

VP PETROCHEMICAL TRANSPORT JSC



Socialist Republic of Viet Nam
Independence – Freedom – Happiness

FINANCIAL STATEMENTS

9 months of 2026

Hai Phong, October 2026

CÔNG TY CỔ PHẦN
VẬN TẢI HÓA DẦU VP

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VP PETROCHEMICAL TRANSPORT JSC

Form: B01-DN

Room 5.09, Taiyo Building, No. 97 Bach Dang, Hong Bang
Ward, Hai Phong City, Viet Nam

(Promulgated under Circular No. 99/2025/TT-BTC
dated 27/10/2025 of the Ministry of Finance)

INTERIM BALANCE SHEET*As at 30 September 2026**(Applicable to businesses that meet the assumption of continuous operation)*

Quota	Codes	Comment ary	Quarter-end numbers 30.09.2026	New Year's Numbers 01.01.2026
A. CURRENT ASSETS	100		18,336,324,431	16,694,471,351
I. Cash and cash equivalents	110		3,906,218,130	4,365,215,091
1. Cash	111	VI.01	3,906,218,130	4,365,215,091
2. Cash equivalents	112		0	0
II. Short-term financial investment	120		0	0
1. Trading securities	121	V.2(a)	0	0
2. Provision for depreciation of trading securities (*)	122		0	0
3. Invest to hold until maturity	123	V.2(b)	0	0
4. Provision for investment held to short-term maturity (*)	124		0	0
5. Other short-term investments	125		0	0
6. Provision for losses of other short-term investments (*)	126		0	0
III. Short-term receivables	130		6,513,035,441	1,166,396,661
1. Short-term receivables of customers	131	V.3(a)	6,148,279,296	0
2. Short-term advances to suppliers	132		341,226,134	942,199,877
3. Short-term internal receivables	133		0	0
4. Receivable according to the construction contract plan schedule	134		0	0
6. Other short-term receivables	135	V.4(a)	23,530,011	224,196,784
7. Provision for short-term bad receivables (*)	136		0	0
8. Pending Missing Assets	137	V.5	0	0
IV. Inventories	140	V.7	4,869,964,548	7,490,935,543
1. Inventories	141		4,869,964,548	7,490,935,543
2. Inventory discount provision (*)	142		0	0
V. Short-Term Biological Assets	150		0	0
1. Pets take short-term one-time products	151		0	0

2. Seasonal crops or short-term one-off products	152		0	0
3. Provision for short-term biological property losses	153		0	0
VI. Other Short-Term Assets	160		3,047,106,312	3,671,924,056
1. Short-term allocation pending costs	161	V.14(a)	590,445,978	555,969,369
2. Valued added tax deductibles	162		2,451,460,982	3,110,755,335
3. Taxes and other receivable from the State budget	163	V.19(a)	5,199,352	5,199,352
4. Repurchase and sale of government bonds	164	V.23	0	0
5. Other short-term assets	165	V.15(a)	0	0
B. LONG-TERM ASSETS	200		215,300,302,330	236,299,625,296
I. Long-term receivables	210		76,500,000	76,500,000
1. Long-term receivables of customers	211		0	0
2. Upfront payment for long-term sellers	212		0	0
3. Business capital of affiliated units	213		0	0
4. Long-term internal receivables	214		0	0
5. Other long-term receivables	215		76,500,000	76,500,000
6. Provision for long-term bad debts (*)	216		0	0
II. Fixed assets	220		212,356,776,875	231,706,026,704
1. Tangible fixed assets	221	V.9	212,356,776,875	231,706,026,704
- Cost	222		562,316,426,789	562,316,426,789
- Accumulated depreciation (*)	223		(349,959,649,914)	(330,610,400,085)
2. Fixed assets leased finance	224	V.11	0	0
- Cost	225		0	0
- Accumulated depreciation (*)	226		0	0
3. Intangible fixed assets	227	V.10	0	0
- Cost	228		0	0
- Accumulated depreciation (*)	229		0	0
III. Long-term biological assets	230		0	0
1. Pet Animals for Periodic Products	231		0	0
a) Livestock for periodic products that have not reached the adult stage	232	V.12.1.3	0	0
b) Livestock for periodic products up to the adult stage	233	V.12.2	0	0
- Cost	234		0	0

