



DUC THANH WOOD PROCESSING JOINT STOCK COMPANY

REVIEWED COMBINED FINANCIAL STATEMENTS

FOR THE YEAR ENDED 31 DECEMBER 2025

- | | | | |
|-------------|----------------|----------------------|--|
| • Kiểm toán | • Tư vấn Thuế | • Tư vấn Tài chính | • Thẩm định giá và xác định giá trị doanh nghiệp |
| • Audit | • Tax advisory | • Financial advisory | • Valuation |

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Duc Thanh Wood Processing Joint Stock Company (the “Company”) presents this report together with Company’s combined financial statements for the year ended 31 December 2025.

BOARD OF MANAGEMENT, BOARD OF SUPERVISORS AND GENERAL DIRECTORS

The members of the Board of Management, Board of Supervisors and The Board of General Directors of the Company who held office during the year and to the date of this report are as follows:

Board of Management

Full name	Position	Reappointment/appointment/dismissal date
Mrs. Le Hai Lieu	Chairman	Reappointed 19 April 2025
Mr. Le Hong Thang	Vice Chairman	Reappointed 19 April 2025
Mr. Le Hong Thanh	Non-executive member	Reappointed 19 April 2025
Mrs. Nguyen Ha Ngoc Diep	Member	Reappointed 19 April 2025
		Resigned on 16 March 2026
Mr. Hoang Anh Tuan	Member	Reappointed 19 April 2025
Mrs. Nguyen Thi Thanh Huyen	Independent member	Appointed on 19 April 2025
Mr. Hoang Minh Khoi	Independent member	Appointed on 19 April 2025
Mrs. Truong Thi Dieu Le	Non-executive member	Dismissed on 19 April 2025
Mr. Nguyen Hoang Ngan	Independent member	Dismissed on 19 April 2025

Board of Supervisors

Full name	Position	Reappointment/appointment/dismissal date
Mr. Nguyen Cong Hieu	Chief of the Board	Appointed on 19 April 2025
		Resigned on 13 March 2026
Mrs. Bui Tuong Anh	Chief of the Board	Reappointed 19 April 2025
Mrs. Phan Thi Van	Member	Appointed on 19 April 2025
Mrs. Truong Thi Binh	Chief of the Board	Dismissed on 19 April 2025
Mr. Tran Ngoc Hung	Member	Dismissed on 19 April 2025

Board of General Directors

Full name	Position	Reappointment/appointment/dismissal date
Mrs. Nguyen Ha Ngoc Diep	Deputy General Manager	Resigned on 16 March 2026
Mrs. Nguyen Thi Thanh Huyen	Deputy General Director cum Chief Governance Officer	
Mrs. Bui Phuong Thao	Chief Financial Officer	Appointed on 27 October 2025

Legal representative

The legal representative of the Company during the year and up to the time of this report is Mrs. Le Hai Lieu - Chairman of the Board of Management.

BOARD OF GENERAL DIRECTOR’S STATEMENT OF RESPONSIBILITY

The Board of General Directors of the Company is responsible for preparing the combined financial statements, which give a true and fair view of the combined financial position of the Company as at 31 December 2025, its combined financial performance, and its combined cash flows for the year ended 31 December 2025. In preparing these combined financial statements, The Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the combined financial statements;
- Prepare the combined financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the combined financial statements so as to minimize errors and frauds.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

BOARD OF GENERAL DIRECTOR'S STATEMENT OF RESPONSIBILITY (CONTINUED)

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the combined financial position of the Company and that the combined financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of combined financial statements. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing these combined financial statements.

In The Board of General Directors's opinion, the combined financial statements give a true and fair view of the financial position of the Company as at 31 December 2025, its combined financial performance and its combined cash flows for the year ended 31 December 2025 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of combined financial statements.

For and on behalf of the Board of General Directors,



Le Hai Lieu
Chairman of the Board of Management
Ho Chi Minh City, 30 March 2026

No.:101 /VACO/BCKT.HCM

INDEPENDENT AUDITORS' REPORT

To: The shareholders
The Board of Management, Board of Supervisors and The Board of General Directors
Duc Thanh Wood Processing Joint Stock Company

We have reviewed the accompanying combined financial statements of Duc Thanh Wood Processing Joint Stock Company (the "Company"), prepared on 30 March 2026, as set out from page 05 to page 39, which comprise the combined balance sheet as at 31 December 2025, the combined income statement and the combined cash flow statement for the year then ended, and the notes to the combined financial statements (hereinafter collectively referred to as the "combined financial statements").

The Board of General Director's Responsibility

The Board of General Directors is responsible for the preparation and fair presentation of these combined financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of combined financial statements and for such internal control as The Board of General Directors determines as necessary to enable the preparation of combined financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

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

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

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

Opinion

In our opinion, the combined financial statements give a true and fair view of, in all material respects, the combined financial position of the Company as at 31 December 2025, and its combined financial performance and its combined cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the combined financial statements.

INDEPENDENT AUDITORS' REPORT (CONTINUED)

Other matters

The Company's combined financial statements for the year ended 31 December 2024 were audited by another auditing company that expressed an unqualified opinion in the Auditors' Report No. 1.0818/25/TC-AC dated 29 March 2025.



Nguyễn Ngọc Thạch
Deputy General Director
Audit Practising Registration Certificate
No.: 1822-2023-156-1
For and on behalf of
HO CHI MINH CITY BRAND
VACO AUDITING COMPANY LIMITED
Ho Chi Minh City, 30 March 2026

Pham Hoang Viet
Auditor
Audit Practising Registration Certificate
No.: 4924-2024-156-1

COMBINED BALANCE SHEET
As at 31 December 2025

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A - CURRENT ASSETS	100		238,307,853,612	198,812,365,907
I. Cash	110	4	4,213,280,701	5,054,914,179
1. Cash	111		4,213,280,701	5,054,914,179
II. Short-term financial investments	120	5	95,000,000,000	51,555,000,000
1. Held-to-maturity investments	123		95,000,000,000	51,555,000,000
III. Short-term receivables	130		71,744,310,629	67,984,650,338
1. Short-term trade receivables	131	6	27,110,365,899	26,364,791,925
2. Short-term advances to suppliers	132	7	36,148,534,607	2,290,869,719
3. Short-term loan receivables	135	8	2,400,000,000	33,000,000,000
4. Other short-term receivables	136	9	6,931,390,541	6,836,576,948
5. Provision for short-term doubtful debts	137	10	(845,980,418)	(507,588,254)
IV. Inventories	140	11	59,028,270,023	67,207,889,434
1. Inventories	141		59,028,270,023	67,207,889,434
V. Other current assets	150		8,321,992,259	7,009,911,956
1. Short-term prepayments	151	12	1,851,145,657	764,828,881
2. Value added tax deductibles	152		6,470,846,602	6,245,083,075
B - NON-CURRENT ASSETS	200		318,698,784,464	328,672,693,957
I. Fixed assets	220		53,530,250,511	54,303,536,438
1. Tangible fixed assets	221	13	42,795,632,444	43,211,991,511
- Cost	222		123,755,863,556	120,205,564,763
- Accumulated depreciation	223		(80,960,231,112)	(76,993,573,252)
2. Intangible fixed assets	227	14	10,734,618,067	11,091,544,927
- Cost	228		16,747,464,013	16,747,464,013
- Accumulated amortization	229		(6,012,845,946)	(5,655,919,086)
II. Investment properties	230	15	199,021,020,401	206,337,990,980
- Cost	231		219,401,363,342	218,626,000,000
- Accumulated depreciation	232		(20,380,342,941)	(12,288,009,020)
III. Long-term financial investments	250	16	63,000,000,000	63,000,000,000
1. Investments in subsidiaries	251		63,000,000,000	63,000,000,000
IV. Other non-current assets	260		3,147,513,552	5,031,166,539
1. Long-term prepayments	261	12	2,651,184,638	4,457,981,584
2. Deferred tax assets	262	17	496,328,914	573,184,955
TOTAL ASSETS (270 = 100 + 200)	270		557,006,638,076	527,485,059,864

