VIETNAM GERMANY STEEL PIPE JOINT STOCK COMPANY

European class | ISO 9001: 2015 | ISO 14001: 2015

SEPERATE FINANCIAL STATEMENTS

FROM 01/07/2025 TO 30/09/2025

STATEMENT OF FINANCIAL POSITION

As at 30 Sep 2025

Code	ASSETS	Note	30/09/2025 VND	01/01/2025 VND
100	**A. CURRENT ASSETS**		**658.198.264.611**	**768.501.036.972**
110	**I. Cash and cash equivalents**	**3**	**14.862.944.954**	**12.600.602.676**
111	1. Cash		14.862.944.954	12.600.602.676
130	**III. Short-term receivables**		**312.377.682.626**	**361.850.409.729**
131	1. Short-term trade receivables	5	247.599.859.208	293.730.638.667
132	2. Short-term prepayments to suppliers	6	29.732.716.093	29.871.464.588
136	3. Other short-term receivables	7	60.332.514.096	63.017.932.624
137	4. Provision for short-term doubtful debts		(25.287.406.771)	(24.769.626.150)
140	**IV. Inventories**	**9**	**330.735.914.531**	**393.039.952.044**
141	1. Inventories		330.735.914.531	393.039.952.044
150	**V. Other short-term assets**		**221.722.500**	**1.010.072.523**
151	1. Short-term prepaid expenses	13	221.722.500	-
152	2. Deductible VAT		-	1.010.072.523
200	**B. NON-CURRENT ASSETS**		**1.035.390.861.781**	**1.017.333.480.575**
210	**I. Long-term receivables**		**187.300.000**	**187.300.000**
216	1. Other long-term receivables	7	187.300.000	187.300.000
220	**II. Fixed assets**		**94.357.417.189**	**95.815.927.757**
221	1. Tangible fixed assets	11	80.390.563.667	81.587.783.535
222	- *Historical costs*		*300.145.682.179*	*296.579.832.179*
223	- *Accumulated depreciation*		*(219.755.118.512)*	*(214.992.048.644)*
227	2. Intangible fixed assets	12	13.966.853.522	14.228.144.222
228	- *Historical costs*		*20.327.567.088*	*20.327.567.088*
229	- *Accumulated amortization*		*(6.360.713.566)*	*(6.099.422.866)*
240	**IV. Long-term assets in progress**		**785.297.997.793**	**763.660.335.488**
242	1. Construction in progress	10	785.297.997.793	763.660.335.488
250	**V. Long-term investments**	**4**	**146.590.000.000**	**146.590.000.000**
251	1. Investment in subsidiaries		79.950.000.000	79.950.000.000
252	2. Investments in joint ventures and associates		66.640.000.000	66.640.000.000
260	**VI. Other long-term assets**		**8.958.146.799**	**11.079.917.330**
261	1. Long-term prepaid expenses	13	8.958.146.799	11.079.917.330
270	**TOTAL ASSETS**		**1.693.589.126.392**	**1.785.834.517.547**

STATEMENT OF FINANCIAL POSITION

As at 30 Sep 2025
(continue)

Code		CAPITAL	Note	30/09/2025 VND	01/01/2025 VND
300	**C.**	**LIABILITIES**		**712.137.654.504**	**901.101.161.448**
310	**I.**	**Current liabilities**		**504.197.151.176**	**695.370.322.662**
311	1.	Short-term trade payables	14	231.323.811.656	302.143.973.568
312	2.	Short-term prepayments from customers		3.685.560.842	448.285.632
313	3.	Taxes and other payables to State budget	15	30.828.611.321	13.069.306.330
314	4.	Payables to employees		9.753.847.920	10.227.313.423
315	5.	Short-term accrued expenses	16	9.719.800.991	663.902.685
318	6.	Short-term unearned revenue		1.533.475.348	2.133.592.781
319	7.	Other short-term payments	17	654.387.287	1.238.902.640
320	8.	Short-term borrowings and finance lease	18	203.867.207.279	351.133.597.071
322	9.	Bonus and welfare fund		12.830.448.532	14.311.448.532
330	**II.**	**Non-current liabilities**		**207.940.503.328**	**205.730.838.786**
337	1.	Other long-term payables	17	207.940.503.328	3.930.838.786
338	2.	Long-term borrowings and finance lease liabilities	18	-	201.800.000.000
400	**D.**	**OWNER'S EQUITY**		**981.451.471.888**	**884.733.356.099**
410	**I.**	**Owner's equity**	19	**981.451.471.888**	**884.733.356.099**
411	1.	Contributed capital		615.241.550.000	559.321.260.000
411a		*Ordinary shares with voting rights*		*615.241.550.000*	*559.321.260.000*
412	2.	Share Premium		69.835.386.699	69.835.386.699
418	3.	Development and investment funds		43.113.853.935	43.113.853.935
420	4.	Other reserves		1.959.882.008	1.959.882.008
421	5.	Retained earnings		251.300.799.246	210.502.973.457
421a		*Retained earnings accumulated to previous year*		*154.582.683.457*	*142.655.031.869*
421b		*Retained earnings of the current year*		*96.718.115.789*	*67.847.941.588*
440		**TOTAL CAPITAL**		**1.693.589.126.392**	**1.785.834.517.547**

Mai Quoc Viet	Nguyen Thi Thuy	Nguyen Huu The
Preparer	Chief Accountant	General Director