- Accumulated depreciation (*)	235		0	0
2. Pets take long-term one-time products	236		0	0
3. Seasonal crops or long-term one-time products	237		0	0
4. Provision for long-term biological asset losses (*)	238		0	0
IV. Investment real estate	240	V.13	0	0
- Cost	241		0	0
- Accumulated depreciation (*)	242		0	0
V. Long-term assets in progress	250		0	0
1. Long-term unfinished production and business expenses	251		0	0
2. Unfinished capital construction costs	252		0	0
VI. Long-term financial investment	260		0	0
1. Invest in subsidiaries	261		0	0
2. Investment in joint ventures and associates	262		0	0
3. Investing in capital contribution to other units	263		0	0
4. Provision for long-term investment losses in other units (*)	264		0	0
5. Investment held to maturity	265		0	0
6. Provision for investment held to long-term maturity (*)	266		0	0
VII. Other long-term assets	270		2,867,025,455	4,517,098,592
1. Long-term allocation waiting costs	271	V.14(a)	2,867,025,455	4,517,098,592
2. Deferred income tax assets	272	V.26(a)	0	0
3. Long-term equipment, supplies and spare parts	273		0	0
4. Other long-term assets	274	V.15(b)	0	0
TOTAL ASSETS (280 = 100 + 200)	280		233,636,626,761	252,994,096,647
C - LIABILITIES	300		326,582,206,904	347,130,415,625
I. Current liabilities	310		12,431,907,426	25,735,853,778
1. Payable to short-term sellers	311	V.17(a)	2,409,473,676	8,386,394,824
2. Buyer pays in advance for a short term	312		4,260,000	2,735,521,500
3. Dividends and profits must be paid	313		0	0
4. Taxes and other payables to the State budget	314	V.19(a)	13,764,105	3,100,000

5. Payable to employees	315		130,947,017	359,381,912
6. Short-term expenses	316	V.20(a)	623,423,926	2,117,889,663
7. Short-term internal payments	317		0	0
8. Payable according to the schedule of short-term construction contracts	318		0	0
9. Revenue pending short-term allocation	319	V.22(a)	0	0
10. Other short-term payables	320	V.21(a)	9,245,757,296	1,578,484,473
11. Short-term financial loans and leases	321	V.16(a)	0	10,550,800,000
12. Short-term payable provisions	322	V.25(a)	0	0
13. Bonus and welfare funds	323		4,281,406	4,281,406
14. Price Stabilization Fund	324		0	0
15. Repurchase and sale of government bonds	325		0	0
II. Long-term liabilities	330		314,150,299,478	321,394,561,847
1. Must be paid to long-term sellers	331	V.17(a)	0	0
2. Long-term upfront buyers	332		0	0
3. Taxes and long-term payable amounts to the State	333	V.19(b)		
4. Long-term expenses	334	V.20(b)	55,682,773,261	51,084,497,063
5. Internal payment of business capital	335		0	0
6. Long-term internal payments	336		0	0
7. Revenue pending long-term attribution	337	V.22(b)	0	0
8. Other long-term payables	338	V.21(b)	0	0
9. Long-term loans and finance lease liabilities	339	V.16(b)	258,467,526,217	270,310,064,784
10. Convertible bonds	340		0	0
11. Preferred stock	341	V.24	0	0
12. Deferred income tax payable	342	V.26(b)	0	0
13. Long-term payable provisions	343	V.25(b)	0	0
14. The Science and Technology Development Fund	344		0	0
D - EQUITY	400	V.27(b)	(92,945,580,143)	(94,136,318,978)
1. Owner's contributed capital	411	V.27(b)	150,761,770,000	150,761,770,000
- Ordinary shares with voting rights	411a	V.27(d)	150,761,770,000	150,761,770,000
- Preferred stock	411b	V.27(d)	0	0
2. Surplus of share capital	412	V.27(e)	0	0
3. Bond Swap Options	413	V.27(e)	0	0

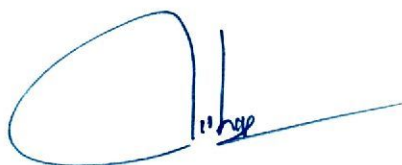
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4. Other capital of the owner	414		0	0
5. Own redemption shares (*)	415	V.27(e)	0	0
6. Asset revaluation difference	416	V.28	0	0
7. Exchange rate difference	417	V.29	0	0
8. Investment and Development Fund	418		905,029,707	905,029,707
9. Other funds belonging to the owner's equity	419		0	0
10. Undistributed profits after tax	420		(244,612,379,850)	(245,803,118,685)
- Undistributed profits after tax at the last period's end	420a		(246,423,728,685)	(212,912,907,847)
- Undistributed profits after tax for the current period	420b		1,811,348,835	(32,890,210,838)
11. Construction investment capital sources	422		0	0
TOTAL RESOURCES (440 = 300 + 400)	440		245,875,376,850	252,994,096,647

Hai Phong, 01 October 2026

Preparer

(Signed, full name)



Vu Thi Ha

Chief Accountant

(Signed, full name)



Vu Thi Ha

Director

(Signed, full name, stamped)



Do Minh Hong

VP PETROCHEMICAL TRANSPORT JOINT STOCK COMPANY

Room 5.09, Taiyo Building, No. 97 Bach Dang, Hong Bang Ward,
Hai Phong City, Viet Nam

Form: B02-DN

(Promulgated under Circular No. 99/2025/TT-BTC
dated 27/10/2025 of the Ministry of Finance)