COMBINED BALANCE SHEET (CONTINUED)
As at 31 December 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C - LIABILITIES	300		193,623,929,528	224,400,171,335
I. Current liabilities	310		121,329,731,561	141,533,158,450
1. Short-term trade payables	311	18	10,318,538,163	15,109,334,283
2. Short-term advances from customers	312	19	5,016,773,449	9,889,416,776
3. Taxes and amounts payable to the State budget	313	20	8,354,898,168	6,573,041,673
4. Payables to employees	314		22,934,988,672	20,972,076,129
5. Short-term accrued expenses	315	21	1,686,535,860	3,473,612,415
6. Short-term unearned revenue	318		-	2,055,169,050
7. Other short-term payables	319	22	3,097,984,359	3,852,685,838
8. Short-term loans and obligations under finance leases	320	23	62,295,513,458	76,325,768,604
9. Bonus and welfare funds	322	24	7,624,499,432	3,282,053,682
II. Non-current liabilities	330		72,294,197,967	82,867,012,885
1. Long-term unearned revenue	336		-	2,894,849,926
2. Other long-term payables	337	22	5,394,567,000	3,786,723,001
3. Long-term loans and obligations under finance leases	338	23	65,385,700,000	74,205,700,000
4. Long-term provisions	342	25	1,513,930,967	1,979,739,958
D - EQUITY	400		363,382,708,548	303,084,888,529
I. Owner's equity	410	26	363,382,708,548	303,084,888,529
1. Owner's contributed capital	411		249,307,010,000	238,835,570,000
- Ordinary shares carrying voting rights	411a		249,307,010,000	238,835,570,000
2. Share premium	412		9,096,117,006	9,096,117,006
3. Treasury shares	415		(2,993,350,000)	(3,261,350,000)
4. Investment and development fund	418		1,001,210,514	1,001,210,514
5. Retained earnings	421		106,971,721,028	57,413,341,009
- Retained earnings accumulated to the prior year end	421a		32,742,450,009	23,926,740,723
- Retained earnings of the current year	421b		74,229,271,019	33,486,600,286
TOTAL RESOURCES (440 = 300 + 400)	440		557,006,638,076	527,485,059,864



Le Hai Lieu
Chairman of The Board of Management
Ho Chi Minh City, 30 March 2026

Nguyen Quoc Hiep
Chief Accountant

Bui Phuong Thao
Preparer

COMBINED INCOME STATEMENT
For the year ended 31 December 2025

Unit: VND

ITEMS	Codes Notes		Current year	Prior year
1. Revenue from goods sold and services rendered	01	28	328,895,640,019	336,675,738,281
2. Deductions	02	28	1,038,531,296	1,152,976,614
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		327,857,108,723	335,522,761,667
4. Cost of goods sold and services rendered	11	29	188,746,559,536	205,095,030,253
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		139,110,549,187	130,427,731,414
6. Financial income	21	31	9,320,605,218	9,150,286,350
7. Financial expenses	22	32	11,597,280,192	10,207,517,787
- In which: Interest expense	23		7,128,472,558	6,011,840,256
8. Selling expenses	25	33	13,206,955,415	16,960,212,427
9. General and administration expenses	26	33	26,319,872,732	36,777,386,615
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		97,307,046,066	75,632,900,935
11. Other income	31	34	1,326,671,504	788,138,299
12. Other expenses	32		1,854,373,854	424,782,512
13. Profit from other activities (40 = 31 - 32)	40		(527,702,350)	363,355,787
14. Accounting profit before tax (50 = 30 + 40)	50		96,779,343,716	75,996,256,722
15. Current corporate income tax expense	51	35	20,177,466,006	15,908,312,212
16. Deferred corporate tax (income)/expense	52		76,856,041	-
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		76,525,021,669	60,087,944,510



Le Hai Lieu
Chairman of The Board of Management
Ho Chi Minh City, 30 March 2026

Nguyen Quoc Hiep
Chief Accountant

Bui Phuong Thao
Preparer



COMBINED CASH FLOW STATEMENT
(Indirect method)
For the year ended 31 December 2025

Unit: VND

ITEMS	Codes	Current year	Prior year
I. Cash flows from operating activities			
1. Profit before tax	01	96,779,343,716	75,996,256,722
2. Adjustments for:			
- Depreciation and amortisation of fixed assets	02	14,906,471,872	12,027,274,356
- Provisions	03	(127,416,827)	543,903,254
- Foreign exchange gain, loss arising from translating foreign currency items	04	(168,425,499)	(230,301,066)
- Gain, loss from investing activities	05	(5,801,229,189)	(5,274,549,365)
- Interest expense	06	7,128,472,558	6,011,840,256
3. Operating profit before movements in working capital	08	112,717,216,631	89,074,424,157
- Increase, decrease in receivables	09	1,714,826,522	6,165,511,865
- Increase, decrease in inventories	10	8,179,619,411	10,407,195,903
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(9,787,864,844)	14,110,333,862
- Increase, decrease in prepayments	12	720,480,170	3,780,406,102
- Interest paid	14	(7,128,472,558)	(6,011,840,256)
- Corporate income tax paid	15	(18,661,440,779)	(14,161,834,908)
- Other cash outflows	17	(597,864,900)	(2,799,443,999)
Net cash generated by/(used in) operating activities	20	87,156,499,653	100,564,752,726
II. Cash flows from investing activities			
1. Acquisition and construction of fixed assets and other non-current assets	21	(42,507,966,919)	(165,112,320,423)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	575,000,000	763,636,364
3. Cash outflow for lending, buying debt instruments of other entities	23	(87,400,000,000)	(252,973,054,586)
4. Cash recovered from lending, selling debt instruments of other entities	24	73,200,000,000	259,673,054,586
5. Interest earned, dividends and profits received	27	4,708,350,285	5,404,233,481
Net cash generated by/(used in) investing activities	30	(51,424,616,634)	(152,244,450,578)

COMBINED CASH FLOW STATEMENT (CONTINUED)
(Indirect method)

For the year ended 31 December 2025

Unit: VND

ITEMS	Codes	Current year	Prior year
III. Cash flows from financing activities			
1. Proceeds from share issue and owners' contributed capital	31	10,739,440,000	-
2. Capital withdrawals, buy-back of issued shares	32	-	(268,000,000)
3. Proceeds from borrowings	33	152,323,027,192	268,180,267,775
4. Repayment of borrowings	34	(175,173,282,338)	(189,039,464,171)
5. Dividends and profits paid	36	(24,664,517,250)	(45,060,181,550)
<i>Net cash generated by/(used in) financing activities</i>	<i>40</i>	<i>(36,775,332,396)</i>	<i>33,812,622,054</i>
<i>Net increase/(decrease) in cash (50 = 20 + 30 + 40)</i>	<i>50</i>	<i>(1,043,449,377)</i>	<i>(17,867,075,798)</i>
<i>Cash at the beginning of the year</i>	<i>60</i>	<i>5,054,914,179</i>	<i>22,722,321,742</i>
<i>Effects of changes in foreign exchange rates</i>	<i>61</i>	<i>201,815,899</i>	<i>199,668,235</i>
<i>Cash at the end of the year (70 = 50 + 60 + 61)</i>	<i>70</i>	<i>4,213,280,701</i>	<i>5,054,914,179</i>



Le Hai Lieu
Chairman of The Board of Management
Ho Chi Minh City, 30 March 2026

Nguyen Quoc Hiep
Chief Accountant

Bui Phuong Thao
Preparer

NOTES TO THE COMBINED FINANCIAL STATEMENTS

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

1. GENERAL INFORMATION**Structure of ownership**

Duc Thanh Wood Processing Joint Stock Company (hereinafter referred to as the "Company"), formerly known as Duc Thanh Wood Processing Limited Liability Company. On 08 August 2000, Duc Thanh Wood Processing Limited Liability Company was converted into Duc Thanh Wood Processing Joint Stock Company.

Duc Thanh Wood Processing Joint Stock Company is a joint stock company established and operating under Enterprise Registration Certificate No. 0301449014, first issued on 08 August 2000. During its operation, the Company was granted the 36th amended Enterprise Registration Certificate on 24 November 2025, issued by the Business Registration Office under the Ho Chi Minh City Department of Finance.

The number of employees of the Company as at 31 December 2025 was 595 (as at 01 January 2025: 634).

Operating industries and principal activities

The Company's business activities include the manufacture of other wood products; manufacture of products from bamboo, rattan, straw, rush and plaiting materials. Details: manufacture of household wooden furniture, broom handles, flagpoles, laminated boards, and wooden household products. Manufacture of wooden toys for children (excluding wood processing; not trading in toys that are harmful to children's character education, health, or affecting social security and public order).

The Company's principal activity is the manufacture and trading of wood products.

Normal production and business cycle

The Company's normal production and business cycle is carried out for a period of 12 months or less.