Phu Tho, 29 Oct 2025

STATEMENT OF INCOME

From 01/01/2025 to 30/09/2025

Code	ITEM	Note	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
			VND	VND	VND	VND
01	**1. Revenue from sales of goods and rendering of services**	**21**	**1.015.228.733.298**	**1.165.183.611.099**	**3.285.315.977.035**	**3.403.843.826.197**
02	2. Revenue deductions	22	7.758.533.980	7.013.574.735	27.458.091.272	15.364.095.496
10	**3. Net revenue from sales of goods and rendering of services**		**1.007.470.199.318**	**1.158.170.036.364**	**3.257.857.885.763**	**3.388.479.730.701**
11	**4. Cost of goods sold and services rendered**	**23**	**946.242.180.711**	**1.125.757.465.363**	**3.103.185.095.128**	**3.297.577.105.094**
20	**5. Gross profit from sales of goods and rendering of services**		**61.228.018.607**	**32.412.571.001**	**154.672.790.635**	**90.902.625.607**
21	6. Financial income	24	158.247.511	5.807.719	26.774.933.242	21.289.633
22	7. Financial expenses	25	1.141.249.011	3.059.800.915	6.602.864.280	8.837.926.125
23	*In which: Interest expenses*		*1.123.642.851*	*3.059.800.915*	*6.569.148.840*	*8.837.926.125*
25	8. Selling expenses	26	13.377.569.763	11.578.612.771	45.143.997.480	32.297.550.012
26	9. General and administrative expenses	27	5.010.711.295	5.816.594.050	16.262.012.725	16.906.524.859
30	**10. Net profit from operating activities**		**41.856.736.049**	**11.963.370.984**	**113.438.849.392**	**32.881.914.244**
31	11. Other income	28	665.390.100	42.400.186	834.320.998	177.361.774
32	12. Other expenses	29	248.574	920	20.239.791	19.740.978
40	**13. Other profit**		**665.141.526**	**42.399.266**	**814.081.207**	**157.620.796**
50	**14. Total net profit before tax**		**42.521.877.575**	**12.005.770.250**	**114.252.930.599**	**33.039.535.040**

STATEMENT OF INCOME

From 01/01/2025 to 30/09/2025

Code	ITEM	Note	From 01/07/2025 to 30/09/2025	From 01/07/2024 to 30/09/2024	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
			VND	VND	VND	VND
51	15. Current corporate income tax expense	30	8.504.375.515	2.401.154.050	17.534.814.810	6.608.715.506
60	**17. Profit after corporate income tax**		**34.017.502.060**	**9.604.616.200**	**96.718.115.789**	**26.430.819.534**

Mai Quoc Viet
Preparer

Nguyen Thi Thuy
Chief Accountant

M.S.D.N:2500267703-C.T.C.P. CÔNG TY CỔ PHẦN ỐNG THÉP VIỆT - ĐỨC VG PIPE KCN BÌNH XUYÊN - T. PHÚ THỌ

Nguyen Huu The
General Director

Phu Tho, 29 Oct 2025

STATEMENT OF CASH FLOWS

From 01/01/2025 to 30/09/2025

(Indirect method)

Code	ITEM	Note	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
			VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	***1. Profit before tax***		***114.252.930.599***	***33.039.535.040***
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and		5.558.510.568	7.282.081.509
03	- Provisions		517.780.621	(20.000.000)
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(1.252.286)	(1.162.041)
05	- Gains/losses from investment activities		(26.778.677.032)	(20.127.592)
06	- Interest expense		6.569.148.840	8.837.926.125
07	- Other adjustments		10.743.944	-
08	***3. Operating profit before changes in working capital***		***100.129.185.254***	***49.118.253.041***
09	- Increase/decrease in receivables		49.064.640.975	172.742.748.321
10	- Increase/decrease in inventories		62.304.037.513	(59.033.989.128)
11	- Increase/decrease in payables (excluding interest payable/ corporate income tax payable)		175.348.873.247	(176.457.454.720)
12	- Increase/decrease in prepaid expenses		1.900.048.031	5.044.294.617
14	- Interest paid		(6.506.250.534)	(8.774.497.454)
15	- Corporate income tax paid		(16.807.481.654)	(8.868.987.831)
16	- Other receipts from operating activities		-	122.400.000
17	- Other payments on operating activities		(1.481.000.000)	(2.090.000.000)
20	***Net cash flows from operating activities***		***363.952.052.832***	***(28.197.233.154)***
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(39.403.250.080)	(60.466.953.041)
22	2. Proceeds from disposals of fixed assets and other long-term assets		160.463.637	-
27	3. Interest and dividend received		26.618.213.395	20.127.592
30	***Net cash flows from investing activities***		***(12.624.573.048)***	***(60.446.825.449)***
	III CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		2.188.939.348.537	2.250.377.589.184
34	2. Repayment of principal		(2.538.005.738.329)	(2.154.335.116.338)
40	***Net cash flows from financing activities***		***(349.066.389.792)***	***96.042.472.846***
50	**Net cash flows in the period**		**2.261.089.992**	**7.398.414.243**

STATEMENT OF CASH FLOWS

From 01/01/2025 to 30/09/2025

(Indirect method)

Code	ITEM	Note	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
			VND	VND
60	**Cash and cash equivalents at beginning of the period**		**12.600.602.676**	**46.802.997.792**
61	Effect of exchange rate fluctuations		1.252.286	1.162.041
70	**Cash and cash equivalents at end of the period**	**3**	**14.862.944.954**	**54.202.574.076**

Mai Quoc Viet	**Nguyen Thi Thuy**	**Nguyen Huu The**
Preparer	Chief Accountant	General Director

Phu Tho, 29 Oct 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

From 01/01/2025 to 30/09/2025

1 .GENERAL INFORMATION

Form of ownership

Vietnam Germany Steel Pipe Joint Stock Company was established and operates under the Certificate of Business Registration for joint stock companies No 2500267703, first issued by Vinh Phuc Department of Investment and Planning on 31 January 2007, with the 14th change registered on 30 Jul 2025.