REPORT ON BUSINESS RESULTS
For the accounting period third quarter of 2026

Unit: VND

Quota	Code	Commentary	Third quarter		Accumulated from the beginning of the year to the end of this quarter	
			This year	Previous year	This year	Previous year
1	2	3			4	5
1. Revenue from goods sold and services rendered	01	VI.1	16,024,783,600	28,145,041,473	80,974,573,934	94,430,834,914
2. Deductions	02	VI.2				
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		16,024,783,600	28,145,041,473	80,974,573,934	94,430,834,914
4. Cost of sales	11	VI.3	19,360,947,439	30,320,116,388	71,963,742,816	96,425,888,300
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		(3,336,163,839)	(2,175,074,915)	9,010,831,118	(1,995,053,386)
6. Profit/loss of sale and liquidation of investment real estate	21	VI.4				
7. Financial income	22	VI.5	3,733,455,340	134,427,612	5,551,808,612	785,986,146
8. Financial expenses	23	VI.6	3,272,040,520	5,698,447,832	10,172,739,256	21,570,705,774
- In which: Interest expenses	24		3,259,058,105	3,453,043,216	9,749,227,008	10,149,834,442
9. Cost of sales	25	VI.9				
10. General and administrative expenses	26	VI.9	1,080,984,324	1,161,279,021	3,374,681,911	3,424,459,137
11. Operating profit/(loss) (30 = 20+21+22 - (23+25+26))	30		(3,955,733,343)	(8,900,374,156)	1,015,218,563	(26,204,232,151)
12. Other incomes	31	VI.7	21,443,351	823,415,469	843,657,721	823,415,469
13. Other expenses	32	VI.8	31,118,194	835,655,469	47,527,449	842,233,469
14. Profit/(loss) from other activities (40 = 31 - 32)	40		(9,674,843)	(12,240,000)	796,130,272	(18,818,000)
15. Accounting profit/(loss) before tax (50 = 30 + 40)	50		(3,965,408,186)	(8,912,614,156)	1,811,348,835	(26,223,050,151)
16. Current corporate income tax expense	51	VI.11				
17. Deferred tax expense/(income)	52	VI.11				
18. Net profit/(loss) after tax (60 = 50 - 51 - 52)	60		(3,965,408,186)	(8,912,614,156)	1,811,348,835	(26,223,050,151)
19. Basic earnings per share (*)	70					
20. Declining interest on stocks (*)	71					

Preparer
(Signed, full name)

Vu Thi Ha

Chief Accountant
(Signed, full name)

Vu Thi Ha

Hai Phong, 01 October 2026

Director
(Signed, full name, stamped)

Do Minh Hong

INTERIM CASH FLOWS STATEMENT**9 months of 2026****(Indirect method)**

Unit: VND

Quota	Code	Accumulated from the beginning of the year to the end of this quarter this year	Accumulated from the beginning of the year to the end of this quarter last year
I. Cash flow from operating activities			
1. Profit before tax	01	1,811,348,835	(26,223,050,151)
2. Adjustments for			
- Depreciation of fixed assets	02	19,349,249,829	19,349,249,829
- Provisions	03		
- Foreign exchange differences upon revaluation of monetary items denominated in foreign currency	04	(4,923,149,729)	11,274,878,399
- Profits and losses from investing activities	05	-	-
- Interest expenses	06	9,749,227,008	10,149,834,442
- Other Adjustments	07		
3. Operating profit before changes in working capital	08	25,986,675,943	14,550,912,519
- Increase or decrease of receivables	09	1,463,299,745	5,082,465,395
- Increase or decrease inventory	10	2,176,728,201	2,762,667,439
- Increase or decrease of payables (excluding interest payable, CIT payable)	11	(9,076,595,679)	(2,333,167,233)
- Increase or decrease in allocation waiting costs	12	1,615,596,528	(748,412,001)
- Increase and decrease of trading securities	13		
- Borrowing costs paid	14	(4,312,770,000)	(9,637,121,527)
- Paid corporate income tax	15		
- Other revenues from business activities	16	8,980,977	825,172,230
- Other expenses for business activities	17	(8,980,977)	(743,990,231)
Net cash flows from operating activities	20	17,852,934,738	9,758,526,591
II. Cash flow from investing activities			
1. Expenses for procurement and construction of fixed assets and other long-term assets	21		
2. Proceeds from liquidation or sale of fixed assets and other long-term assets	22		
3. Expenses for loans and purchases of debt instruments of other units	23		
4. Proceeds from recovery of loans and resale of debt instruments of other units	24		

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5. Expenses for investment or capital contribution to other units	25		
6. Proceeds from recovery of investment or capital contribution to other units	26		
7. Proceeds from loan interest, dividends and profits to be distributed	27		
Net cash flow from investing activities	30		
III. Net cash flow from financing activities			
1. Proceeds from the issuance of shares, receipt of capital contributions from owners	31		
2. Cash for return of contributed capital to the owner, purchase of shares of the issued enterprise	32		
3. Proceeds from borrowing	33	-	2,710,000,000
4. Repayment of borrowing	34	(18,362,200,000)	(15,256,999,475)
5. Payment of financial lease debts	35		
6. Dividends, profits paid to owners	36		
Net cash flow from financing activities	40	(18,362,200,000)	(12,546,999,475)
Net Cash Flow in the Period (50=20+30+40)	50	(509,265,262)	(2,788,472,884)
Cash and cash equivalents at the beginning of the period	60	4,365,215,091	2,869,007,650
Effects of changes in foreign currency exchange rates	61	50,268,301	13,670,825
Cash and cash equivalents at the end of the period (70=50+60+61)	70	3,906,218,130	94,205,591