Company's structure

Company name	Place of registration and operation	Proportion of ownership (%)	Proportion of voting rights held (%)	Principal activities
Subsidiaries				
Duc Tam Export Wood Processing Company Limited (*)	No. 49A, Doan Van Cu Street, Vam Hamlet, Trang Dai Ward, Dong Nai Province	100	100	Trading of sawn timber (from legally sourced wood)

(*) Duc Tam Export Wood Processing Company Limited has ceased manufacturing operations and downsized its scale. Its current business activities are primarily focused on leasing factory premises.

Name	Address
Branch of Duc Thanh Wood Processing Joint Stock Company	Land Lot No. 835, Map Sheet No. 7, Tan Hoi Quarter, Tan Hiep Ward, Ho Chi Minh City
Branch of Duc Thanh Wood Processing Joint Stock Company – Duc Thanh Store (*)	216 Ly Tu Trong Street, Ben Thanh Ward, Ho Chi Minh City
Branch No. 4 – Duc Thanh Wood Processing Joint Stock Company	Land Lot No. 813, Map Sheet No. 41, Khanh Binh 51 Street, Binh Chanh Quarter, Tan Hiep Ward, Ho Chi Minh City
Branch of Duc Thanh Wood Processing Joint Stock Company	Land Lot No. 995, Map Sheet No. 3, Group 1, Ba Tri Quarter, Tan Hiep Ward, Ho Chi Minh City

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

1. GENERAL INFORMATION (CONTINUED)

Affiliated units which have no legal person status and dependent accounting are as follows:

(*)The branch of Duc Thanh Wood Processing Joint Stock Company – Duc Thanh Store was dissolved pursuant to Decision No. 06E-25/NQ-DT dated 04 May 2025. The branch has ceased operations and is in the process of completing tax code closure procedures.

Disclosure of information comparability in the combined financial statements

The figures in the combined financial statements for the current year can be compared with those in the previous reporting period.

2. FINANCIAL YEAR, APPLIED ACCOUNTING STANDARDS AND REGIME

Financial year

The Company's financial year begins on 01 January and ends on 31 December.

Applied accounting regime

The Company applied Vietnamese Accounting Standards, accounting regime for enterprises in accordance with Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 and circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of combined financial statements.

Declaration of compliance with accounting standard and accounting regime

The Board of General Directors ensures to comply with the requirements of Vietnamese Accounting Standards, accounting regime for enterprises in accordance with Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 and circulars guiding the implementation of accounting standards of the Ministry of Finance in preparation of combined financial statements.

The accompanying combined financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

New accounting guidance issued but not yet effective

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the corporate accounting regime. This Circular will become effective from 1 January 2026 and will apply to financial years beginning on or after 1 January 2026. Circular 99 replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance providing guidance on the corporate accounting regime, Circular No. 75/2015/TT-BTC dated 18 May 2015 amending and supplementing Article 128 of Circular No. 200/2014/TT-BTC dated 22 December 2014, and Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance. The Company's Board of General Directors is currently assessing the potential impact of the adoption of Circular 99 on the Company's future financial statements.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

Accounting convention

The accompanying combined financial statements, expressed in Vietnamese Dong (VND), are prepared on an accrual basis, under the historical cost convention (except for information relating to cash flows), and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of combined financial statements.

The combined financial statements of the Company are prepared on the basis of aggregating the financial statements of its subsidiaries. Revenues and balances between the subsidiaries are eliminated in the preparation of the combined financial statements.

The combined financial statements are also prepared and issued together with the consolidated financial statements. Accordingly, users should read these combined financial statements in combination with the consolidated financial statements for complete information.

Estimates

The preparation of combined financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to the preparation and presentation of the combined financial statements requires The Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the combined balance sheet date and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on The Board of General Directors's best knowledge, actual results may differ from those estimates.

Evaluation and recognition at fair value

The Law on Accounting came into effect from 01 January 2017, which included regulations on evaluation and recognition at fair value. However, there is no specific instruction for this matter; therefore, The Board of General Directors has considered and applied as follows:

- a) *Financial instruments are recognized and revaluated at fair value based on historical cost less provisions (if any) in accordance with current regulations.*
- b) *Monetary items denominated in foreign currencies shall be evaluated based on the actual exchange rates;*
- c) *Investment properties measured at fair value are presented in detail in Note 15.*
- d) *For assets and liabilities (except items a, b and c as mentioned above), the Company does not have any basis to determine the reliable value; therefore, the Company records at historical cost.*

Financial instruments

Initial recognition

Financial assets: At the date of initial recognition, financial assets are recognised at cost plus transaction costs that are directly attributable to the acquisition of the financial assets. Financial assets of the Company comprise cash, trade and other receivables, receivables from loans and deposits.

Financial liabilities: At the date of initial recognition, financial liabilities are recognised at cost plus transaction costs that are directly attributable to the issue of the financial liabilities. Financial liabilities of the Company comprise trade and other payables, accrued expenses, and borrowings.

Subsequent measurement after initial recognition

Currently, there is no regulation on revaluation of financial instruments after initial recognition.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Cash

Cash and cash equivalents comprise cash on hand and demand deposits.

Financial investments

Investments in subsidiaries, joint ventures, associates

Investment in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The Company initially recognises its investment in a subsidiary at cost. The Company records in the income of the combined statement of profit or loss its share of the subsidiary's cumulative net profit arising after the date of investment. Other amounts received by the Company, apart from the share of profit, are considered as recovery of the investment and are recognised as a deduction from the carrying amount of the investment.

Provision for impairment of investment in a subsidiary is recognised when the subsidiary incurs a loss. The provision is measured as the difference between the actual contributed capital of the parties in the subsidiary and the subsidiary's actual equity, multiplied by the Company's ownership percentage in the total contributed capital of the parties. If the subsidiary is subject to the preparation of combined financial statements, the combined financial statements are used as the basis for determining the provision for impairment..

The change of provision for loss of investments in subsidiaries, joint ventures and associates need to be made at the balance sheet date and are recorded in financial expenses.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the combined income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the specific identification method and recognised under the perpetual method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary provision for inventory obsolescence follows current prevailing regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the balance sheet date.

Prepayments

Prepayments are expenses which have already been paid but relate to results of operations of multiple accounting periods, including:

Tools and Instruments: Tools and instruments are allocated to profit or loss for the year on a straight-line basis over a maximum period of 3 years.

Prepaid Land Rent: Prepaid land rent represents the amount paid in advance for the land the Company is using at My Phuoc 3 Industrial Park. Prepaid land rent is allocated to the combined statement of profit or loss on a straight-line basis over the lease term of 35 - 40 years.

Repair Expenses: Repair costs for fixed assets that are incurred as a one-off significant expense are allocated to expenses for the year on a straight-line basis over a maximum period of 3 years.

Insurance expenses: Insurance expenses that are incurred as a one-off significant expense are allocated to expenses for the year on a straight-line basis over a maximum period of 1 years.

Others: Others that are incurred as a one-off significant expense are allocated to expenses for the year on a straight-line basis over a maximum period of 3 years.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working conditions and locations for their intended use. Subsequent costs incurred after initial recognition are added to the cost of the tangible fixed asset only if they are expected to increase the future economic benefits arising from the use of the asset. Costs that do not meet this criterion are recognised as expenses in the year.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Tangible fixed assets and depreciation (continued)

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Estimated useful lives</u> (Years)
Buildings and structures	03 - 25
Machinery and equipment	03 - 25
Motor vehicles and conveyances	05 - 15
Management equipment	03 - 10

When a fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognized, and any gain or loss arising from the disposal is recognized in profit or loss for the year. Loss or gain resulting from sales and disposals of assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the combined income statement.

Intangible fixed assets and amortisation

Land use rights

Land use rights leased prior to the effective date of the 2003 Land Law, for which the Company has either settled the full lease payment or prepaid for multiple years, and for which the remaining lease term for which payment has been made is at least five years, and that have been certified by the competent authority, are amortized on a straight-line basis over the lease term (49 - 50 years). Land use rights with indefinite terms are not subject to amortization.

Computer software

Cost of computer software is all expenses that the Company has spent up to the time of putting the software into use. Computer software is amortized on a straight-line basis over its estimated useful life of 3 to 15 years.

Investment properties

Investment properties are composed of land use rights, buildings and structures held by the Company to earn rentals or for capital appreciation. Investment properties held to earn rentals are stated at cost less accumulated depreciation while investment properties held for capital appreciation are stated at cost less impairment loss. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties.

Investment properties are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Estimated useful lives</u> (Years)
Buildings and structures	10 - 28
Land use rights	28 - 40

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Payables and accrued expenses

Payables are amounts that may be paid to suppliers or other entities and are stated at carrying amount.