The Company's head office is located at: Binh Xuyen Industrial Park, Xuan Lang Commune, Phu Tho Province.

Company's Charter capital: VND 615.241.550.000. The actual contributed charter capital as of Sep 30, 2025 is VND 615.241.550.000, equivalent to 61.524.155 shares with the price of VND 10.000 per share.

Industrial production and commercial business.

Business activities

Main business activities of the Company include:

- Manufacture of steel pipes, stainless steel pipes; Manufacture of steel products; Manufacture of safes, steel cabinets, safes, steel ladders, enamel-coated iron items; Manufacture of steel components for construction (steel bridge beams, girders, bracing rods, tower columns, television antenna poles, etc.);
- Manufacture of steel frames (building frames, warehouses, etc.); Drawing of steel wires; Weaving of steel and metal nets; Manufacture of stainless steel;
- Hotel services business; Full-service catering business;
- Passenger and cargo transportation, ready-mix concrete road transport by automobile;
- Cargo handling; Warehousing services;
- Renting houses for business purposes (kiosks, shopping centers); Renting warehouses, parking lots;
- Real estate business, land use rights ownership, or lease.

2 .ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 .Accounting period and accounting currency

Annual accounting period commences from 01 January and ends as at 31 December.

The Company maintains its accounting records in Vietnam Dong (VND).

2.2 .Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated 22 December 2014 by the Ministry of Finance and the Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Basis for preparation of Separate Financial Statements

Separate Financial Statements are presented based on historical cost principle.

The Users of this Separate Financial Statements should study the Separate Financial Statements combined with the Consolidated Financial Statements of the Company and its subsidiaries for the fiscal year ended as at 31 December 2024 in order to gain enough information regarding the financial position, operating results and cash flows of the Company.

2.4 . Accounting estimates

The preparation of Separate Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the separate financial statements and the reported amounts of revenues and expenses during the fiscal year.

The estimates and assumptions that have a material impact in the Separate Financial Statements include:

- Provision for bad debts;
- Provision for devaluation of inventory;
- Provision for payables;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Classification and provision of financial investments;
- Estimated income tax.

Estimates and assumptions are regularly evaluated based on past experience and other factors, including future assumptions that have a material impact on the Company's separate financial statements and are considered reasonable by the Company's Board of Management.

2.5 . Financial Instruments

Initial recognition

Financial assets

Financial assets of the Company include cash, cash equivalents, other receivables. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.6 . Foreign currency transactions

Foreign currency transactions during the year are translated into Vietnam Dong using the actual rate at transaction date.

Actual exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of the Separate Financial Statements is determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For cash deposited in bank, applying the bid rate of the commercial bank where the Company opens its foreign currency accounts;
- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the year.

2.7 . Cash

Cash comprises cash on hand, demand deposits.

2.8 . Financial investments

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, the value of these investments is measured at original cost less provision for devaluation of investments.

Provision for devaluation of investments is made at the end of the year as followings: Investments in subsidiaries, joint ventures or associates: provision for loss investments shall be made based on the Separate Financial Statements of subsidiaries, joint ventures or associates at the provision date.

2.9 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the separate financial statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating the possible losses.

2.10 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded based on raw materials actual cost incurred for each unfinished product.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.11 . Fixed assets and Finance lease fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs aument future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Separate Statement of Income in the year in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 30	years
- Machine, equipment	03 - 18	years
- Vehicles, Transportation equipment	04 - 08	years
- Office equipment and furniture	02 - 05	years
- Other fixed assets	03 - 05	years
- Land use rights	20 - 50	years
- Managerment software	03	years

Intangible fixed assets are land use rights, including the actual costs incurred to acquire the land use rights, and are depreciated using the straight-line method over the usage period, as follows:

- Land use rights for 55,056 m2 in Xuan Lang Commune, Phu Tho Province, with a usage period of 50 years, expiring on 4 December 2051;
- Land use rights for 2,720 m2 in Quang Minh Commune, Hanoi City, with a usage period of 49 years;
- Land use rights for 1,577 m2 in No. 8, Ton Duc Thang Street, Vinh Phuc Ward, Phu Tho Province, with a usage period of 49 years;
- Land use right for 330 m2 in the Villa Area, Quang Minh Commune, Hanoi City is long term land use right and is not subject to depreciation;
- Land use right of 270.3 m2 at BT5-C12B, Lot BT 101-Area BT5, Bac An Khanh New Urban Area investment project, Son Dong Commune, Hanoi city is long-term land use right and is not subject to depreciation.

2.12 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.13 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.14 . Prepaid expenses

Expenses incurred in relation to the business performance of many fiscal years are recorded as prepaid expenses to be gradually allocated to the business performance of the following fiscal years. The calculation and allocation of long-term prepaid expenses into the business performance of each fiscal year is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria.

Types of prepaid expenses include:

- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 03 to 36 months.
- Warehouse rental and office rental costs are recognized at their original cost and allocated using the straight-line method over the lease term of the company.
- The value of the business advantage from land use rights is the revalued amount related to the land use rights at the Binh Xuyen Industrial Park when the company was established and is allocated based on the remaining land use period at that time.
- Major repair costs are allocated using the straight-line method over a period of 1 to 3 years.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis not exceeding 3 years.

2.15 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the separate financial statements according to their remaining terms at the reporting date.

2.16 . Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings or liabilities denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.17 . Borrowing costs

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.18 . Accrued expenses

Payables for goods and services that have been received from the seller or have been provided to the buyer in the reporting year but have not actually been paid and other payables such as interest expenses, loans payable and other expenses... shall be recorded in production and business expenses of the reporting year.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.19 . Unearned revenues

Unearned revenues include prepayments from customers for one or many accounting periods relating to asset leasing.

