

Kido Group Corporation

Consolidated financial statements

For the first quarter ended 31 March 2026



Kido Group Corporation

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Kido Group Corporation

GENERAL INFORMATION

THE COMPANY

Kido Group Corporation ("the Company") is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103001184 issued by the Department of Finance (previously known as the Department of Planning and Investment) of Ho Chi Minh City on 6 September 2002 and the subsequent amended Enterprise Registration Certificates ("ERCs").

The Company's shares were listed on the Ho Chi Minh Stock Exchange in accordance with the License No. 39/UBCK-GPNY issued by the State Securities Commission on 18 November 2005.

The current principal activities of the Company are to sell and purchase of food products, oils raw materials and manage investments in subsidiaries.

The Company's registered head office is located at 3rd Floor, V5 Tower Sunrise City South, 23 Nguyen Huu Tho, Tan Hung Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the period and at the date of this report are:

Mr Tran Kim Thanh	Chairman
Mr Tran Le Nguyen	Vice Chairman
Ms Vuong Buu Linh	Member
Ms Vuong Ngoc Xiem	Member
Mr Tran Quoc Nguyen	Member
Ms Nguyen Thi Xuan Lieu	Member

BOARD OF SUPERVISION

Members of the Board of Supervision during the period and at the date of this report are:

Ms Nguyen Thi Ngoc Chi	Head
Mr Luong Quang Hien	Member
Ms Luong My Duyen	Member

MANAGEMENT

Members of the management during the period and at the date of this report are:

Mr Tran Le Nguyen	General Director
Ms Vuong Buu Linh	Deputy General Director
Ms Vuong Ngoc Xiem	Deputy General Director
Ms Nguyen Thi Xuan Lieu	Deputy General Director
Mr Tran Quoc Nguyen	Deputy General Director
Mr Wang Ching Hua	Deputy General Director
Mr Mai Xuan Tram	Deputy General Director
Mr Bui Thanh Tung	Deputy General Director
Mr Tran Tien Hoang	Deputy General Director
Mr Ma Thanh Danh	Deputy General Director
Mr Nguyen Cong Hao	Deputy General Director

Kido Group Corporation

GENERAL INFORMATION (continued)

LEGAL REPRESENTATIVE

The legal representative of the Company during the period and at the date of this report is Mr Tran Kim Thanh.

Mr Tran Le Nguyen is authorized by Mr Tran Kim Thanh to sign the accompanying consolidated financial statements for for the period ended 31 March 2026 in accordance with the Letter of Authorisation No.20/2026/UQ-KDC dated 1 January 2026.

CONSOL STATEMENT OF FINANCIAL POSITION
as at 31 March 2026

VND

Code	ASSETS	Notes	31 March 2026	31 December 2025
100	A. CURRENT ASSETS		5,852,139,005,275	6,674,909,250,681
110	I. Cash and cash equivalents	5	829,694,664,003	1,541,628,761,456
111	1. Cash		807,298,763,696	403,051,351,970
112	2. Cash equivalents		22,395,900,307	1,138,577,409,486
120	II. Short-term investments		2,957,977,647,885	2.627.977.647.885
121	1. Held-for-trading securities		401,120,064	401,120,064
122	2. Provision for diminution in value of held-for-trading securities		(924,179)	(924,179)
123	3. Held-to-maturity investments	14.1	2,957,577,452,000	2.627.577.452.000
130	III. Current accounts receivable	6	628,852,553,924	825,484,881,898
131	1. Short-term trade receivables		390,428,620,055	382.966.335.699
132	2. Short-term advances to suppliers		50,233,229,306	252.891.309.985
135	3. Other short-term receivables		199,965,912,220	202.255.719.080
136	4. Provision for short-term doubtful receivables		(11,811,790,971)	(12.628.482.866)
137	5. Shortage of assets waiting for resolution		36,583,314	-
140	IV. Inventories	7	1,272,554,578,375	1,504,306,826,902
141	1. Inventories		1,272,554,578,375	1,504,306,826,902
149	2. Provision for obsolete inventories		-	-
150	V. Other current assets		163,059,561,088	175,511,132,540
151	1. Short-term prepaid expenses	8	31,573,500,864	22,944,561,981
152	2. Value-added tax deductible	18	116,522,543,742	145,300,310,541
153	3. Tax and other receivables from the State	18	14,963,516,482	7,266,260,018