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

The classification of payables into trade payables, accrued expenses, and other payables are made on the following principles:

- Trade payables reflect payables arising from purchases of goods, services, assets and sellers are independent units to the Company.
- Accrued expenses reflect amounts payable for goods or services received from the seller or provided to the buyer but not be paid due to lack of invoices or incomplete accounting records and documents, payments to employees for leave and prepaid production and business expenses.
- Other payables reflect non-trade payables and does not relate to the purchase, sale or supply of goods or services.

Provisions for liabilities

Provisions for liabilities are recognized when the Company has a present obligation arising from a past event, and it is probable that the Company will be required to settle the obligation. Provisions are determined based on the Management Board's best estimate of the expenditures necessary to settle the obligation at the end of the reporting period.

Provision for severance allowances

Severance allowances for employees are accrued at the end of each reporting period for all employees who have worked for the Company for at least 12 months. The length of service used to calculate severance allowances is the total actual service of the employee with the employer, excluding periods during which the employee participated in unemployment insurance as required by law and periods for which the employer has already paid severance allowances. The accrual rate for each year of service is equal to one-half of the average monthly salary in accordance with the Labor Code, the Social Insurance Law, and relevant guiding regulations. The average monthly salary used to calculate severance allowances is adjusted at the end of each reporting period based on the average salary of the six months preceding the reporting date. Increases or decreases in the provision are recognized in the combined income statements.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Equity

Owner's contributed capital: Owner's contributed capital is recognized based on the actual contributed capital of the shareholders.

Share Premium: Share premium is recognized as the difference between the issue price and the par value of shares upon initial issuance, subsequent issuance, and the equity component of convertible bonds upon maturity. Direct costs attributable to the subsequent issuance of shares are deducted from share premium.

Treasury Shares: When the Company repurchases its own issued shares, the consideration paid, including any directly attributable transaction costs, is recognized as treasury shares and presented as a deduction from equity.

Profit distribution

Profit after tax is distributed to shareholders in accordance with the Charter of Company and regulations of the law which has been approved by the General Meeting of Shareholders. Profit distribution to shareholders is referenced to the non-monetary items included in retained earnings that may affect cash flows and the ability to pay dividends such as gains from revaluation of assets contributed capital, interest from revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recognized as liabilities when having the approval of the General Meeting of Shareholders.

Revenue recognition

Revenue is recognised when it is probable that the economic benefits will flow to the Company which can be reliably measured. Revenue is measured at the fair value of amounts received or to be received after deducting trade discounts, sales rebates and sales returns. The following specific recognition conditions must also be met when revenue is recognized:

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits associated with the transaction will flow to the Company; and
- (e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) The percentage of completion of the transaction at the combined balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Interest income is accrued on an accrual basis, by reference to the principal outstanding and at the applicable interest rate.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Revenue recognition (Continued)

Revenue Deductions

Revenue deductions include trade discounts and sales returns arising during the year from the sale of products, goods, or services, which are used to adjust the revenue of the year in which they occur.

For products, goods, or services sold in prior years, if trade discounts or sales returns arise in the current year, revenue is adjusted as follows:

- If trade discounts or sales returns arise before the issuance of the combined financial statements of the current year: deducted from revenue in the combined financial statements of the current year.
- If trade discounts or sales returns arise after the issuance of the combined financial statements of the current year: deducted from revenue in the combined financial statements of the year in which such trade discounts or sales returns arise.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the balance sheet date are retranslated at the exchange rates on the same date. Exchange differences arising from the translation of these accounts are recognised in the combined income statement.

Borrowing costs

Borrowing costs are recognised in the combined income statement in the year when incurred.

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the combined income statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the combined financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using balance sheet liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Taxation (Continued)

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Related parties

Parties are considered to be related when one party has ability to control another or has significant influence in making decisions related to financial and operational policies. Parties are also considered as related parties when they bear the same control and significant influence.

When considering the relationship of related parties, it is more focused on the nature of the relationship than the legal form.

The Company's combined financial statements are prepared and disclosed together with the Company's consolidated financial statements; therefore, the Company does not present transactions with related parties in the combined financial statements.

The Company's list of related parties includes:

<u>Related parties</u>	<u>Relationship</u>
Duc Tam Export Wood Processing Company Limited	Subsidiary
Binh Dien Fertilizer Joint Stock Company	Company with the same key management personnel (Mr. Tran Ngoc Hung – Dismissed on 19 April 2025 as Chief Accountant)
Tri Phuoc Thanh Company Limited	Company of a person related to an insider (Mrs. Le Hai Lieu)
Tri Linh Trading and Services Company Limited	Company of a person related to an insider (Mr. Le Hong Thanh)
Pizza 4PS Joint Stock Company	Company with the same key management personnel (Mrs. Bui Tuong Anh – Chief Financial Officer)
Binh Minh Plastic Joint Stock Company	Company with the same key management personnel (Mr. Nguyen Hoang Ngan – Dismissed on 19 April 2025 as Member of the Board of Directors)
Business Insight Vietnam Company Limited	Company with the same key management personnel (Mr. Hoang Anh Tuan – Legal Representative)
Kim Thinh Trading and Services Company Limited	Company with the same key management personnel (Mr. Hoang Minh Khoi – Deputy Director)
Hung Phuoc Trading and Services Company Limited	Company with the same key management personnel (Mr. Hoang Minh Khoi – Deputy Director)
Members of the Board of Directors, the Supervisory Board, the Executive Board, and parties closely related to these members	Key personnel and parties closely related to key personnel

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

Basic/Diluted Earnings per Share

The Company's combined financial statements are prepared and published together with the Company's combined financial statements; therefore, the Company does not present basic or diluted earnings per share in its combined financial statements.

Segment reporting

A segment is a distinguishable component of the Company that is engaged in the provision of relevant products or services (business segment), or in the provision of products or services in a particular economic environment (geographical segment). This segment is subject to risks and rewards that are different from those of other segments.

The Company's revenue and profit are mainly generated from trading of plastic products. At the same time, all activities take place in one geographical area, the Southern region; therefore, the Company does not prepare segment reports by business sector and geographical area.

4. CASH

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Cash on hand	2,650,006	58,994,690
Demand deposits	4,210,630,695	4,995,919,489
Total	4,213,280,701	5,054,914,179

5. HELD-TO-MATURITY INVESTMENTS

Short-term financial investments represent VND term deposits at commercial banks with a principal term of six months, bearing annual interest rates ranging from 5.6% to 7.8%.

6. SHORT-TERM TRADE RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a) Trade receivables from related parties	400,518,668	484,594,317
Tri Phuoc Thanh Company Limited – Receivables from sale of goods	400,518,668	484,594,317
b) Other short-term trade receivables	26,709,847,231	25,880,197,608
Asung Co., Ltd	7,714,071,020	9,899,165,690
May Viet One Member Co., Ltd	1,691,960,842	1,691,960,842
Triace Limited	6,365,408,217	6,332,119,032
Others	10,938,407,152	7,956,952,044
Total	27,110,365,899	26,364,791,925

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

7. SHORT-TERM PREPAYMENTS TO SUPPLIERS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
BYS Joint Stock Company	783,780,000	584,630,000
Hoang Huy Wood Manufacturing and Trading Co., Ltd	30,000,000,000	-
Tien Uy Manufacturing Trading and Services Co., Ltd	3,619,000,000	-
Tong Jou Vietnam Co., Ltd	67,341,430	632,760,238
Others	1,678,413,177	1,073,479,481
Total	36,148,534,607	2,290,869,719

8. SHORT-TERM LOAN RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Mrs. Nguyen Thi Huong (i)	2,400,000,000	5,000,000,000
Mrs. Ho Thi Huong	-	5,500,000,000
Mrs. Dang Thi Ngan	-	16,000,000,000
Mr. Bui Xuan Truong	-	6,500,000,000
Total	2,400,000,000	33,000,000,000

Note:

- (i) This represents a loan to Mrs. Nguyen Thi Huong under Contract No. 58-25/HDV-DT dated 16 October 2025, with an annual interest rate of 7.0% and a loan term of 12 months. The collateral for the loan is the borrower's house ownership certificate and land use rights certificate.