Unrealized revenue is carried forward to sales and service provision revenue according to the amount determined in accordance with each fiscal year.

2.20 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.21 . Revenue

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measured regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Revenue from sale of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods.

Revenue from rendering of services.

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

Financial income

Financial incomes include income from assets yielding interest, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Company's right to receive dividend is established.

2.22 . Revenue deductions

Revenue deductions from sales of goods and rendering of services arising in the year include: Trade discounts and sales returns.

Trade discount and sales return incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Separate Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of Separate Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.23 . Cost of goods sold and services rendered

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year even when products and goods have not been determined as sold.

2.24 . Financial expenses

The expenses recognized in financial expenses include: borrowing costs; foreign exchange losses, etc. These items are recognized based on the total amount incurred during the year and are not offset against financial revenue.

2.25 . Corporate income tax

a) Current corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

b) Current corporate income tax rate

The fiscal year ended as at 31 December 2024, the Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

2.26 . Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Separate Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

Details of related party transactions are presented in the Consolidated Financial Statements for the fiscal year ended December 31, 2024 of the Company published concurrently by the Company in its Consolidated Financial Statements and Separate Financial Statements for the fiscal year ended December 31, 2024.

2.27 . Segment information

Due to the Company only operates in the field of manufacturing and trading steel products and operates in the territory of Vietnam, the Company does not prepare segment reports by business segment and geographical segment.

3 . CASH

	30/09/2025	01/01/2025
	VND	VND
Cash on hand	240.812.499	220.375.183
Demand deposits	14.622.132.455	12.380.227.493
	14.862.944.954	**12.600.602.676**

4 . FINANCIAL INVESTMENTS

Investments in equity of other entities

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Investments in subsidiaries	**79.950.000.000**	-	**79.950.000.000**	-
- Viet Duc Steel Joint Stock Company	79.950.000.000	-	79.950.000.000	-
Investments in joint ventures and associates	**66.640.000.000**	-	**66.640.000.000**	-
- Vietnam Germany Steel Mill Group Joint Stock Company	66.640.000.000	-	66.640.000.000	-
	146.590.000.000	-	**146.590.000.000**	-

The Company has not determined the fair value of financial investments since Vietnamese Accounting Standards and Vietnamese Corporate Accounting System has not provided any detailed guidance on the determination of the fair value.

Detailed information about financial investments:

Name of financial investments	Place of establishment and operation	Rate of interest	Rate of voting rights	Principle activities
Name of subsidiaries				
- Viet Duc Steel Joint Stock Company	Vinh Phuc Province	99,94%	99,94%	Production of cold-rolled corrugated iron
Name of joint venture and associates				
- Vietnam Germany Steel Mill Group Joint Stock Company	Vinh Phuc Province	28,60%	28,60%	High-quality steel production

5 .SHORT -TERM TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
Others				
Construction Equipment Material Trading company limited	103.770.240.924	-	116.702.181.210	-
Other customers	143.829.618.284	(25.287.406.771)	177.028.457.457	(24.769.626.150)
	247.599.859.208	**(25.287.406.771)**	**293.730.638.667**	**(24.769.626.150)**

6 .PREPAYMENTS TO SUPPLIERS

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
Others				
Coteccons Construction joint stock company	14.045.495.644	-	14.045.495.644	-
Huy An Vinh phuc Trading and Construction Co., Ltd	6.897.537.099	-	6.897.537.099	-
Bang Viet Construction Machinery company limited	5.319.960.000	-	3.142.800.000	-
Others	3.469.723.350	-	5.785.631.845	-
	29.732.716.093	**-**	**29.871.464.588**	**-**

7 .OTHER RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
a.1) Details by content				
Receivables from health insurance	-	-	225.000	-
Advances	21.078.758	-	10.000.000	-
Mortgages	-	-	-	-
Compensation for site clearance (*)	60.290.610.160	-	60.253.559.695	-
Others	20.825.178	-	2.754.147.929	-
	60.332.514.096	**-**	**63.017.932.624**	**-**
a.2) Detail by object				
Xuan Lang Commune Project Management Board (Phase 2)	60.290.610.160	-	60.253.559.695	-
Others	41.903.936	-	2.764.372.929	-
	60.332.514.096	**-**	**63.017.932.624**	**-**
b) Long-term				
b.1) *Details by content*				
Compensation for site clearance	187.300.000	-	187.300.000	-
	187.300.000	**-**	**187.300.000**	**-**
b.2) Detail by object				
People's Committee of Xuan Lang Commune	187.300.000	-	187.300.000	-
	187.300.000	**-**	**187.300.000**	**-**
c) In which : Other payables from related parties				
Viet Duc Steel Joint Stock Company	-	-	2.754.147.929	-
	-	**-**	**2.754.147.929**	**-**

(*) This is the payment of compensation for site clearance according to the approved plan of VietDuc Lengend City urban area, which will be deducted from the payable land use levy of the urban area. (For information about the project, see Note No. 10 for details).