CONSOL STATEMENT OF FINANCIAL POSITION (continued)
as at 31 March 2026

VND

Code	ASSETS	Notes	31 March 2026	31 December 2025
200	B. NON-CURRENT ASSETS		7,469,247,302,097	7,232,303,076,803
210	<i>I. Long-term receivables</i>	9	8,917,479,463	8,917,479,463
212	1. Long-term advance to a supplier		7,297,141,783	7,297,141,783
216	2. Other long-term receivables		1,620,337,680	1,620,337,680
220	<i>II. Fixed assets</i>		2,482,247,905,802	2,522,098,803,816
221	1. Tangible fixed assets	10	955,455,918,443	967,796,128,020
222	Cost		2,350,405,116,377	2,339,420,547,363
223	Accumulated depreciation		(1,394,949,197,934)	(1,371,624,419,343)
227	2. Intangible assets	11	1,526,791,987,359	1,554,302,675,796
228	Cost		2,477,783,969,385	2,477,783,969,385
229	Accumulated amortization		(950,991,982,026)	(923,481,293,589)
230	<i>III. Investment properties</i>	12	980,766,985,514	993,291,341,372
231	1. Cost		1,324,213,814,480	1,324,213,814,480
232	2. Accumulated depreciation		(343,446,828,966)	(330,922,473,108)
240	<i>IV. Long-term asset in progress</i>		9,868,911,441	8,515,604,384
242	1. Construction in progress	13	9,868,911,441	8,515,604,384
250	<i>V. Long-term investments</i>		2,695,864,350,128	2,662,057,444,880
252	1. Investments in associates and jointly controlled entities	14.2	3,449,524,712,282	3,415,717,807,034
254	2. Provision for diminution in value of long-term investments	14.2	(753,660,362,154)	(753,660,362,154)
255	3. Held-to-maturity investments	14.1	-	-
260	<i>VI. Other long-term assets</i>		1,291,581,669,749	1,037,422,402,888
261	1. Long-term prepaid expenses	8	515,340,719,763	232,184,708,504
262	2. Deferred tax assets	28.3	80,347,509,194	80,998,104,808
269	3. Goodwill	4	695,893,440,792	724,239,589,576
270	TOTAL ASSETS		13,321,386,307,372	13,907,212,327,484