9. OTHER RECEIVABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a) Other short-term receivables from related parties	1,927,413,101	2,477,075,983
Duc Tam Export Wood Processing Company Limited – loan receivable	1,927,413,101	2,222,591,983
Ms. Huynh Thi Thanh - Advacne	-	254,484,000
b) Other short-term receivables	5,003,977,440	4,359,500,965
Deposits and collateral	-	150,000,000
Accrued interest	1,336,599,861	818,720,957
Advances	2,939,525,000	1,412,564,050
Others	727,852,579	1,978,215,958
Total	6,931,390,541	6,836,576,948

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

10. BAD DEBTS

	Overdue period	Closing balance		Overdue period	Opening balance	
		Cost	Recoverable amount		Cost	Recoverable amount
Trade receivables		1,691,960,842	845,980,424		1,691,960,842	1,184,372,588
May Viet One Member Co., Ltd	Over 01 year	1,691,960,842	845,980,424	Within 01 year	1,691,960,842	1,184,372,588
Total		1,691,960,842	845,980,424		1,691,960,842	1,184,372,588

Details of changes in provision for short-term doubtful debts are as follows:

	Closing balance	Opening balance
	VND	VND
Opening balance	507,588,254	-
Provision in the year	338,392,164	507,588,254
Closing balance	845,980,418	507,588,254

11. INVENTORIES

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
	VND	VND	VND	VND
Raw materials	31,079,368,197	-	35,335,203,303	-
Tools and supplies	767,973,134	-	892,184,639	-
Work in progress	10,215,886,562	-	9,803,696,806	-
Finished products	16,965,042,130	-	21,176,196,686	-
Merchandise	-	-	608,000	-
Total	59,028,270,023	-	67,207,889,434	-

12. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
a) Short-term	1,851,145,657	764,828,881
Tools and supplies	58,943,040	45,329,168
Insurance expenses	741,068,669	87,064,169
Repair expenses	87,200,005	76,454,565
Others	963,933,943	555,980,979
b) Long-term	2,651,184,638	4,457,981,584
Tools and supplies	285,009,439	587,201,493
Land lease payment	1,120,057,684	1,154,986,856
Repair expenses	1,191,827,366	2,222,421,289
Others	54,290,149	493,371,946

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)
These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

13. INCREASE, DECREASE IN TANGIBLE FIXED ASSETS				
	Buildings and structures	Machinery and equipment	Motor vehicles and conveyances	Management equipment
	VND	VND	VND	VND
COST				
Opening balance	53,051,257,512	45,270,076,519	17,556,334,394	4,327,896,338
- Purchasing in the year	2,184,000,000	3,322,788,545	480,000,000	36,318,182
- Disposals	-	(1,539,626,116)	(933,181,818)	-
Closing balance	55,235,257,512	47,053,238,948	17,103,152,576	4,364,214,520
ACCUMULATED DEPRECIATION				
Opening balance	32,027,657,730	34,579,901,750	7,181,506,459	3,204,507,313
- Charges for the year	2,807,230,256	2,229,963,276	1,143,336,212	258,936,050
- Disposals	-	(1,539,626,116)	(933,181,818)	-
Closing balance	34,834,887,986	35,270,238,910	7,391,660,853	3,463,443,363
NET BOOK VALUE				
Opening balance	21,023,599,782	10,690,174,769	10,374,827,935	1,123,389,025
Closing balance	20,400,369,526	11,783,000,038	9,711,491,723	900,771,157

Notes:
The cost of tangible fixed assets as at 31 December 2025 includes VND 33,715,712,574 of tangible fixed assets which have been fully depreciated but are still in use (as at 01 January 2025 includes VND 34,909,635,492).
As disclosed in Note 23, the Company has pledged certain tangible fixed assets, being factories, with a carrying amount of VND 6,389,250,763 as at 31 December 2025 (as at 01 January 2025: VND 6,420,114,041) as collateral for a long-term loan at the Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

14. INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

	Land use right	Computer software	Total
	VND	VND	VND
COST			
Opening balance	14,917,549,433	1,829,914,580	16,747,464,013
Closing balance	14,917,549,433	1,829,914,580	16,747,464,013
ACCUMULATED AMORTISATION			
Opening balance	5,216,830,450	439,088,636	5,655,919,086
- Charges for the year	253,262,820	103,664,040	356,926,860
Closing balance	5,470,093,270	542,752,676	6,012,845,946
NET BOOK VALUE			
Opening balance	9,700,718,983	1,390,825,944	11,091,544,927
Closing balance	9,447,456,163	1,287,161,904	10,734,618,067

The cost of intangible fixed assets as at 31 December 2025 includes VND 275,564,580 of intangible fixed assets which have been fully amortised but are still in use (as at 01 January 2025: VND 275,564,580).

As disclosed in Note 23, the Company has pledged certain intangible assets with a carrying amount of VND 7,438,394,236 as at 31 December 2025 (as at 01 January 2025: VND 7,438,394,236) as collateral for a long-term loan at the Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch.

15. INVESTMENT PROPERTIES

	Land use rights	Buildings and structures	Total
	VND	VND	VND
COST			
Opening balance	154,500,000,000	64,126,000,000	218,626,000,000
- Purchasing in the year	-	1,275,363,342	1,275,363,342
- Other decreases (i)	-	(500,000,000)	(500,000,000)
Closing balance	154,500,000,000	64,901,363,342	219,401,363,342
ACCUMULATED DEPRECIATION			
Opening balance	7,612,161,212	4,675,847,808	12,288,009,020
- Charges for the year	5,313,611,406	2,796,467,812	8,110,079,218
- Other decreases (i)	-	(17,745,297)	(17,745,297)
Closing balance	12,925,772,618	7,454,570,323	20,380,342,941
NET BOOK VALUE			
Opening balance	146,887,838,788	59,450,152,192	206,337,990,980
Closing balance	141,574,227,382	57,446,793,019	199,021,020,401

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

15. INVESTMENT PROPERTIES (CONTINUED)

- (i) Another reduction during the year is the reduction in the original cost of the land use rights of plant 6 due to a change in the transfer price.

As disclosed in Note 23, the Company has pledged certain investment properties with a carrying amount of VND 47,818,211,108 as at 31 December 2025 (as at 01 January 2025: VND 50,183,735,552) as collateral for loans at the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Tan Binh Branch.

The list of investment properties as at 31 December 2025 is as follows:

No.	List of investment properties	Cost	Accumulated depreciation	Net book value
1	Land use rights and attached assets of factory 4	59,626,000,000	11,807,788,892	47,818,211,108
2	Land use rights and attached assets of factory 6	159,775,363,342	8,572,554,049	151,202,809,293
Total		219,401,363,342	20,380,342,941	199,021,020,401

Fair value of investment properties

According to the provisions of Vietnamese Accounting Standard No. 05 - Investment properties, the fair value of investment properties as at 31 December 2025 should be presented. However, the Company has not yet determined this fair value, so the fair value of investment properties as at 31 December 2025 has not been presented in the Notes to the combined financial statements. To determine this fair value, the Company will have to hire an independent consulting firm to assess the fair value of the investment properties. Currently, the Company has not found a suitable consulting company to carry out this work.

DUC THANH WOOD PROCESSING JOINT STOCK COMPANY

221/4 Phan Huy Ich, An Hoi Tay Ward,
Ho Chi Minh City, Viet Nam

FORM B 09-DN

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NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

16. LONG-TERM FINANCIAL INVESTMENTS

	Closing balance		Provision	Opening balance	
	Cost	Fair value		Cost	Fair value
	VND	VND	VND	VND	VND
Investments in subsidiaries	63,000,000,000		-	63,000,000,000	-
Duc Tam Export Wood Processing Company Limited (i)	63,000,000,000	(*)	-	63,000,000,000	(*)
Total	63,000,000,000		-	63,000,000,000	-

Note:

- (*) At the balance sheet date, the Company has not determined the fair value of the investments in the subsidiaries, joint ventures, and associates to disclose in the combined financial statements due to the absence of quoted market prices and Vietnamese Accounting Standards, accounting regime for enterprises do not have specific guidance on determining the fair value of financial investments. The fair value of these investments in the subsidiaries, joint ventures, and associates may differ from the carrying amount.

Details of subsidiary as at 31 December 2025 are as follows:

- (i) Investment in Duc Tam Export Wood Processing Company Limited ("Duc Tam") with a value of VND 63,000,000,000, representing 100% of its charter capital. The financial statements for the year ended 31 December 2025 of Duc Tam show cumulative profit. The Company has announced a production halt and scale reduction, and currently its main business activity is leasing factory premises.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

16. LONG-TERM FINANCIAL INVESTMENTS (CONTINUED)

During the year, the Company entered into significant transactions with its subsidiary

	Current year	Prior year
	VND	VND
Sale of goods	-	41,037,344
Provision of consulting services	-	5,112,000,000
Borrowings	4,560,000,000	13,755,000,000
Repayments of borrowings	230,000,000	10,835,000,000
Purchase of goods	975,000	14,131,318,559
Acquisition of fixed assets	-	136,363,636

17. DEFERRED TAX ASSETS

	Closing balance	Opening balance
	VND	VND
Corporate income tax rates used for determination of value of deferred tax assets	20%	20%
Deferred tax assets related to deductible temporary differences	496,328,914	573,184,955
Deferred tax assets	496,328,914	573,184,955

Note:

Deferred tax assets arise from temporary differences of provisions for liabilities, depreciation expense differences and revaluation differences of foreign currency-denominated items due to year-end exchange rate adjustments.