Hai Phong, 01 October 2026

Preparer
(Signed, full name)



Vu Thi Ha

Chief Accountant
(Signed, full name)



Vu Thi Ha

Director
(Signed, full name, stamped)



Do Minh Hong

EXPLANATORY NOTES TO FINANCIAL STATEMENTS

09 months of 2026

I. CHARACTERISTICS OF THE COMPANY'S ACTIVITIES

1. **Form of capital ownership** : Joint stock company
2. **Business Scope** : Services, Commerce,
3. **Business scope** : Brokerage, purchase and sale of ships, Wholesale of petroleum and related products, coastal and ocean freight transportation, Ship agency services, Sea freight agency services.

II. ACCOUNTING PERIOD, CURRENCY USED IN ACCOUNTING

1. Annual accounting period

The Company's financial affairs began on January 1 and ended on December 31.

2. Currency used in accounting

The currency used in accounting is the Vietnam Dong (VND).

III. APPLICABLE ACCOUNTING STANDARDS AND REGIMES

1. Applicable accounting regime

The Company applies the Vietnam Corporate Accounting Regime according to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance.

2. Statement on Compliance with Accounting Standards and Accounting Regimes

The Director ensures that he has fully complied with the requirements of the current Accounting Standards and Corporate Accounting Regimes of Vietnam in the preparation of financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Principles of recognition of monetary amounts and cash equivalents

Cash and other cash arrangements including cash at the fund, demand deposits, short-term investments with a recovery period of not more than 3 months from the date of investment are easily convertible into a specified amount of money and there is no risk of conversion into cash at the time of reporting.

2. Principles for recording inventory

Inventory is determined on a cost basis. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to obtain inventory in its current location and state. The cost of inventory is calculated according to the weighted average method and is accounted according to the regular declaration method.

An inventory discount provision is recorded when the cost is greater than the net realizable value.

The net realizable value is the estimated selling price of the inventory minus the estimated cost of completing the product and the estimated cost required to consume it.

3. Principles of recognition and depreciation of tangible fixed assets

Fixed assets are expressed at historical cost minus accumulated wear and tear. The historical cost of a fixed asset includes all expenses incurred by the Company to acquire the fixed asset up to the time of bringing the asset into a state of readiness for use. Expenses incurred after the initial recognition shall be recorded as an increase in the historical cost of a fixed asset only if these expenses are certain to increase the future economic benefits resulting from the use of such asset. Expenses that do not satisfy the above conditions shall be recorded as expenses in the period. When a fixed asset is sold or liquidated, the historical cost and accumulated depreciation are written off, and any gains and losses incurred as a result of the liquidation are included in income or expenses for the period.

Fixed assets are depreciated according to the straight-line method based on the estimated useful life. The number of years of depreciation of fixed assets is as follows:

<u>Types of fixed assets</u>	<u>Number of years</u>
Houses, architectural objects	07 – 25
Machinery and equipment	02 – 07
Means of transportation and transmission	06 – 22
Management equipment and tools	04 – 05

Time to depreciate 02 asphalt tankers, the Company deducts depreciation according to Official Letter No. 9426/BTC-TCDN dated 13/07/15.

4. Business capital - fund

The owner's investment capital is recorded according to the actual amount invested by shareholders.

5. Profit after tax

Profit after CIT for the first 9 months of 2025: - 26,223,050,151 VND

Profit after CIT for the first 9 months of 2026: 1,811,348,835 VND

Profit after CIT in the first 9 months of 2026 is a difference of 28,034,398,986 VND compared to the same period last year due to the main influence of the cost of goods sold, specifically the cost of goods sold in the first 9 months of 2026 decreased by 11,005,884,504 VND compared to the cost price in the first 9 months of 2025. In addition, the revenue from financial activities in the first 9 months of 2026 increased by 4,765,822,466 VND compared to the same period in 2025, and the financial expenses in the first 9 months of 2026 decreased by 11,397,966,518 VND compared to the same period last year. Other indicators have changed but are not significant.

V. Corporate Income Tax

The determination of corporate income tax of the Company is based on current regulations on taxation. However, these regulations change from time to time and the final determination of corporate income tax depends on the results of the inspection of the competent tax authority.