CONSOL STATEMENT OF FINANCIAL POSITION (continued)
as at 31 March 2026

VND

Code	RESOURCES	Notes	31 March 2026	31 December 2025
300	C. LIABILITIES		5,937,459,985,803	6,169,173,406,985
310	I. Current liabilities		4,885,445,130,541	5,066,436,251,287
311	1. Short-term trade payables	15	613,853,882,061	446,272,922,406
312	2. Short-term advances from customers	16	43,258,784,933	41,164,905,400
313	3. Dividends payable		6,350,520,510	6,003,263,520
314	3. Statutory obligations	18	37,099,324,168	143,116,465,963
315	4. Payables to employees		4,735,994,070	17,166,623,441
316	5. Short-term accrued expenses	17	375,926,562,879	370,486,516,727
319	6. Short-term unearned revenues		7,142,784,430	10,746,984,045
320	7. Other short-term payables	19	704,297,667,831	614,921,072,839
321	8. Short-term loans	20	2,945,440,183,269	3,269,132,809,556
323	9. Bonus and welfare fund		147,339,426,390	147,424,687,390
330	II. Non-current liabilities		1,052,014,855,262	1,102,737,155,698
337	1. Long-term unearned revenues		3,156,373,765	3,156,373,765
338	2. Other long-term liabilities	19	57,848,812,175	56,117,499,885
339	3. Long-term loans	20	346,264,818,262	374,764,818,262
342	4. Deferred tax liabilities	28.3	619,856,841,524	643,550,511,750
343	5. Long-term provisions		24,888,009,536	25,147,952,036
400	D. OWNERS' EQUITY		7,383,926,321,569	7,738,038,920,499
410	I. Capital		7,383,926,321,569	7,738,038,920,499
411	1. Share capital	21.1	2,898,063,160,000	2,898,063,160,000
411a	- Ordinary shares with voting rights		2,898,063,160,000	2,898,063,160,000
412	2. Share premium	21.1	2,292,253,519,262	2,292,253,519,262
418	3. Investment and development fund	21.1	69,858,995,990	69,858,995,990
419	4. Other funds belonging to owners' equity	21.1	16,135,952,841	16,135,952,841
420	5. Undistributed earnings	21.1	1,499,811,946,603	1,834,460,204,757
420a	- Undistributed earnings by the end of prior year		1,486,692,625,557	1,312,016,923,466
420b	- Undistributed earnings of current year		13,119,321,046	522,443,281,291
429	6. Non-controlling interests	21.5	607,802,746,873	627,267,087,649
440	TOTAL LIABILITIES AND OWNERS' EQUITY		13,321,386,307,372	13,907,212,327,484

Tran Minh Nguyet
Preparer

Nguyen Thi Oanh
Chief Accountant

Tran Le Nguyen
General Director



Ho Chi Minh City, Vietnam

29 April 2026

CONSOLIDATED INCOME STATEMENT
for 1st quarter ended 31 March 2026

VND

Code	ITEMS	Notes	Q1 2026	Q1 2025
01	1. Revenue from sale of goods and rendering of services	22.1	2,532,128,832,382	2,199,779,338,303
02	2. Deductions	22.1	(50,535,528,153)	(53,817,370,200)
10	3. Net revenue from sale of goods and rendering of services	22.1	2,481,593,304,229	2,145,961,968,103
11	4. Cost of goods sold and services rendered	23	(2,016,703,863,616)	(1,789,221,460,446)
20	5. Gross profit from sale of goods and rendering of services		464,889,440,613	356,740,507,657
22	6. Finance income	22.2	46,098,432,329	33,742,178,459
23	7. Finance expenses	24	(57,913,183,708)	(53,172,823,574)
24	<i>In which: Interest expense</i>		(50,366,881,169)	(42,400,199,435)
24a	8. Shares of profit of joint ventures and associates	14.2	33,806,905,248	21,299,001,986
25	9. Selling expenses	25	(321,067,168,588)	(285,106,382,076)
26	10. General and administrative expenses	26	(127,802,584,993)	(121,274,500,101)
30	11. Operating profit		38,011,840,901	(47,772,017,649)
31	12. Other income		8,675,757,311	2,681,328,563
32	13. Other expenses		(9,002,106,501)	(1,895,925,350)
40	14. Other profit		(326,349,190)	785,403,213
50	15. Accounting profit before tax		37,685,491,711	(46,986,614,436)
51	16. Current income tax expense	28.1	(28,673,586,052)	(17,131,145,669)
52	17. Deferred tax income	28.1	23,043,074,612	(3,172,493,311)
60	18. Net profit after tax		32,054,980,271	(67,290,253,416)

CONSOLIDATED INCOME STATEMENT (continued)
for 1st quarter ended 31 March 2026

VND

Code	ITEMS	Notes	Q1 2026	Q1 2025
61	19. Net profit after tax attributable to shareholders of the parent company	21.4	13,119,321,046	(75,490,404,329)
62	20. Net profit after tax attributable to non-controlling interests	21.5	18,935,659,225	8,200,150,913
70	21. Basic earnings per share	21.4	45	(260)
71	22. Diluted earnings per share	21.4	45	(260)