18. SHORT-TERM TRADE PAYABLES

	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
a) Payables to related parties	39,414,211	39,414,211	38,361,211	38,361,211
Duc Tam Export Wood Processing Company Limited	39,414,211	39,414,211	38,361,211	38,361,211
b) Payables to others	10,279,123,952	10,279,123,952	15,070,973,072	15,070,973,072
Thanh Hung Wood One Member Co., Ltd	470,715,948	470,715,948	1,320,809,957	1,320,809,957
Ms. Cham Kim Loan - Payables for land transfer	-	-	4,000,000,000	4,000,000,000
Hoang Cam Tu Trading Services Co., Ltd	1,895,067,417	1,895,067,417	1,829,843,476	1,829,843,476
Others	7,913,340,587	7,913,340,587	7,920,319,639	7,920,319,639
Total	10,318,538,163	10,318,538,163	15,109,334,283	15,109,334,283

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

19. SHORT-TERM ADVANCES FROM CUSTOMERS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Le Comptoir de Mathilde	702,236,660	4,403,521,890
Cuong Quoc Phat One Member Co., Ltd	693,754,260	977,120,240
Others	3,620,782,529	4,508,774,646
Total	5,016,773,449	9,889,416,776

20. TAXES AND AMOUNTS RECEIVABLE FROM/PAYABLE TO THE STATE BUDGET

	<u>Opening balance</u>	<u>Payable/ Receivable</u>	<u>Paid/ Received</u>	<u>Closing balance</u>
	VND	during the year	during the year	VND
Corporate income tax	5,169,092,694	20,172,595,789	18,661,440,779	6,680,247,704
Personsal income tax	1,403,948,979	2,072,125,594	3,278,333,345	197,741,228
Land use tax	-	6,002,095	6,002,095	-
Other tax	-	6,000,000	6,000,000	-
Fees, charges, and other payables	-	1,476,909,236	-	1,476,909,236
Total	6,573,041,673	23,733,632,714	21,951,776,219	8,354,898,168

21. SHORT-TERM ACCRUED EXPENSES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Accrued vacation pay	-	2,087,929,000
Accrued land lease expenses	497,834,855	447,434,855
Others	1,188,701,005	938,248,560
Total	1,686,535,860	3,473,612,415

22. OTHER PAYABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a) Short-term	3,097,984,359	3,852,685,838
Trade union fee, insurances	799,874,494	1,236,610,780
Deposits and collateral	-	940,142,091
Dividends payable	38,529,500	32,155,750
Others	2,259,580,365	1,643,777,217
b) Long-term	5,394,567,000	3,786,723,001
Deposits and collateral	5,394,567,000	3,786,723,001

ĐỨC THANH WOOD PROCESSING JOINT STOCK COMPANY

221/4 Phan Huy Ich, An Hoi Tay Ward,
Ho Chi Minh City, Viet Nam

FORM B 09-DN
Issued under Circular No. 200/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

23. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES

	Opening balance		During the year		Closing balance	
	Amount		Increase		Amount	
	VND	Amount able to be paid off	VND	Decrease	VND	Amount able to be paid off
a) Short-term loans						
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tan Binh Branch (i)	76,325,768,604	76,325,768,604	161,143,027,192	(175,173,282,338)	62,295,513,458	62,295,513,458
Shinhan Bank Vietnam One Member Limited Company - Bac Sai Gon Branch (ii)	9,287,873,550	9,287,873,550	58,783,947,864	(59,546,554,414)	8,525,267,000	8,525,267,000
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch (iii)	26,116,692,537	26,116,692,537	6,671,795,672	(32,788,488,209)	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch (iv) - current portion of long-term loans	32,101,202,517	32,101,202,517	86,867,283,656	(74,018,239,715)	44,950,246,458	44,950,246,458
	8,820,000,000	8,820,000,000	8,820,000,000	(8,820,000,000)	8,820,000,000	8,820,000,000
b) Long-term loans						
Joint Stock Commercial Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch (iii)	74,205,700,000	74,205,700,000	-	(8,820,000,000)	65,385,700,000	65,385,700,000
	74,205,700,000	74,205,700,000	-	(8,820,000,000)	65,385,700,000	65,385,700,000
Total	150,531,468,604	150,531,468,604	161,143,027,192	(183,993,282,338)	127,681,213,458	127,681,213,458

Note:

- (i) This represents a loan from the Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tan Binh Branch with a borrowing limit of VND 70,000,000,000 for working capital purposes, with a term of six months. The loan is secured by the land use rights, house ownership, and other assets attached to the land owned by the Company at plot No. 813, map sheet No. 41, Tan Hiep Ward, Ho Chi Minh City (see Note 15).
- (ii) Loan from Shinhan Bank Vietnam One Member Limited Company - Bac Sai Gon Branch with a borrowing limit of USD 3,000,000 for working capital purposes, with a term of 12 months. The loan is secured by the land use rights, house ownership, and other assets attached to the land owned by the Company at plot No. 944, map sheet No. 38, Trang Dai Ward, Dong Nai province owned by subsidiary company - Duc Tam Export Wood Processing Company Limited.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

23. SHORT-TERM LOANS AND OBLIGATIONS UNDER FINANCE LEASES (CONTINUED)

- (iii) Short-term loan from the Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch (BIDV) with a borrowing limit of VND 45,000,000,000 for working capital purposes, with a term of 12 months. The loan is secured by the land use rights, ownership of the house, and assets attached to the land owned by Mrs. Le Hai Lieu – Chairman of the Board of Management – at 76 Ha Huy Tap, Nam Thien I (H13) Zone, Tan Hung Ward, Ho Chi Minh City.
- (iv) Long-term loan from the Joint Stock Commercial Bank for Investment and Development of Vietnam – Ho Chi Minh City Branch for the payment of land and factory acquisition for leasing business activities in Tan Hiep Ward, Ho Chi Minh City, with a maximum term of 120 months from the day following the first disbursement. The interest rate is fixed at 6% per annum for the first two years from the date of the initial disbursement, and thereafter the interest rate is variable based on market rates. The loan is secured by the land use rights and assets attached to the land under Mortgage Contract No. 02/2024/7801028/HDBD dated 14 May 2024 (see Notes 13 and 14).

The repayment terms of long-term loans are as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Within 01 year	8,820,000,000	8,820,000,000
From 01 to 05 years	35,280,000,000	35,280,000,000
More than 05 years	30,105,700,000	38,925,700,000
Closing balance	74,205,700,000	83,025,700,000
Less: Amounts payable within 12 months (presented short-term borrowings)	(8,820,000,000)	(8,820,000,000)
Amounts payable after 12 months	65,385,700,000	74,205,700,000

24. BONUS AND WELFARE FUNDS

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Opening balance	3,282,053,682	3,077,100,456
Increase in fund appropriation	2,295,750,650	3,004,397,226
Fund disbursement	(597,864,900)	(2,799,444,000)
Other adjustments (i)	2,644,560,000	-
Closing balance	7,624,499,432	3,282,053,682

Notes:

- (i) Adjustment to increase the bonus and welfare funds from payroll expenses, as the fund had been temporarily borrowed in the prior year.

25. LONG-TERM PROVISIONS

Long-term provisions for liabilities represent payables related to severance allowances.