8 . DOUBTFUL DEBTS

	30/09/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue but difficult to be recovered				
- Quoc Dung Co.,Ltd	11.817.847.549	-	11.817.847.549	-
- Phuc Tan Co.,Ltd	3.685.650.153	-	3.685.650.153	-
- Nhat Truong Vinh Co.,Ltd	3.436.886.086	2.919.105.465	-	-
- Truong Quang Co.,Ltd	9.266.128.448	-	9.266.128.448	-
	28.206.512.236	**2.919.105.465**	**24.769.626.150**	-

9 . INVENTORIES

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	-	-	-	-
Raw material	76.308.116.517	-	165.289.968.134	-
Work in process	8.896.455.269	-	-	-
Finished goods	243.360.056.619	-	227.749.983.910	-
Goods	2.171.286.126	-	-	-
	330.735.914.531	-	**393.039.952.044**	-

10 . LONG-TERM ASSET IN PROGRESS

	30/09/2025	01/01/2025
	VND	VND
Construction in progress	**785.297.997.793**	**763.660.335.488**
- VietDuc Legend City Project (i)	776.723.452.339	755.085.790.034
- Infrastructure of land lot CC4 Van Canh New Urban Area (ii)	8.574.545.454	8.574.545.454
	785.297.997.793	**763.660.335.488**

Details of the projects:

(i): Viet Duc Legend City Urban Area Project

- Investor: VG PIPE - Vietnam - Germany Steel Pipe Joint Stock Company;
- Investment objectives: To invest in the construction of new urban areas and housing for low-income people, officials and employees, modern and synchronous in terms of social and technical infrastructure systems, meeting the needs of socio-economic development;
- Location: Xuan Lang Commune, Phu Tho Province;

- Project scale: The total land fund for project implementation is 62.17ha. The area of phase I that has been converted to land use purpose for implementation is 27.5 ha;
- Investment capital: Using the Company's capital as well as other legally mobilized capital sources;
- Project status: Continue to clear the remaining area in phase I and are implementing infrastructure construction for the area that has been allocated land by Vinh Phuc Provincial People's Committee.
- Legal Information:

+ Decision on investment approval No. 2204/QD-UBND dated 10 August 2010 of the People's Committee of Vinh Phuc province;
+ Official Letter No. 2124/TTG-KTN dated November 23, 2015 of the Prime Minister agreeing to the People's Committee of Vinh Phuc province to change the land use purpose to implement the project phase 1 with an area of 23.6ha.
+ Decision No. 3156/QD-UBND of the People's Committee of Vinh Phuc province on approving the adjustment of the 1/500 QHCT of Viet Duc Lengend City urban area in Dao Duc town, Binh Xuyen district, Vinh Phuc province (1st time).
+ Decision No. 1829/QD-UBND on the allocation of land (phase 1) to Viet Duc VG-PIPE Steel Pipe Joint Stock Company to implement the project: Viet Duc Legend-City urban area in Dao Duc town, Binh Xuyen district, Vinh Phuc province.
+ Decision No. 2954/QD-UBND dated 26 October 2021 on the correction of land allocation content in Decision No. 1829/QD-UBND of Vinh Phuc province dated 22 July 2020 and land allocation (phase 2) stage 1 to Viet Duc Steel Pipe Joint Stock Company VG-PIPE to implement the project: Viet Duc Legend-City urban area in Dao Duc town, Binh Xuyen district, Vinh Phuc province.
+ Decision No. 751/QD-UBND dated 18 April 2022 on approving the project of partial adjustment of the Land Planning at the scale of 1/500, Viet Duc Legend City New Urban Area in Dao Duc Town, Binh Xuyen District, Vinh Phuc Province (1st time).
+ Decision No. 1177/QD-UBND dated 31 May 2023 of the People's Committee of Vinh Phuc province approving the adjustment of investment policies and approving the investor of the Viet Duc Legend City urban area project in Dao Duc town, Binh Xuyen district, Vinh Phuc province.
+ Decision No. 341/QD-UBND dated 23 Febuary 2024 of the People's Committee of Vinh Phuc province on the adjustment of land allocation according to the partial adjustment of the Land Planning at the scale of 1/500 (approved by the Provincial People's Committee in Decision No. 751/QD-UBND dated 18 April 2022), for Viet Duc Steel Pipe Joint Stock Company VGPIPE to implement the Viet Duc Legend - City urban area project in Dao Duc town, Binh Xuyen district, Vinh Phuc province.
+ The project has been appraised by the Ministry of Construction for the following items: Technical infrastructure system of the entire project, low-rise housing projects (phase 1), high-rise social housing projects (phase 1) and Wastewater Treatment Plant No.2 according to Document No.234/HDXD-QLKT dated 22 September 2023.
+ The project has been approved by the Ministry of Natural Resources and Environment for the appraisal results of the project's environmental impact assessment report according to Decision No.3501/QD-BTNMT dated 27 November 2023.
+ The project has been approved by the Fire Prevention and Fighting Police Department and the Ministry of Public Security for the Fire Prevention and Fighting design for Phase 1 Technical Infrastructure including: Traffic roads for fire trucks and outdoor fire fighting water supply system in Certificate No. 509/TD-PCCC dated 06 February 2024.
+ The project has been granted Construction Permit No. 01/GPXD dated 22 April 2024 by the Department of Construction of Vinh Phuc province for Technical Infrastructure - Phase 1 (Items: Leveling, stone embankment; Traffic; Rainwater drainage, wastewater drainage).
+ The project has been granted Construction Permit No. 02/GPXD dated 10 July 2024 by the Department of Construction of Vinh Phuc province for Technical Infrastructure items (including: Water supply; Electricity supply, lighting; Communications; Wastewater treatment plant 600m3/day - Phase 1.
+ The project has been granted a certificate of high-rise social housing project - Phase 1 by the Fire Prevention and Fighting Police Department of Vinh Phuc Province according to the Fire Prevention and Fighting Design Approval Certificate No. 09/TD-PCCC dated 13 January 2025.
+ The project has been granted Construction Permit No. 01/GPXD dated 24 January 2025 by the Department of Construction of Vinh Phuc province for the category of High-rise Social Housing Project - Phase 1.