Ho Chi Minh City, Vietnam

29 April 2026



Tran Minh Nguyet
Preparer



Nguyen Thi Oanh
Chief Accountant



Tran Le Nguyen
General Director

CONSOLIDATED CASH FLOW STATEMENT
for 1st quarter ended 31 March 2026

VND

Code	ITEMS	Notes	Q1 2026	Q1 2025
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Total accounting profit before tax		37,685,491,711	(46,986,614,436)
	<i>Adjustments for:</i>			
02	Depreciation and amortization		93,593,641,209	92,638,318,039
03	Provisions		(1,076,634,395)	-
04	Foreign exchange differences arising from revaluation of monetary accounts denominated in foreign currency		108,028,790	305,205
05	Profits from investing activities		(78,095,402,453)	(50,076,081,283)
06	Interest expense and allocation of bond issuance cost	26	50,366,881,166	43,037,199,434
08	Operating profit before changes in working capital		102,582,006,028	38,613,126,959
09	(Increase) decrease in receivables		175,013,545,897	103,095,309,893
10	Increase in inventories		231,752,248,527	89,289,806,110
11	Increase in payables		258,124,868,434	(107,034,230,106)
12	Decrease (increase) in prepaid expenses		(293,372,619,679)	(11,126,572,984)
14	Interest paid		(49,191,940,053)	(68,906,342,325)
15	Corporate income tax paid	19	(143,898,092,098)	(42,860,712,853)
17	Other cash outflows for operating activities		(85,261,000)	(158,771,934)
20	Net cash flows from operating activities		280,924,756,056	911,612,760
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(12,637,876,071)	(17,350,023,682)
22	Proceeds from disposals of fixed assets		-	1,039,166,667
23	Payments for term bank deposits		(330,000,000,000)	(373,000,000,000)
24	Collections from term bank deposits		-	389,900,000,000
25	Payments for investments in other entities		-	-
26	Proceeds from sale of investments in other entities		-	-
27	Dividends and interest received		87,804,481,512	75,988,924,325
30	Net cash flows from (used in) investing activities		(254,833,394,559)	76,578,067,310

CONSOLIDATED CASH FLOW STATEMENT (continued)
for 1st quarter ended 31 March 2026


VND


Code	ITEMS	Notes	Q1 2026	Q1 2025
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Borrowings received	21	2,595,265,787,054	4,696,045,501,640
34	Borrowings repaid	21	(2,947,458,413,341)	(4,194,807,762,131)
36	Dividends paid to shareholders of the parent company	23.3	(347,416,228,610)	-
	Dividends paid to non-controlling interests		(38,404,093,600)	(63,768,000)
40	Net cash flows (used in) from financing activities		(738,012,948,497)	501,173,971,509
50	Net increase (decrease) in cash for the period		(711,921,587,000)	578,663,651,579
60	Cash and cash equivalents at the beginning of the period	6	1,541,628,761,456	1,352,673,438,979
61	Impact of exchange rate fluctuation		(12,510,453)	(305,205)
70	Cash and cash equivalents at the end of the period	6	829,694,664,003	1,931,336,785,353

Ho Chi Minh City, Vietnam

29 April 2026


Tran Minh Nguyet
Preparer


Nguyen Thi Oanh
Chief Accountant


Tran Le Nguyen
General Director



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 March 2025 and for the 1st quarter of 2025

1. CORPORATE INFORMATION

The Group consists of Kido Group Corporation ("KDC" or "the Company") and its subsidiaries, associates and jointly controlled entities as follows:

Company

Kido Group Corporation is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Business Registration Certificate ("BRC") No. 4103001184 issued by the Department of Finance (previously known as the Department of Planning and Investment) of Ho Chi Minh City on 6 September 2002 and the subsequent amended Enterprise Registration Certificates ("ERCs").