DUC THANH WOOD PROCESSING JOINT STOCK COMPANY
221/4 Phan Huy Ich, An Hoi Tay Ward,
Ho Chi Minh City, Viet Nam

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

26. OWNER'S EQUITY

Movement in owner's equity

	Owner's contributed capital VND	Share premium VND	Treasury shares	Investment and development fund	Retained earnings VND	Total VND
Opening balance of prior year	218,725,920,000	9,117,717,006	(4,332,350,000)	1,001,210,514	66,854,272,723	291,366,770,243
Issuance of shares for dividend distribution	21,448,650,000	-	-	-	(21,448,650,000)	-
Reduction of charter capital due to repurchase of shares from resigned employees	(1,339,000,000)	(21,600,000)	1,339,000,000	-	-	(21,600,000)
Purchase of treasury shares	-	-	(268,000,000)	-	-	(268,000,000)
Profit for the year	-	-	-	-	60,087,944,510	60,087,944,510
Allocation to bonus and welfare fund (ii)	-	-	-	-	(3,004,397,224)	(3,004,397,224)
Dividend distribution (ii)	-	-	-	-	(45,075,829,000)	(45,075,829,000)
Closing balance of prior year	238,835,570,000	9,096,117,006	(3,261,350,000)	1,001,210,514	57,413,341,009	303,084,888,529
Issuance of shares under employee stock option program (i)	10,739,440,000	-	-	-	-	10,739,440,000
Appropriation of bonus and welfare fund	(268,000,000)	-	268,000,000	-	-	-
Profit during the year	-	-	-	-	76,525,021,669	76,525,021,669
Appropriation of bonus and welfare fund (ii)	-	-	-	-	(2,295,750,650)	(2,295,750,650)
Dividend distribution (ii)	-	-	-	-	(24,670,891,000)	(24,670,891,000)
Closing balance of current year	249,307,010,000	9,096,117,006	(2,993,350,000)	1,001,210,514	106,971,721,028	363,382,708,548

Notes:

- (i) According to the Resolution of the Board of Directors No. 04-25/NQ-DT dated 11 March 2025 regarding the issuance of shares under the employee stock ownership plan (ESOP 2024), the Board of Directors implemented the program from 04 April 2025 to 27 April 2025. On 05 May 2025, the Company announced the Report on the results of the share issuance, pursuant to which 1,073,944 shares were issued to 230 employees of the Company at the price of VND 10,000 per share, thereby increasing charter capital by VND 10,739,440,000.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

26. OWNER'S EQUITY (CONTINUED)

Notes (continued):

(ii) The Resolution of the Annual General Meeting of Shareholders for the fiscal year 2024, No. 01-25/NQ-DHDCD GDT dated 19 April 2025, approved the profit distribution plan as follows:

- Appropriation to the bonus and welfare fund for 2024 in the amount of VND 3,004,397,000, consistent with the amount already appropriated in 2024.
- Approval of the 2024 dividend payment at the rate of 20% of par value per share from owners' equity, equivalent to VND 48,525,848,000. The Company had previously made the first cash dividend payment for 2024 at the rate of 10% of par value, equivalent to VND 23,596,947,000, in accordance with the Resolution of the Board of Directors No. 13-24/NQ-DT dated 19 October 2024. The final dividend for 2024 at the rate of 10% of par value was planned to be paid in cash or in shares, with authorization granted to the Board of Directors to decide the method of payment. On 02 June 2025, the Board of Directors approved Resolution No. 13-25/NQ-DT on the payment of the final dividend for 2024 at the remaining rate of 10% of par value, with a total amount of VND 24,670,891,000.

Dividends paid during the year totaled VND 24,664,517,250 (previous year: VND 45,060,181,550).

During the year, the Company also made a provisional appropriation to the bonus and welfare fund for 2025 in the amount of VND 2,295,750,650 in accordance with the 2025 profit distribution plan approved at the Annual General Meeting of Shareholders for the fiscal year 2024.

Charter capital

As at 31 December 2025, the charter capital has been contributed as follows:

	Closing balance			Opening balance		
	Shares	VND	Rate	Shares	VND	Rate
Mrs. Ha Thi Hue	-	-	0.0%	800,921	8,009,210,000	3.4%
Mrs. Nguyen Ha Ngoc Diep	1,426,281	14,262,810,000	5.7%	1,409,081	14,090,810,000	5.9%
Mrs. Le Hai Lieu	6,175,069	61,750,690,000	24.8%	5,321,064	53,210,640,000	22.3%
Other share holder	17,069,541	170,695,410,000	68.5%	16,065,881	160,658,810,000	67.3%
Treasury shares	259,810	2,598,100,000	1.0%	286,610	2,866,100,000	1.2%
Total	24,930,701	249,307,010,000	100%	23,883,557	238,835,570,000	100%

Shares

	Closing balance	Opening balance
Number of shares registered to issue	24,930,701	23,883,557
- Ordinary shares	24,930,701	23,883,557
Number of issued shares	24,930,701	23,883,557
- Ordinary shares	24,930,701	23,883,557
Number of repurchased shares (Treasury shares)	(259,810)	(286,610)
- Ordinary shares	(259,810)	(286,610)
Number of outstanding shares	24,670,891	23,596,947
- Ordinary shares	24,670,891	23,596,947

Ordinary shares have a par value of VND 10,000/share.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

27. OFF-COMBINED BALANCE SHEET ITEMS

Foreign currencies

	<u>Closing balance</u>	<u>Opening balance</u>
USD	136,465.88	169,020.02

Bad debts written off

The trade receivable from FDI Korea Vietnam Vinport Group Joint Stock Company with amount of VND 532,000,000 has been written off as it was deemed uncollectible.

28. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

	<u>Current year</u>	<u>Prior year</u>
	VND	VND
Revenue from finished products sold	288,495,679,683	307,522,662,837
Revenue from leasing investment properties	27,048,694,455	21,192,699,894
Revenue from others	13,351,265,881	7,960,375,550
Total	328,895,640,019	336,675,738,281

	<u>Current year</u>	<u>Prior year</u>
Deductions		
In which:		
Trade discount	365,877,828	571,341,478
Sales returns	672,653,468	581,635,136
	1,038,531,296	1,152,976,614
Gross revenue from goods sold and services rendered	327,857,108,723	335,522,761,667

29. COST OF GOODS SOLD AND SERVICES RENDERED

	<u>Current year</u>	<u>Prior year</u>
	VND	VND
Cost of finished products sold	173,842,500,159	199,883,761,244
Cost of leasing investment properties	10,830,301,649	5,211,269,009
Cost of others	4,073,757,728	-
Total	188,746,559,536	205,095,030,253

30. PRODUCTION COST BY NATURE

	<u>Current year</u>	<u>Prior year</u>
	VND	VND
Raw materials	85,401,533,676	89,334,558,039
Labor	92,753,825,640	115,255,274,092
Depreciation and amortisation	14,906,471,872	12,027,274,356
Out-sourced services	28,086,849,389	24,087,093,591
Other expenses	3,468,894,275	6,515,401,141
Total	224,617,574,852	247,219,601,219

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

31. FINANCIAL INCOME

	Current year	Prior year
	VND	VND
Deposit interest	4,701,015,488	2,258,366,002
Interest from bonds	-	616,332,626
Interest from loans	525,213,701	1,777,732,873
Foreign exchange gain arising in the period	3,914,802,491	4,246,738,858
Foreign exchange gain from period-end revaluation	168,425,499	230,301,066
Settlement discount	11,148,039	20,814,925
Total	9,320,605,218	9,150,286,350

32. FINANCIAL EXPENSES

	Current year	Prior year
	VND	VND
Interest expenses	7,128,472,558	6,011,840,256
Foreign exchange loss arising in the period	1,878,384,997	2,076,131,079
Payment discount for buyers	2,590,422,637	2,119,546,452
Total	11,597,280,192	10,207,517,787

33. SELLING EXPENSES, GENERAL AND ADMINISTRATION EXPENSES

	Current year	Prior year
	VND	VND
a) Selling expenses incurred in the year		
Costs for employees	4,465,639,850	6,252,020,720
Depreciation and amortisation	32,083,326	34,999,992
Sales discount	116,788,342	423,012,235
Transportation costs	1,881,731,491	1,851,821,877
Commission costs	676,349,683	2,577,496,287
Freight-out costs	2,035,723,939	2,083,867,694
Out-sourced services	3,110,427,024	2,808,880,318
Other expenses	888,211,760	928,113,304
Total	13,206,955,415	16,960,212,427
b) General and administration expenses incurred in the year		
Costs for employees	17,792,838,094	24,784,110,342
Raw materials	129,535,199	318,685,669
Stationery	73,216,707	144,772,411
Depreciation and amortisation	2,215,488,241	1,889,611,731
Provision/ (Reversal) of provision	338,392,164	507,588,254
Out-sourced services	4,269,167,789	4,238,158,772
Others	1,501,234,538	4,894,459,436
Total	26,319,872,732	36,777,386,615

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

34. OTHER INCOME

	Current year	Prior year
	VND	VND
Gain on disposal of fixed assets	575,000,000	626,001,516
Income from early termination of lease contracts	442,826,529	-
Others	308,844,975	162,136,783
Total	1,326,671,504	788,138,299

35. CURRENT CORPORATE INCOME TAX EXPENSE

	Current year	Prior year
	VND	VND
Profit before tax	96,779,343,716	75,996,256,722
Adjustments for taxable income	3,652,790,552	3,235,725,653
<i>Add back: Increases from adjustments</i>	<i>3,854,689,735</i>	<i>3,550,871,452</i>
<i>Less: Downward adjustments</i>	<i>(201,899,183)</i>	<i>(315,145,799)</i>
Taxable income	100,432,134,268	79,231,982,375
Assessable income	100,432,134,268	79,231,982,375
Current corporate income tax rate	20%	20%
Current corporate income tax	20,086,426,854	15,846,396,475
Exempted or reduced corporate income tax	(29,750,000)	(41,800,000)
Adjustments to corporate income tax payable for prior years	120,789,152	103,715,737
Current corporate tax income expense	20,177,466,006	15,908,312,212

The Company is obliged to pay corporate income tax at the rate of 20% on taxable income.

