	1.585.641.952	1.789.174.139
b. Long-term	72.819.406.991	76.896.533.316
Revenue from leasing CNN Cat Nhon	71.706.206.993	73.000.851.349
Revenue from leasing of Nhon Binh Industrial Park	-	7.106.625
Revenue from leasing Bong Son plant	1.113.199.998	3.888.575.342
Plus	79.979.336.268	84.319.193.826

21. Equity

Equity Movement Details

	Owner's investment capital	Exchange rate difference	Development Investment Fund	Undistributed profit after tax	Totals
As of 01/01/2024	275.000.000.000	(20.551.070.637)	12.958.335.540	27.828.213.575	295.235.478.478
Profit in 2024				54.287.201.924	54.287.201.924
Deduct from Welfare Reward Fund				(2.732.533.817)	(2.732.533.817)
Increase/(decrease) equity in associates		(851.991.427)		(2.754.934.035)	(3.606.925.462)
Expenditures from retained earnings				(271.261.128)	(271.261.128)
exchange rate difference		517.933.239			517.933.239
As of 31/12/2024	275.000.000.000	(20.885.128.825)	12.958.335.540	76.356.686.519,00	343.429.893.234
As of 01/01/2025	275.000.000.000	(20.885.128.825)	12.958.335.540	76.356.686.519	343.429.893.234
Profit in 2025	-	-	-	19.792.417.942	19.792.417.942
Deduct from Welfare Reward Fund	-	-	-	(2.357.303.901)	(2.357.303.901)
Dividends	-	-	-	(27.500.000.000)	(27.500.000.000)
Increase/(decrease) equity in associates	-	1.721.350.519	-	(1.591.313.957)	130.036.562
exchange rate difference	-	303.205.099	-	-	303.205.099
As of 31/12/2025	275.000.000.000	(18.860.573.207)	12.958.335.540	64.700.486.603	333.798.248.936

Ownership Structure

Shareholder	As of 31/12/2025		As of 01/01/2025	
	Proportion (%)	Value	Proportion (%)	Value
Anh Vy Trading Co., Ltd.	87,63	240.970.000.000	96,83	266.270.000.000
Other Shareholders	12,37	34.030.000.000	3,17	34.030.000.000
Plus		275.000.000.000		300.300.000.000

Stock

	31/12/2025	01/01/2025
Number of shares registered for issuance	27.500.000	27.500.000
Number of shares sold to the public		
- Common stock	27.500.000	27.500.000
Number of shares outstanding		
- Common Stocks	27.500.000	27.500.000
Par value of outstanding shares: 10,000 VND/share.		

22. Benefits of non-controlling shareholders

	PBC Company	Quy Nhon Paper Materials Company	An Viet Phat Investment Co., Ltd.	PISICO Dak Lak Joint Stock Company	PISICO Dak Lak Investment Joint Stock Company	Totals
As of 1/1/2024	31.069.178	25.589.188.105	52.315.997.817	1.157.400.000	377.286.000	79.470.941.100
Non-controlling shareholder equity			32.388.175.857	-275.000.000	936.799.000	33.049.974.857
Profit in 2024	1.071.339	6.057.072.297	12.000.000	-488.348.438		5.581.795.198
Dividends		-4.802.000.000				-4.802.000.000
Increase/(decrease) of CĐKKS benefits corresponding to other changes in equity	(424.762)	-1.241.671.341				(1.242.096.103)
exchange rate difference		497.622.131				497.622.131
Other adjustments to earnings		-374.057.174	18.698.167			(355.359.007)
As of 31/12/2024	31.715.755	25.726.154.018	84.734.871.841	394.051.562	1.314.085.000	112.200.878.176
Non-controlling shareholders' equity			7.204.250.000	(594.698.000)	731.255.000	7.340.807.000
Profit in 2025	905.763	3.793.833.740	-	203.644.915	(139.677.401)	3.858.707.017
Capital contribution of the shareholders	-1.500.000	-4.802.000.000	-	-	-	-4.803.500.000
Profit in 2025	-163.067	-1.195.600.000	-	-	-	-1.195.763.067
Dividends	-	291.314.703	-	-	-	291.314.703
Increase/(decrease) in non-controlling interest corresponding to other changes in equity	-	-300.295.776	-	-	-	(300.295.776)
As of 31/12/2025	30.958.451	23.513.406.685	91.939.121.841	2.998.477	1.905.662.599	117.392.148.053