VI. Additional information for items presented in the Balance Sheet

Quota	Code	Caption code	Final Numbers 30.09.2026	New Year's Eve 01.01.2026
1. Cash				
- Cash	111		72,588,145	22,576,520
- Demand Bank Deposits	112		3,833,629,985	4,342,638,571
- Cash in transit	113			
Total	11	V.01	3,906,218,130	4,365,215,091
2. Financial investments (Details in the attached Appendix)	120	V.02		
3. Customer receivables	13		6,148,279,296	-
a) Receivables of short-term customers	131		6,148,279,296	-
- Details of customer receivables accounting for 10% or more of total customer receivables	1311		6,148,279,296	-
Pacific Wells PTE LTD	13111		-	-
Shell Eastern Trading Pte Ltd	13112		6,148,279,296	-
Aeromic Shipping (s) Pte Ltd	13113		-	-
Kee Services Pte Ltd	13114		-	-
- Other customer receivables	1312		-	-
b) Receivables of long-term customers	132			
- Details of customer receivables accounting for 10% or more of total customer receivables	1321		-	-
- Other customer receivables	1322		-	-
c) Receivables of customers being related parties	133			
4. Other receivables			100,030,011	300,696,784
a) Short-term	136	V.03	23,530,011	224,196,784
- receivables for equitization				
- Receivables of dividends and profits to be distributed				
- Employee receivables				
- Deposits				
- Lend				
- Payments				
- Other receivables			23,530,011	224,196,784
b) Long-term	216	V.07	76,500,000	76,500,000
- receivables for equitization				
- Receivables of dividends and profits to be distributed				
- Employee receivables				
- Deposits			76,500,000	76,500,000
- Lend				
- Payments				
- Other receivables				

5. Pending missing assets				
a) Cash	151			
b) Inventory	152			
c) Fixed assets	153			
d) Other assets	154			
6. Bad debts				
- The total value of receivables and loans that are overdue or not yet overdue but are difficult to recover	161			
(in which details of the overdue time and the value of overdue receivables and loans by each object if they account for more than 10% of the total overdue debts)	1611			
- Information on fines and receivables on late payment interest arising from overdue debts but not recorded as revenue	162			
- Ability to recover overdue receivables.	163			
7. Inventory	141			
- Purchased goods in transit				
- Raw materials and materials			4,787,149,548	6,127,601,560
- Tools and instruments			82,815,000	58,960,000
- Unfinished production and business expenses				1,304,373,983
- Finished product				
- Merchandise				
- Goods in transit for sale				
- Goods in tax-protected warehouses				
Total		V.04	4,869,964,548	7,490,935,543
8. Long-term unfinished assets				
a) Long-term unfinished production and business expenses				
(Details for each type, stating the reason why it is not completed in a production and business cycle)	1811		-	-
Total	181		-	-
b) Unfinished capital construction				
(Details for works accounting for 10% of the total construction value)	182a			
- Fixed assets purchases	1821			
- Capital construction	1822			
- Fix	1823			
Total	182		-	-
9. Increase or decrease in tangible fixed assets (Details in the attached appendix)		V.08		
10. Increase or decrease in intangible fixed assets (Details in the attached appendix)		V.10		
11. Increase or decrease of financial leased fixed assets (Details in the attached appendix)		V.09		

12. Increase or decrease in investment real estate (Details in the attached appendix)		V.12		
13. Upfront costs			3,457,471,433	5,073,067,961
a) Short-term	151		590,445,978	555,969,369
- Prepaid expenses for leasing fixed asset activities;				
- Export tools and instruments;				
- Borrowing costs;;				
- Other amounts			590,445,978	555,969,369
b) Long-term	261	V.14	2,867,025,455	4,517,098,592
- Business establishment costs				
- Cost of buying insurance;				
- Other amounts			2,867,025,455	4,517,098,592
c) Commercial advantages	233		-	-
- The value of goodwill arising from the purchase of the subsidiary in the period, including the price of fees, the investment and the fair value of the subsidiary's net assets at the time of purchase	2331			
- The subsidiary has a goodwill loss in the period higher than the periodic allocation	2332			
14. Other assets	24		-	-
a) Short-term	241		-	-
b) Long-term	242			
15. Loans and financial lease debts (Details in the attached Appendix)	25	V.21		
16. Must be paid to the seller			2,409,473,676	8,386,394,824
a) Payables to short-term sellers	311		787,211,334	6,647,190,650
- Details for each object that accounts for 10% or more of the total payable amount			-	4,353,035,190
Ha Thinh Co., Ltd				1,334,000,000
DNV			-	
Bunkers Marine			-	3,019,035,190
Synergy Asia Bunkering			-	
- Must be paid to other objects			787,211,334	2,294,155,460
b) Accounts payable to long-term sellers	331			
- Details for each object that accounts for 10% or more of the total payable amount			-	-
- Must be paid to other objects			-	-
c) The amount of overdue debt that has not yet been paid	263		-	-
- Details of each subject accounting for 10% or more of the total overdue amount;	2631		-	-
- Other subjects	2632			
d) To be paid to sellers who are related parties (details for each object)	264		1,622,262,342	1,739,204,174