The Company determines corporate income tax on the basis of assessment of accounting profit that is not significantly different from profit for corporate income tax purposes. The ultimate determination depends on the results of the tax authorities' examinations.

36. FINANCIAL INSTRUMENTS

Capital risk management

The Company manages its capital to ensure that the Company will be able to continue as a going concern while maximising the return to shareholders through the optimisation of the debt and equity balance.

The capital structure of the Company consists of net debt (borrowings offset by cash and cash equivalents) and owners' equity (comprising capital and retained earnings).

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

36. FINANCIAL INSTRUMENTS (CONTINUED)

Financial leverage ratio

The Company's financial leverage ratio at the balance sheet date is as follows:

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
Borrowings	62,295,513,458	76,325,768,604
Less: Cash	(4,213,280,701)	(5,054,914,179)
Net debt	58,082,232,757	71,270,854,425
Equity	363,382,708,548	303,084,888,529
Net debt to equity ratio	16%	24%

Significant accounting policies

Details of the significant accounting policies and methods adopted by the Company (including recognition criteria, the basis of measurement, and the basis of recognition of income and expenses) for each type of financial assets and financial liabilities are presented in Note 3.

Categories of financial instruments

	<u>Closing balance</u>		<u>Opening balance</u>	
	<u>Carrying amount</u>	<u>Fair value</u>	<u>Carrying amount</u>	<u>Fair value</u>
	VND	VND	VND	VND
Financial assets				
Cash	4,213,280,701	4,213,280,701	5,054,914,179	5,054,914,179
Held-to-maturity investments	95,000,000,000	95,000,000,000	51,555,000,000	51,555,000,000
Trade and other receivables	30,256,251,022	30,256,251,022	31,026,732,569	31,026,732,569
Loan receivables	2,400,000,000	2,400,000,000	33,000,000,000	33,000,000,000
Total	131,869,531,723	131,869,531,723	120,636,646,748	120,636,646,748
Financial liabilities				
Borrowings	127,681,213,458	127,681,213,458	150,531,468,604	150,531,468,604
Trade and other payables	18,011,215,028	18,011,215,028	21,512,132,342	21,512,132,342
Accrued expenses	1,686,535,860	1,686,535,860	3,473,612,415	3,473,612,415
Total	147,378,964,346	147,378,964,346	175,517,213,361	175,517,213,361

The Company has assessed fair value of its financial assets and liabilities at the balance sheet date as stated in Note 3 since there is no comprehensive guidance under Circular No. 210/2009/TT-BTC issued by the Ministry of Finance on 06 November 2009 ("Circular 210") and other relevant prevailing regulations to determine fair value of these financial assets and liabilities. While Circular 210 refers to the application of International Financial Reporting Standards ("IFRS") on presentation and disclosures of financial instruments, it did not adopt the equivalent guidance for the recognition and measurement of financial instruments, including application of fair value, in accordance with IFRS.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

36. FINANCIAL INSTRUMENTS (CONTINUED)**Financial risk management objectives**

The Company has set up risk management system to identify and assess the risks exposed by the Company and designed control policies and procedures to manage those risks at an acceptable level. Risk management system is reviewed on a regular basis to reflect changes in market conditions and the Company's operations.

Financial risks include market risk (including foreign currency risk, interest rate risk and price risk), credit risk and liquidity risk.

Market risk

The Company's activities expose it primarily to the financial risks of changes in foreign currency exchange rates, interest rates and prices. The Company does not hedge these risk exposures due to the lack of active market for the trading activities of financial instruments.

Foreign currency risk management

The Company undertakes certain transactions denominated in foreign currencies; consequently, exposures to exchange rate fluctuations arise.

Interest rate risk management

The Company has significant interest rate risks arising from interest bearing loans which are arranged. The risk is managed by the Company by maintaining an appropriate level of borrowings and analysing market competition to enjoy favourable interest rates from appropriate lenders.

Commodity price risk management

The Company purchases materials, commodities from local and foreign suppliers for business purpose. Therefore, the Company is exposed to the risk of changes in selling prices of materials, commodities.

Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has a credit policy in place and the exposure to credit risk is monitored on an on-going basis. The Company does not have any significant credit risk exposure to any counterparty because receivables consist of a large number of customers, spread across diverse industries and geographical areas.

Liquidity risk management

The purpose of liquidity risk management is to ensure the availability of funds to meet present and future financial obligations. Liquidity is also managed by ensuring that the excess of maturing liabilities over maturing assets in any period is kept to manageable levels relative to the amount of funds that the Company believes can generate within that period. The Company policy is to regularly monitor current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, borrowings and adequate committed funding from its shareholders]to meet its liquidity requirements in the short and longer term.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

36. FINANCIAL INSTRUMENTS (CONTINUED)***Liquidity risk management (Continued)***

The following table details the Company's remaining contractual maturity for its non-derivative financial assets and financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial assets and undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Less than 1 year	From 2 - 5 years	Total
	VND	VND	VND
Closing balance			
Cash and cash equivalents	4,213,280,701	-	4,213,280,701
Held-to-maturity investments	95,000,000,000	-	95,000,000,000
Trade and other receivables	30,256,251,022	-	30,256,251,022
Loan receivables	2,400,000,000	-	2,400,000,000
Total	131,869,531,723	-	131,869,531,723
Closing balance			
Borrowings	51,355,444,854	76,325,768,604	127,681,213,458
Trade and other payables	12,616,648,028	5,394,567,000	18,011,215,028
Accrued expenses	1,686,535,860	-	1,686,535,860
Total	65,658,628,742	81,720,335,604	147,378,964,346
Net liquidity gap	66,210,902,981	(81,720,335,604)	(15,509,432,623)
Opening balance			
Cash and cash equivalents	5,054,914,179	-	5,054,914,179
Held-to-maturity investments	51,555,000,000	-	51,555,000,000
Trade and other receivables	31,026,732,569	-	31,026,732,569
Loan receivables	33,000,000,000	-	33,000,000,000
Total	120,636,646,748	-	120,636,646,748
Opening balance			
Borrowings	76,325,768,604	74,205,700,000	150,531,468,604
Trade and other payables	17,725,409,341	3,786,723,001	21,512,132,342
Accrued expenses	3,473,612,415	-	3,473,612,415
Total	97,524,790,360	77,992,423,001	175,517,213,361
Net liquidity gap	23,111,856,388	(77,992,423,001)	(54,880,566,613)

The Board of General Directors assessed the liquidity risk at low level. The Board of General Directors believes that the Company will be able to generate sufficient funds to meet its financial obligations as and when they fall due.

NOTES TO THE COMBINED FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part of and should be read in conjunction with the accompanying combined financial statements

37. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE COMBINED STATEMENT OF CASH FLOWS

Supplemental non-cash disclosures


"Interest earned, dividends and profits received" exclude an amount of VND 1,336,599,861, representing the interest, dividends and profits arising in the current period that have not yet received, but include an amount of VND 818,720,957, representing the interest, dividends and profits arising in the prior year that have received in the current period. Consequently, "Increase/(decrease) in receivables" have been adjusted by the same amount.


"Payments for purchases and construction of fixed assets and other long-term assets" during the year include an amount of VND 410,342,850 of payables for purchases of fixed assets incurred in the prior year and settled during the current period. In addition, the amount includes VND 35,546,220,000 of advance payments for purchases of fixed assets as at the end of the year (as at the beginning of the year: VND 747,066,000). Accordingly, adjustments for the corresponding differences have been made under "(Increase)/decrease in receivables and payables".


38. COMPARATIVE INFORMATION

Comparative figures comprise the Company's combined financial statements as at 31 December 2024, which were audited by another auditing company.




Le Hai Lieu
Chairman of The Board of Management
Ho Chi Minh City, 30 March 2026


Nguyen Quoc Hiep
Chief Accountant


Bui Phuong Thao
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