Volatility details Non-controlling shareholder benefits

	Owner's investment capital	Exchange rate difference	Development Investment Fund	Undistributed profit after tax	Totals
As of 31/12/2024	98.939.356.841	2.563.702.866	2.706.473.777	7.991.344.692	112.200.878.176
Contribute capital	-	-	7.340.807.000	-	7.340.807.000
Profit in 2025	-	-	-	3.998.202.926	3.998.202.926
Other profit adjustments	-	-	-	(300.295.776)	(300.295.776)
Fund allocation and expenditure from after-tax profit	-	-	-	(1.195.763.067)	(1.195.763.067)
Dividends	-	-	-	(4.803.500.000)	(4.803.500.000)
Exchange rate difference		291.314.703	-	-	291.314.703
As of 31/12/2025	98.939.356.841	2.855.017.569	10.047.280.777	5.689.988.775	117.531.643.962

23. Items outside the Balance Sheet:

	31/12/2025	01/01/2025
a. Foreign currencies of all kinds		
USD	42.221,12	30.874,33
EURO	-	13,66
b. Bad debts have been settled	6.170.468.252	6.170.468.252

VI. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE CONSOLIDATED BUSINESS RESULTS STATEMENT

1. Revenue from sales and provision of services

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Total Revenue	389.881.779.166	461.504.748.832
Net sales	389.881.779.166	461.504.748.832
	112.700.272.994	
	01/01/2025	01/01/2024
	-> 31/12/2025	-> 31/12/2024
In which:		
Revenue of forest products and forestry services	358.001.358.459	427.455.076.965
Rental revenue and infrastructure services	12.232.020.238	11.302.755.768
Revenue from cable TV services	19.627.520.469	22.419.726.971
Revenue from training services and labor export	20.880.000	327.189.128
Plus	389.881.779.166	461.504.748.832

2. Cost of goods sold

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Cost of forest products and forestry services	295.168.511.784	370.735.629.207
Cost of lease and infrastructure services	5.918.234.881	7.178.023.803
Cost of cable TV services	14.191.009.005	15.954.683.639
Cost of goods sold for training and labor export services	-	196.142.128
Plus	315.277.755.670	394.064.478.777

3. Revenue from financial activities

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Other interests (Contract liquidation....)	1.268.210.738	2.065.131.114
Interest on deposits and loans	5.399.416.838	6.126.492.098
Interest on exchange rate difference	1.605.777.800	2.594.470.214
Profits from non-enterprise investment activities	1.053.329.006	35.000.000
Plus	9.326.734.382	10.821.093.426

4. Financial Costs

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Interest expense	8.670.908.908	7.364.864.176
Financial investment provisions	(564.170.994)	
Loss on exchange rate difference revaluation at the end of the period	458.399.501	985.141.782
Plus	8.565.137.415	8.350.005.958

5. Other income

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Ship Bonus	1.270.509.869	1.089.877.365
Compensation for site clearance	2.334.657.800	32.204.043.603
Other income	1.046.993.283	704.299.361
Plus	4.652.160.952	33.998.220.329

6. Other expenses

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Other expenses	2.592.654.172	3.057.936.502
Plus	2.592.654.172	3.057.936.502

7. Profit/loss in associated companies or joint ventures

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Profit / (loss) portion of after-tax profit calculated according to the Corporation's ownership ratio in associated companies:		
- Thanh Tam Furniture Wood Processing Joint Stock Company	1.648.199.448	4.171.880.578
- Pisico - Ha Thanh Joint Stock Company	1.461.394.241	4.801.858.781
- Binh Dinh Wood Chip Production Company Limited	875.145.637	4.466.587.043
- Binh Dinh Agricultural Industry Business Joint Stock Company	(3.505.148.514)	3.459.590.780
Plus	479.590.812	16.899.917.182

8. Current corporate income tax expenses

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Profit before tax	30.374.392.454	31.796.061.408
Upward adjustments	3.284.112.211	5.153.575.455
Losses at member units are not offset	371.736.398	797.652.312
Non-deductible expenses	2.912.375.813	4.355.923.143
Downward adjustments	1.870.035.707	18.864.675.864
Dividends and profits from associated companies	1.532.919.818	16.909.010.171
Loss on foreign currency balance valuation of previous year	-	15.998.045
Other accounts	337.115.889	1.939.667.648
Total income subject to corporate income tax	31.788.468.958	18.084.960.999
<u>In which:</u>		
Total income subject to tax rate of 20%	30.536.263.746	57.596.274.570
Corporate income tax calculated at the tax rate	6.321.767.035	11.526.254.914
Current corporate income tax expenses	6.321.767.035	11.526.254.914

9. After-tax profit of non-controlling shareholders

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Profit after tax calculated for non-controlling shareholders in subsidiaries:		
- Pisico DakLak Joint Stock Company	203.644.915	(488.348.438)
- Pisico DakLak Investment Joint Stock Company	(139.677.401)	
- An Viet Phat Investment Co., Ltd.	-	12.000.000
- P.B.C Infrastructure Development Services Joint Stock Company	905.763	1.071.339
- Quy Nhon Paper Materials Co., Ltd.	3.793.833.740	6.057.072.297
Cộng	3.858.707.017	5.581.795.198