(ii): Infrastructure of land lot CC4 Van Canh New Urban Area

- Investor: VG PIPE - Vietnam - Germany Steel Pipe Joint Stock Company;
- Investment purpose: Business investment;
- Location: Van Canh urban area, Hoai Duc Commune, Hanoi city;
- Investment capital: Using the Company's capital as well as other legally mobilized capital sources;
- Project description: According to the overall adjustment project of the detailed planning at the scale of 1/500 approved by the People's Committee of Hanoi City in Decision No. 5092/QD-UBND dated 31 July 2017, the CC4 land lot has an adjustment of the land use function from commercial services to public land of residential units; land area from 4,716m2 to 4,248m2; the maximum construction density from 34% to 40%; the maximum height is 5 floors; the land use coefficient from 1.7 times to 2 times;
- Aggregate cost: The aggregate cost is the entire cost of transferring the infrastructure of CC4 land lot in Van Canh new urban area, Hoai Duc commune, Hanoi city under the economic contract No. 16/HUD/-SGDBĐS signed on 29/02/2010 with the Housing and Urban Development Investment Corporation.

11 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	**Total**
	VND	VND	VND	VND	**VND**
Historical cost					
Beginning balance	161.690.190.628	108.378.688.427	24.912.378.406	1.598.574.718	296.579.832.179
- Purchased during the year	-	-	4.100.000.000	-	4.100.000.000
- Liquidation, disposal	-	-	(534.150.000)	-	(534.150.000)
Ending balance of the period	**161.690.190.628**	**108.378.688.427**	**28.478.228.406**	**1.598.574.718**	**300.145.682.179**
Accumulated depreciation					
Beginning balance	82.766.753.046	107.636.780.756	22.989.940.124	1.598.574.718	214.992.048.644
- Depreciation for the year	3.842.410.306	618.301.673	836.507.889	-	5.297.219.868
- Liquidation, disposal	-	-	(534.150.000)	-	(534.150.000)
Ending balance of the period	**86.609.163.352**	**108.255.082.429**	**23.292.298.013**	**1.598.574.718**	**219.755.118.512**
Net carrying amount					
Beginning balance	78.923.437.582	741.907.671	1.922.438.282	-	81.587.783.535
Ending balance	**75.081.027.276**	**123.605.998**	**5.185.930.393**	**-**	**80.390.563.667**

In which:

- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 163.034.132.512

12 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Total
	VND	VND	VND
Historical cost			
Beginning balance	20.257.742.088	69.825.000	20.327.567.088
- Changing to investment real estate	-	-	-
Ending balance of the period	**20.257.742.088**	**69.825.000**	**20.327.567.088**
Accumulated amortization			
Beginning balance	6.029.597.866	69.825.000	6.099.422.866
- Amortization for the year	261.290.700	-	261.290.700
Ending balance of the period	**6.290.888.566**	**69.825.000**	**6.360.713.566**
Net carrying amount			
Beginning balance	14.228.144.222	-	14.228.144.222
Ending balance	**13.966.853.522**	-	**13.966.853.522**

In which:

- Cost of fully amortized intangible fixed assets but still in use at the end of the year: VND 69.825.000

13 . PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term		
Land rental in 2025	221.722.500	-
	221.722.500	-
Long-term		
Business advantage value of land use rights	4.691.017.142	4.823.365.589
Warehouse and office rental costs	2.250.000.000	3.600.000.000
Expenses for major repairs of fixed assets awaiting allocation	-	79.005.422
Others	2.017.129.657	2.577.546.319
	8.958.146.799	**11.079.917.330**

14 . TRADE PAYABLES

	30/09/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
a) Short-term				
Others				
HPM Trading Joint Stock Company	82.218.003.657	82.218.003.657	182.308.512.390	182.308.512.390
Asia Green Power Co.,Ltd	54.127.811.351	54.127.811.351	74.119.457.940	74.119.457.940
Others	94.977.996.648	94.977.996.648	45.716.003.238	45.716.003.238
	231.323.811.656	**231.323.811.656**	**302.143.973.568**	**302.143.973.568**

15 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Receivable at the opening year	Payable at the opening year	Payable arise in the period	Amount paid in the period	Receivable at the closing period	Payable at the closing period
	VND	VND	VND	VND	VND	VND
Value added tax	-	19.161.961	44.314.460.317	27.666.489.081	-	16.667.133.197
Corporate Income Tax	-	12.996.737.710	17.545.650.763	16.807.481.654	-	13.734.814.810
Personal income tax	-	22.094.257	893.638.165	902.951.108	-	12.781.314
Natural resource tax	-	407.400	1.834.700	2.242.100	-	-
Land tax and land rental	-	-	607.776.800	193.894.800	-	413.882.000
Other taxes	-	-	118.663.766	118.663.766	-	-
Fees, charges and other payables	-	30.905.002	27.043.790	57.948.792	-	-
	-	**13.069.306.330**	**63.509.068.301**	**45.749.671.301**	**-**	**30.828.611.321**

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the tax authorities.

16 .SHORT-TERM ACCRUED EXPENSES

	30/09/2025	01/01/2025
	VND	VND
- Interest expense	98.800.991	35.902.685
- Remuneration of the Board of Directors, Supervisory Board	-	456.000.000
- Sales and advertising costs	9.621.000.000	-
- Other accrued expenses	-	172.000.000
	9.719.800.991	**663.902.685**

17 .OTHER PAYABLES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term payables		
a1) Details by content		
- Trade union fee	48.308.400	756.627.545
- Dividend, profit payables	229.218.788	229.218.788
- Others	376.860.099	253.056.307
	654.387.287	**1.238.902.640**
b) Long-term payables		
- Long-term deposits, collateral received	207.940.503.328	3.930.838.786
	207.940.503.328	**3.930.838.786**