CTCP vận tải xăng dầu Vipco	2641		224,448,582	72,000,000
Công ty TNHH MTV Vipco Hạ Long	2642		-	302,882,294
Công ty TNHH Thuyền viên VIPCO	2644		1,397,813,760	1,164,925,800
TCT Hóa dầu Petrolimex - CTCP	2645		-	199,396,080
17. Taxes and amounts payable to the state (Details in the attached Appendix)	313	V.16		
18. Expenses to be paid			56,306,197,187	53,202,386,726
a) Short-term	315	V.17	623,423,926	2,117,889,663
- Advance deduction of salary expenses during the leave period;				
- Expenses during the business suspension period;				
- Expenses for pre-deduction for temporary calculation of the cost of goods and finished real estate products sold;				
- Other advance deductions;			623,423,926	2,117,889,663
b) Long-term	333		55,682,773,261	51,084,497,063
- Interest			55,682,773,261	51,084,497,063
- Other amounts				
19. Other payables			9,245,757,296	1,578,484,473
a) Short-term	319	V.18	9,245,757,296	1,578,484,473
- Excess assets pending settlement;				
- Trade union funding;			232,349,951	199,600,251
- Social insurance;				
- health insurance;				
- Unemployment insurance;				
- It must be returned to equitization;				
- Receiving margin and short-term staking;				
- Dividends and profits payable;				
- Other payables and payables.			9,013,407,345	1,378,884,222
b) Long-term	337		-	-
- Receive long-term staking margin				
- Other payables and payables				
c) The amount of overdue debt that has not yet been paid (details of each item, reason for unpaid overdue debt)	293			
20. Unrealized revenue	30			
a) Short-term	301		-	-
- Revenue received in advance;	3011			
- Revenue from traditional customer programs;	3012			
- Other unrealized revenues;	3013			
b) Long-term	302	V.19a	-	-
- Revenue received in advance;	3021			
- Revenue from traditional customer programs;	3022			

- Other unrealized revenues;	3023			
c) The possibility of not being able to perform the contract with the customer (details of each item, reasons for inability to perform)	303			
21. Bonds issued (Details in the attached Appendix)	31			
22. Preference stocks classified as liabilities	32			
- Par value	321			
- Subjects to be issued (board of directors, officers, employees, other subjects)	322			
- Redemption terms (time, redemption price, other basic terms in the issuance agreement)	323			
- Value acquired during the period	324			
- Other Commentary	325			
23. Payable provisions	33			
a) Short-term	331	V.19	-	-
- Cargo product warranty provision	3311			
- Construction warranty provisions	3312			
- Restructuring provisions	3313			
- Other payable provisions (Periodic fixed asset repair costs, environmental restoration costs, etc.)	3314			
b) Long-term	332		-	-
- Provision for warranty of products and goods;	3321			
- Provision for warranty of construction works;	3322			
- Provision for restructuring;	3323			
- Other payable provisions (Expenses for periodic repair of fixed assets, costs for environmental restoration, etc.);	3324			
24. Deferred income tax assets and deferred income tax payable				
a- Deferred income tax assets	262	V.20	-	-
- Corporate income tax rate used to determine the value of assets Deferred income tax				
- Deferred income tax assets related to the deductible temporary difference				
- Deferred income tax assets related to unused taxable losses				
- Deferred income tax assets related to unused tax incentives				
- Clearing amount with deferred income tax payable				
b- Deferred income tax payable			-	-
- The corporate income tax rate used to determine the value of deferred income tax payable				
- Deferred income tax payable arising from taxable temporary differences				

- Clearing amount against deferred income assets payable				
25. Equity (Details in the attached Appendix)	400			
26. Asset revaluation difference	36			
The reason for the change between the number at the beginning of the year and the end of the year (in which cases is the revaluation, which assets are revalued, according to which decision?)	361			
27. CExchange Rate Difference	37		-	-
- Exchange rate difference due to conversion of financial statements prepared in foreign currency to VND	371			
- Exchange rate differences arising from other reasons (clearly stating the reasons)	372			
28. Funding sources	38			
- Funding sources allocated in the year	381			
- Non-business expenses	382			
- The remaining funding at the end of the year	383			
29. Items off the balance sheet	39			
a) Outsourced assets: The total future minimum rent of the non-cancellable TS operating lease contract according to the term	391		-	-
- From under 1 year	3911			
- Over 1 year to 5 years	3912			
- Over 5 years	3913			
b) Assets seized on behalf of the household:	392		-	-
- Goods and supplies to be kept, processed or entrusted	3921			
- Goods sold on behalf of, consigned, pledged or mortgaged	3922			
c) Foreign currencies of all kinds	393		120.26	160,848.80
d) Foreign currencies of all kinds	394			
e) Settled bad debts	395			