10. Basic Interest, Declining Interest on Stocks

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Profit after tax of shareholders of the parent company	19.792.417.942	54.287.201.924
Profits distributed to shareholders who own common shares	19.792.417.942	54.287.201.924
Ordinary shares are circulating on average in the period	27.500.000	27.500.000
Underlying earnings per share	720	1.974

11. Production and business expenses by factors

	01/01/2025 -> 31/12/2025	01/01/2024 -> 31/12/2024
Cost of raw materials and materials	266.328.666.354	222.545.573.638
Labor costs	46.846.354.639	50.030.930.282
Fixed asset depreciation costs	8.939.233.053	10.072.220.717
Cost of outsourced services	90.085.900.095	117.068.381.101
Other expenses in cash	10.199.675.583	10.782.580.021
Plus	422.399.829.724	410.499.685.759

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

1. Depreciation of fixed assets

	This year	Last year
Depreciation of tangible fixed assets	7.176.632.821	8.343.334.105
Depreciation of intangible fixed assets	308.640.288	308.640.288
Real estate depreciation	1.453.959.944	1.420.246.324
Plus	8.939.233.053	10.072.220.717

2. Real estate depreciation

	This year	Last year
Interest on deposits and loans	(6.667.627.576)	(8.191.623.212)
(Profit)/Loss from the liquidation of fixed assets and other long-term assets	(2.334.657.800)	-
Dividends and profits distributed	(1.053.329.006)	(35.000.000)
(Profit)/loss in associated companies, joint ventures	(479.590.812)	(16.899.917.182)
Plus	(10.535.205.194)	(25.126.540.394)

3. Proceeds from borrowing

	This year	Last year
Bank loans	491.087.630.329	541.643.030.544
Plus	491.087.630.329	541.643.030.544

4. Loan principal payment

	This year	Last year
Bank loans	(453.587.223.559)	(523.849.323.280)
Plus	(453.587.223.559)	(523.849.323.280)

VIII. Transaction information with stakeholders

1. Transaction information with stakeholders

Stakeholder Information

Related Parties	Relationship
Anh Vy Trading Co., Ltd.	Parent Company
Binh Dinh Agricultural Industry Trading Joint Stock Co.	Affiliates
Thanh Tam wooden furniture Joint Stock Company	Affiliates
PISICO Ha Thanh Joint Stock Company	Affiliates
Binh Dinh Chip Limited Liability Company	Affiliates (indirect)
Công ty TNHH TM Ánh Việt	Same owner

Key transactions with stakeholders

Related Parties	Deal	This year	Previous year
Binh Dinh Agricultural Industry Trading Joint Stock Co.	Loan	-	54.960.781.541
	Recover the advanced capital	-	26.611.758.992
	Loan interest	3.282.026.245	3.668.385.908
Thanh Tam Furniture Wood Processing Joint Stock Company	Receive dividends	4.051.350.000	-
Pisico - Ha Thanh Joint Stock Company	Receive dividends	3.745.973.000	
Anh Viet Trading Company Limited	Office rental revenue	80.221.716	85.851.213
	Interest on advance payments + loans	1.268.210.738	2.052.976.999
	Advance payment to the seller	20.910.000.000	32.850.000.000
	Withdrawal of application	20.910.000.000	51.240.000.000

Related Parties	Deal	This year	Previous year
Anh Vy Trading Company Limited	Office rental revenue + other	80.676.261	85.851.213
	Loan interest	-	405.129.191
	Loan	-	17.000.000.000
	Loan recovery	-	35.780.780.000
	Pay dividends	24.097.000.000	-

Balance with stakeholders

Related Parties	Item	This year	Last year
Binh Dinh Agricultural Industry Trading Joint Stock Co.	Loan	47.209.441.549	47.209.441.549
	Other short-term receivables	7.659.485.469	4.377.459.224
Thanh Tam Furniture Wood Processing Joint Stock Company	Other short-term receivables	-	4.051.350.000
Pisico - Ha Thanh Joint Stock Company	Other short-term receivables	435.633.767	-
Anh Viet Trading Company Limited	Receivable from customers	5.000.000	35.448.929
	Advance payment to the seller	16.410.000.000	16.410.000.000
	Other short-term receivables	339.627.616	4.460.995.338
Anh Vy Trading Company Limited	Receivable from customers	5.000.000	5.000.000
	Other short-term receivables	-	1.190.210.433

HOANG TRONG VIET
Prepared

NGUYEN HOANG LAM
Chief Accountant



DONG THI ANH
CHAIRMAN OF THE BOARD OF DIRECTORS