18 . BORROWINGS

	01/01/2025		During the year		30/09/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Short-term debts	**349.133.597.071**	**349.133.597.071**	**2.188.939.348.537**	**2.334.205.738.329**	**203.867.207.279**	**203.867.207.279**
Joint stock Commercial Bank for Investment and Development of Vietnam - Phuc Yen branch	274.150.639.527	274.150.639.527	1.503.009.560.089	1.668.615.884.130	108.544.315.486	108.544.315.486
- Vietnam Joint Stock Commercial Bank for Indutry and Trade - Binh Xuyen branch	51.242.957.544	51.242.957.544	607.330.109.107	587.172.063.954	71.401.002.697	71.401.002.697
- Vietnam International Commercial Joint Stock Bank	23.740.000.000	23.740.000.000	78.599.679.341	78.417.790.245	23.921.889.096	23.921.889.096
Current portion of long-term debts	**2.000.000.000**	**2.000.000.000**	-	**2.000.000.000**	-	-
- Joint stock Commercial Bank for Investment and Development of Vietnam - Phuc Yen branch	2.000.000.000	2.000.000.000	-	2.000.000.000	-	-
	351.133.597.071	**351.133.597.071**	**2.188.939.348.537**	**2.336.205.738.329**	**203.867.207.279**	**203.867.207.279**
b) Long-term borrowings						
- Joint stock Commercial Bank for Investment and Development of Vietnam - Phuc Yen branch	203.800.000.000	203.800.000.000	-	203.800.000.000	-	-
	203.800.000.000	**203.800.000.000**	-	**203.800.000.000**	-	-
Amount due for settlement within 12 months	(2.000.000.000)	(2.000.000.000)	-	(2.000.000.000)	-	-
Amount due for settlement after 12 months	**201.800.000.000**	**201.800.000.000**	-	**201.800.000.000**	-	-

Details of short-term and long-term borrowings as of 30 Sep 2025:

TT	Bank name/Credit contract	Credit limit	Loan purpose	Limit grant deadline	Interest rate	Outstanding balance as at 30/09/2025	Form of guarantee
I	**Short-term borrowings**						
1	**Joint stock Commercial Bank for Investment and Development of Vietnam - Phuc Yen branch**					**108.544.315.486,00**	
1.1	Credit limit contract No. 01/2025/1509578/HĐTD dated 17 September 2025	600.000.000.000	Supplementation of working capital, guarantee, opening of L/C	From 17 September 2025 to 31 July 2026	Determined according to each specific credit contract	108.544.315.486	Collateral
2	**Vietnam Joint Stock Commercial Bank for Indutry and Trade - Binh Xuyen branch**					**71.401.002.697,00**	
2.1	Loan limit Agreement No. 25.41.1812/2023-HDCVHM/NHCT262 - ONG THEP VIET DUC dated 17 Mar 2025	200.000.000.000	Supplementing working capital for production and business activities	According to each debt receipt	Adjusted interest rate	71.401.002.697	Collateral
3	**Vietnam International Commercial Joint Stock Bank**					**23.921.889.096,00**	
3.1	Credit contract No. 1043538.25 dated 10 May 2025	200.000.000.000	Supplementing working capital for production and business activities in accordance with the business registration of the credit grantee (except for real estate investment and business)	12 months from the date of signing the credit contract	Floating interest rate	23.921.889.096	Collateral
II	**Long-term borrowings**						
1	**Joint stock Commercial Bank for Investment and Development of Vietnam - Phuc Yen branch**						
1.1	Credit contract No. 01/2023/1509578/HDTD dated 28 April 2023	590.000.000.000	Payment for the implementation of Viet Duc Legend City Urban Area projects - Phase 1 Stage 1	60 months (from 28 April 2023 to 28 April 2028)	Floating interest rate	0 In which, liabilities in the next 12 months are VND 0	Collateral

(*) Loans from banks have been secured by mortgage/pledge/guarantee contracts with the lender and have been fully registered for secured transactions.

19 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Development and investment funds	Other reserves	Retained earnings	Total
	VND	VND	VND	VND	VND	VND
Beginning balance of previous period	**532.696.700.000**	**69.835.386.699**	**39.385.945.057**	**1.959.882.008**	**169.279.591.869**	**813.157.505.633**
Pay stock dividends in 2024	26.624.560.000				(26.624.560.000)	
Profit/loss for previous period	-	-	-	-	26.430.819.534	26.430.819.534
Ending balance of previous period	**559.321.260.000**	**69.835.386.699**	**39.385.945.057**	**1.959.882.008**	**169.085.851.403**	**839.588.325.167**
		-				
Beginning balance of current period	**559.321.260.000**	**69.835.386.699**	**43.113.853.935**	**1.959.882.008**	**210.502.973.457**	**884.733.356.099**
Increase in capital in current period	55.920.290.000	-	-	-	(55.920.290.000)	-
Profit/loss for current period	-	-	-	-	96.718.115.789	96.718.115.789
Ending balance of this period	**615.241.550.000**	**69.835.386.699**	**43.113.853.935**	**1.959.882.008**	**251.300.799.246**	**981.451.471.888**

a) Details of Contributed capital

	Rate	Ending of the year	Rate	Beginning of the year
	(%)	VND	(%)	VND
Mr. Le Minh Hai	3,32%	20.420.850.000	32,06%	179.313.750.000
Mrs. Nguyen Thi Thanh Thuy	25,67%	157.937.870.000	10,75%	60.103.280.000
Mrs. Nguyen Thi Nhi	0,00%	-	3,09%	17.290.000.000
Mrs. Le Khanh Huyen	8,24%	50.699.290.000	8,24%	46.090.270.000
Mr. Le Quoc Khanh	5,15%	31.705.320.000	5,15%	28.823.020.000
Others	57,62%	354.478.220.000	40,71%	227.700.940.000
	100%	**615.241.550.000**	**100%**	**559.321.260.000**