The Company's shares were listed on the Ho Chi Minh Stock Exchange in accordance with the License No. 39/UBCK-GPNY issued by the State Securities Commission on 18 November 2005.

The current principal activities of the Group are to wholesale food products; produce and trade all kinds of food; manufacture, trade and export the products made from vegetable oils, coconut quartz; and exporting of raw materials for production of vegetable, oil processing industry; and to operate in the real estate industry.

The Company's registered head office is located at 3rd Floor, V5 Tower, Sunrise City South, No.23 Nguyen Huu Tho Street, Tan Hung Ward, Ho Chi Minh City.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

1. CORPORATE INFORMATION (continued)

Corporate structure

Name of entities	Status	Business activities	Percentage of ownership (%)		Voting rights (%)	
			31 March 2026	31 December 2025	31 March 2026	31 December 2025
Subsidiaries						
1. Vietnam Vegetable Oils Industry Corporation ("Vocarimex")	In operating	Manufacturing and trading all kinds of vegetable oils	87.29	87.29	87.29	87.29
2. Tuong An Vegetable Oil Joint Stock Company ("TAC")	In operating	Manufacturing and trading, exporting all kinds of vegetable and oil seeds	95.56	95.56	98.9	98.9
3. Kido - Nha Be Company Limited ("KNB")	In operating	Manufacturing and trading all kinds of vegetable oils	93.77	93.77	100	100
4. Kido Food One Member Company Limited ("KIDOFood")	Suspended	Wholesale food products and provide other food services	100	100	100	100
5. Kido Trading and Services Company Limited ("KTS")	In operating	Wholesale food products and provide other food services	100	100	100	100
6. Nam Do Long An Company Limited ("NDLA")	Pre-operating	Manufacturing and trading all kinds of vegetable oils	100	100	100	100
7. Tho Phat Quoc Te Joint Stock Company ("Tho Phat") (*)	In operation	Wholesale food products	68	68	68	68
8. Tho Phat Food Processing One Member Company Limited ("Tho Phat Food")	In operation	Manufacturing and wholesale of products from meat, seafood, vegetables and starch	68	68	68	68
9. Hung Vuong Corporation ("Hung Vuong") (*)	In operation	Real estate trading	75.39	75.39	75.39	75.39

(*) The Group used 18,199,534 shares of Hung Vuong and 39,780,000 shares of Tho Phat to place as collaterals for its a long-term loan from bank (Note 21.2).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

1. CORPORATE INFORMATION (continued)

Corporate structure (continued)

Name of entities	Status	Business activities	Percentage of ownership (%)		Voting rights (%)	
			31 March 2026	31 December 2025	31 March 2026	31 December 2025
Associates						
1. Nuit KD International Food Joint Stock Company (NutikD) (***)	In operating	Manufacturing and trading all kinds of food and drink products such as ice cream, milk and other dairy products	29.4	29.4	29.4	29.4
2. LG Vina Cosmetics Company Limited ("LG Vina")	In operating	Manufacturing and trading cosmetics and household products	40	40	40	40
3. Lavenue Investment Corporation ("Lavenue")	In operating	Operating in the real estate industry	50	50	50	50
4. Tan Binh Foodstuff Export Joint Stock Company ("Tafoco")	In operation	Real estate trading and leasing of factory and warehouse	27.53	27.53	27.53	27.53
5. Bac Binh Construction Investment Joint Stock Company ("Bac Binh") (**)	In operation	Real estate trading	40.05	40.05	40.05	40.05

(**) The Group used 11,134,918 shares of Bac Binh to place as collateral for Bac Binh's loan from a bank.

(***) Kido Frozen Joint Stock Company ("KDF") has been renamed to Nuit KD International Food Joint Stock Company (NutikD) in accordance with the 26th amendment to its Business Registration Certificate dated March 11, 2026.