Supplement – Increase or decrease in tangible fixed assets

Quota	Indicator code	Houses and architectural objects	Mechanism device	Transmission means of transport	Management equipment and instruments	Other Fixed Assets	Total
9. Increase and decrease of tangible fixed assets							
Original cost							
Balance at the beginning of the year	10		894,265,853	561,422,160,936			562,316,426,789
- fixed assets purchases	101						
- Investment in completed capital construction	102						
- Other Boosts	103						
- Transition to Investment Real Estate	104						
- Liquidation, sale	105						
- Other reductions	106						
Ending balance	20	0	894,265,853	561,422,160,936	0	0	562,316,426,789
Cumulative wear value							0
Balance at the beginning of the year	30		894,265,853	329,716,134,232	0	0	330,610,400,085
- Depreciation during the period	301			19,349,249,829			19,349,249,829
- Other Boosts	302						
- Transition to Investment Real Estate	303						
- Liquidation, sale	304						
- Other reductions	305						
Ending balance	40	0	894,265,853	349,065,384,061	0	0	349,959,649,914
Residual value							
-On New Year's Day	50	0	0	231,706,026,704	0	0	231,706,026,704
- At the end of the term	60	0	0	212,356,776,875	0	0	212,356,776,875

Appendix - Taxes and amounts payable to the State

Unit: VND

Name of the indicator	Code	New Year's Eve 01.01.2026		Amount payable in the period	Amount actually paid in the period	Final Numbers 30.06.2026	
		Receivables	Payable			Receivables	Payable
a) Payable (detailed by each tax)							
- Output Value Added Tax	1011		0	2,976,905,238	2,976,905,238		0
- Value Added Tax on Imports	1012						
- Excise tax	1013						
- Import and export taxes	1014						
- Corporate Income Tax	1015	5,199,352				5,199,352	
- Personal income tax	1016		1,000,000	94,559,014	83,894,909		11,664,105
- Resource tax	1017						
- Real estate tax, land rent	1018						
- Environmental protection tax	1019						
- Other taxes	1020						
- Fees, fees and other payables	1021		2,100,000				2,100,000
Total	10	5,199,352	3,100,000	3,071,464,252	3,060,800,147	5,199,352	13,764,105

Supplementary – Loans and financial lease debts

Quota	Code	Final Numbers 30.09.2026	During the		New Year's Eve 01.01.2026
		Value	Increase	Diminish	Value
15. Loans and financial lease debts		258,467,526,217	149,141,226,217	171,534,564,784	280,860,864,784
a) Short-term loans	11	0		10,550,800,000	10,550,800,000
b) Long-term loans (Detailed by term)	12	258,467,526,217	149,141,226,217	160,983,764,784	270,310,064,784
Over 1 year to 5 years	121	249,373,826,217	149,141,226,217		100,232,600,000
Over 5 years	122	9,093,700,000		160,983,764,784	170,077,464,784

Supplement - Equity

Name of the indicator	Code	Equity items									
		Owner's contributed capital	Equity surplus	Bond Swap Options	Other capital of the owner	Asset revaluation spreads	Exchange rate difference	Development Investment Fund	Undistributed profit after tax	Other items	Total
A		1	2	3	4	5	6		7	8	9
a) Comparison table of fluctuations of equity											
25. Equity											
Initial Balance 01/01/2025	10	150,761,770,000						905,029,707	(212,313,611,047)		(60,646,811,340)
- Capital increase in the previous year	101										0
- Profit in the previous year	102										0
- Other Boosts	103										0
- Capital reduction in the previous year	104								33,489,507,638		33,489,507,638
- Loss in the previous year	105								32,890,210,838		32,890,210,838
- Other reductions	106								599,296,800		599,296,800
Balance 31/12/2025	107	150,761,770,000	0	0	0	0	0	905,029,707	(245,803,118,685)	0	(94,136,318,978)
Balance 01/01/2026	20	150,761,770,000						905,029,707	(245,803,118,685)		(94,136,318,978)
- Capital increase this year	201										0
- Profit this year	202								1,811,348,835		1,811,348,835
- Other Boosts	203										0
- Capital reduction this year	204										0
- Losses this year	205										0
- Other reductions	206								620,610,000		620,610,000
Balance 30/09/2026	30	150,761,770,000	0	0	0	0	0	905,029,707	(244,612,379,850)	0	(92,945,580,143)

VII. Additional information for the items presented in the Income Statement

Unit : VND

Name of the indicator	Code	Caption code	Accumulated until the end of the quarter of this year	Accumulated to the end of the previous quarter
1. Total revenue from sales and provision of services		VI.25	80,974,573,934	94,430,834,914
a) Turnover	10a		80,974,573,934	94,430,834,914
- Sales revenue	10a1		-	-
- Revenue from service provision	10a2		80,974,573,934	94,430,834,914
- Construction contract revenue	10a3			
+ Revenue from construction contracts recorded in the period				
+ Total accumulated revenue of construction contracts recorded up to the time of making financial statements				
b) Revenue for related parties (details of each subject)	10b			
c) In case of recording the turnover from asset leasing is the total amount received in advance	10c			
2. Turnover deductions	20	VI.26		
- Trade discounts	21			
- Discount on sales	22			
- Returned sales	23			
3. Cost of goods sold		VI.28		
- Cost of goods sold	30		-	-
- Cost of finished products sold	31			
In which, the pre-deducted cost of goods, finished products and real estate sold includes:				
+ Items of expenses deducted in Advance				
+ Value deducted in Advance from the cost of each item				
+ Estimated time and expenses incurred				
- Cost of services provided	32		71,963,742,816	96,425,888,300
- Residual value, cost of sale and liquidation of the sold investment real estate	33			
- Investment real estate Business expenses	34			
- Inventory value lost during the period	35			
- The value of each type of inventory lost outside the norm in the period	36			
- Other expenses in excess of the normal level are directly included in the cost price	37			
- Inventory price reduction provisions	38			
- Credits for depreciation of cost of goods sold	39			