b) Capital transactions with owners and distribution of dividends and profits

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Owner's contributed capital	615.241.550.000	559.321.260.000
- *At the beginning of year*	*559.321.260.000*	*532.696.700.000*
- *Increase in the year*	*55.920.290.000*	-
- *Pay stock dividends in 2024*		*26.624.560.000*
- *At the ending of year*	*615.241.550.000*	*559.321.260.000*
Distributed dividends and profit:		
- *Dividend payable at the beginning of the year*	*229.218.788*	*229.218.788*
- *Dividend payable at the end of the year*	*229.218.788*	*229.218.788*

c) Share

	30/09/2025	01/01/2025
Quantity of Authorized issuing shares	61.524.155	55.932.126
Quantity of issued shares	61.524.155	55.932.126
- *Common shares*	*61.524.155*	*55.932.126*
Quantity of outstanding shares in circulation	61.524.155	55.932.126
- *Common shares*	*61.524.155*	*55.932.126*
Par value per share (VND)	10.000	10.000

d) Company's funds

	30/09/2025	01/01/2025
	VND	VND
Investment and development fund	43.113.853.935	43.113.853.935
Other funds belonging to owners' equity	1.959.882.008	1.959.882.008
	45.073.735.943	**45.073.735.943**

20 .OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating leased assets

The company signed a land lease contract with the People's Committee of Vinh Phuc province to use the land for production and business purposes, the lease term is until 2051, the area of the leased land is 55,056 m2. According to this contract, the Company must pay the land rent annually until the maturity date of the contract in accordance with current regulations of the State.

b) Foreign currencies

	30/09/2025	01/01/2025
- USD	2.021,22	954,84

21 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Revenue from sale of goods	846.115.772.518	1.702.847.010.935
Revenue from semi-finished products	2.429.435.873.307	1.690.448.061.766
Revenue from rendering of services	9.764.331.210	10.548.753.496
	3.285.315.977.035	**3.403.843.826.197**

22 . REVENUE DEDUCTIONS

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Trade discount	27.307.014.664	14.970.852.745
Sales returns	151.076.608	393.242.751
	27.458.091.272	**15.364.095.496**

23 . COSTS OF GOODS SOLD

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Costs of finished goods sold	837.211.164.494	1.693.135.442.348
Cost of finished products sold	2.256.052.495.196	1.593.934.864.786
Cost of services sold	9.921.435.438	10.506.797.960
	3.103.185.095.128	**3.297.577.105.094**

24 . FINANCE INCOME

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Interest income, interest from loans	19.415.112	20.127.592
Interest from deferred payment sale or payment discount	151.149.672	-
Dividends or profits received	26.598.798.283	-
Gain on exchange difference in the year	4.317.889	-
Gain on exchange difference at the year - end	1.252.286	1.162.041
	26.774.933.242	**21.289.633**

25 . FINANCIAL EXPENSES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Interest expenses	6.569.148.840	8.837.926.125
Loss on exchange difference in the year	33.715.440	-
	6.602.864.280	**8.837.926.125**

26 . SELLING EXPENSES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Raw materials	1.333.674.801	786.103.666
Labour expenses	11.721.050.841	9.135.485.224
Depreciation expenses	1.336.628.358	491.964.543
Expenses of outsourcing services	27.913.956.583	19.977.359.733
Other expenses in cash	2.838.686.897	1.906.636.846
	45.143.997.480	**32.297.550.012**

27 . GENERAL ADMINISTRATIVE EXPENSES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Raw materials	418.741.305	1.106.124.360
Labour expenses	10.690.503.793	10.965.701.024
Depreciation expenses	459.165.852	515.331.866
Tax, Charge, Fee	550.122.789	811.989.553
Provision expenses/ Reversal of provision expenses	517.780.621	(20.000.000)
Expenses of outsourcing services	1.548.511.374	1.514.462.754
Other expenses in cash	2.077.186.991	2.012.915.302
	16.262.012.725	**16.906.524.859**

28 . OTHER INCOME

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Gain from liquidation, disposal of fixed assets	160.463.637	-
Collected fines, compensation	556.775.846	177.277.950
Others	117.081.515	83.824
	834.320.998	**177.361.774**

29 . OTHER EXPENSE

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Fines and arrears	19.941.736	4.042.492
Others	298.055	15.698.486
	20.239.791	**19.740.978**

30 . CURRENT CORPORATE INCOME TAX EXPENSES

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
	VND	VND
Corporate income tax from main business activitves		
Total profit before tax	114.252.930.599	33.039.535.040
Increase	19.941.736	4.042.492
- *Ineligible expenses*	*19.941.736*	*4.042.492*
Decrease	(26.598.798.283)	-
- *Dividend payment*	*(26.598.798.283)*	-
Taxable income	87.674.074.052	33.043.577.532
Corporate income tax expense this year	17.534.814.810	6.608.715.506
Current corporate income tax expense (Tax rate 20%)	**17.534.814.810**	**6.608.715.506**
Adjustment of tax expenses from previous year s to current year: Additional Corporate Income Tax Payment for 2022-2023	10.743.944	-
Tax payable at the beginning of period	12.996.737.710	6.868.987.831
Tax paid in the period	(16.807.481.654)	(8.868.987.831)
Corporate income tax payable at the year-end from main business activities	**13.734.814.810**	**4.608.715.506**

31 . COMPARATIVE FIGURES

Comparative figures on the Balance Sheet and corresponding notes are figures of the Financial Statements for the fiscal year ending December 31, 2024; comparative figures on the Income Statement, Cash Flow Statement and corresponding notes are figures on the Financial Statements for the period from Jan 1, 2024 to Sep 30, 2024.

Mai Quoc Viet	**Nguyen Thi Thuy**	**Nguyen Huu The**
Preparer	Chief Accountant	General Director

Phu Tho, 29 Oct 2025