Total			71,963,742,816	96,425,888,300
4. Revenue from financial activities		VI.29		
- Interest on deposits, loans	41		8,980,977	1,756,762
- Interest on the sale of investments	42			
- Dividends, profits to be distributed	43			
- Interest on exchange rate difference	44		5,542,827,635	784,229,384
- Deferred sales profit, payment discount	45			
- Revenue from other financial activities	46			
Total	40		5,551,808,612	785,986,146
5. Financial costs		VI.30		
- Loan interest	51		9,749,227,008	10,149,834,442
- Payment discounts, deferred sales interest	52			
- Payment discounts, deferred sales interest	53			
- Losses due to liquidation of financial investments	54		423,512,248	11,420,871,332
- Provision for trading stock price decline and investment losses	55			
- Other financial costs	56			
- Credits for reducing financial costs	57			
Total	50		10,172,739,256	21,570,705,774
6. Other incomes				
- Liquidation and sale of fixed assets	61			
- Gains due to asset revaluation	62			
- Fines collected	63			
- Reduced taxes	64			
- Other amounts	65		843,657,721	823,415,469
Total	60		843,657,721	823,415,469
7. Other expenses				
- Residual value of fixed assets and expenses for liquidation and sale of fixed assets	71			
- Losses due to asset revaluation	72			
- Penalties	73			
- Other amounts	74		47,527,449	842,233,469
Total	70		47,527,449	842,233,469
8. Expenses for sales and business management	80		3,374,681,911	3,424,459,137
a) Expenses for enterprise management incurred in the period	80a		3,374,681,911	3,424,459,137
- Details of amounts accounting for 10% or more of the total business management expenses	80a1		3,329,783,822	3,406,554,041
Management staff costs	80a2		2,113,856,083	2,225,511,086
Cost of services purchased outside	80a3		601,144,706	797,567,876
Other monetary expenses	80a4		614,783,033	383,475,079

- Other management expenses	80a4		44,898,089	17,905,096
b) Selling expenses incurred in the period	80b		-	-
- Details of accounts for 10% or more of the total cost of sales	80b1			
- Other selling expenses	80b2			
c) Amounts recorded for reduction of selling expenses and enterprise management expenses	80c		-	-
- Reimbursement of product and goods warranty provisions	80c1			
- Reimbursement of provisions for restructuring and other provisions	80c2			
- Other deductions	80c3			
9. Production and business expenses by factors				
- Cost of raw materials	91		17,974,368,467	36,262,154,296
- Labor costs	92		15,322,332,309	13,693,130,503
- Fixed asset depreciation expenses	93		19,349,249,829	19,349,249,829
- Cost of outsourced services	94		12,342,077,165	18,232,890,189
- Other expenses in cash	95		7,903,456,516	8,556,220,548
Total	90		72,891,484,286	96,093,645,365
10. Current corporate income tax expenses		VI.31		
- Expenses for corporate income tax calculated on taxable income in the current year	101		-	-
- Adjust the CIT expenses of previous years to the current income tax expenses of this year	102		-	-
- Total current corporate income tax expenses	10		-	-
11. Deferred corporate income tax expenses		VI.32		
- Deferred corporate income tax expenses arising from taxable temporary differences;	111			
- Deferred corporate income tax expenses arising from the return of deferred income tax assets;	112			
- Deferred corporate income tax income arising from deductible temporary differences;	113			
- Deferred corporate income tax income arising from unused taxable losses and tax incentives;	114			
- Deferred corporate income tax income arising from the refund of deferred income tax payable;	115			
- Total deferred corporate income tax expenses.	11		-	-

VIII. Some indicators for general assessment of financial status and business results

Criteria	Personality	This year	Years of age
Asset structure and capital structure			
Asset structure			
Short-term assets/Total assets	%	7.85	6.60
Term Assets/Total Assets	%	92.15	93.40
Capital Structure			
Liabilities/Total Capital	%	139.78	137.21
Source of Equity/Total Funding	%	-39.78	-37.21

Profitability

Profit margin on revenue

Profit beforetax on net sales	%
Profit margin after tax to net revenue	%

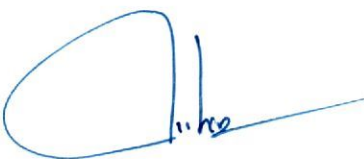
Return on total assets

Profit beforetax on total assets	%
Profit after tax ratio on total assets	%

Profit after tax on equity

%

Established on October 1, 2026

Scheduler

Vu Thi Ha

Chief Accountant

Vu Thi Ha

Director

Do Minh Hong