In accordance with Authorization Contracts No. 01/2025/HĐUQ-KDF and No. 02/2025/HĐUQ dated 18 December 2025, the Group authorized all shareholder rights of 21,803,040 shares, representing 29.4% of KDF's share capital owned by the Group to Nuti Investment Company Limited.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

2. BASIS OF PREPARATION

2.1 *Applied accounting standards and system*

The consolidated financial statements of the Group, expressed in Vietnam Dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance as per the:

- ▶ Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- ▶ Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- ▶ Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- ▶ Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- ▶ Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

Accordingly, the accompanying consolidated financial statements, including their utilization are not designed for those who are not informed about Vietnam's accounting principles, procedures and practices and furthermore are not intended to present the consolidated financial position and consolidated results of operations and consolidated cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

2.2 *Applied accounting documentation system*

The Group's applied accounting documentation system is the General Journal system.

2.3 *Fiscal year*

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2.4 *Accounting currency*

The consolidated financial statements are prepared in VND which is also the Group's accounting currency.

2.5 *Basis of consolidation*

The Group's consolidated financial statements comprise the financial statements of the parent company and the financial statements of its subsidiaries for the period ended 31 March 2026.

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continues to be consolidated until the date that such control ceases.

The financial statements of the subsidiaries are prepared for the same reporting year as the parent company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealized gains or losses result from intra-company transactions are eliminated in full.

Non-controlling interests represent the portion of profit or loss and net assets not held by the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet, separately from parent shareholders' equity.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded to the account of undistributed earnings.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

2. BASIS OF PREPARATION (continued)

2.6 *Accounting regulation issued but not yet effective*

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting regime ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 takes effect from 1 January 2026 and applies to enterprises with a financial year beginning on or after 1 January 2026.

The Group is in the process of assessing the impact of Circular 99 on the preparation and presentation of its financial statements and will implement Circular 99 for the financial year ending 31 December 2026.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 *Cash and cash equivalents*

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

3.2 *Receivables*

Receivables are presented in the consolidated balance sheet at the carrying amounts due from customers and other debtors, after provision for doubtful receivables.

The provision for doubtful receivables represents amounts of outstanding receivables at the consolidated balance sheet date which are doubtful of being recovered. Increases and decreases to the provision balance are recorded into general and administration expense account in the consolidated income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

3.3 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprises costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition.

In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value. Net realizable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

Raw materials, consumables and tools and spare parts	-	cost of purchase on a weighted average basis.
Finished goods and work in process	-	cost of finished goods, semi products on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment (through diminution, damage, obsolescence, etc.) of raw materials, finished goods, and other inventories owned by the Group, based on appropriate evidence of impairment available at the consolidated balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.3 *Inventories* (continued)

Increases and decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement.

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a tangible fixed asset comprises its purchase price and any directly attributable costs of bringing the tangible fixed asset to working condition for its intended use.

Expenditures for additions, improvements and renewals are added to the carrying amount of the assets and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.5 *Intangible assets*

Intangible assets are stated at cost less accumulated amortization.

The cost of an intangible asset comprises its purchase price and any directly attributable costs of preparing the intangible asset for its intended use.

Expenditures for additions, improvements are added to the carrying amount of the assets and other expenditures are charged to the consolidated income statement as incurred.

When intangible assets are sold or retired, any gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

Land use rights

Land use rights are recorded as intangible assets representing the value of the right to use the lands acquired or leased by the Group. The useful lives of land use rights are assessed as either finite or indefinite. Accordingly, land use rights with finite lives representing the land lease are amortized over the term of lease while the land use rights with indefinite useful lives are not amortized.

The advance payment for land rental, of which the land lease contracts have effectiveness prior to 2003 and land use right certificate being issued, are recorded as intangible asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013 guiding the management, use and depreciation of fixed assets ("Circular 45").

3.6 *Depreciation and amortization*

Depreciation of tangible fixed assets and amortization of intangible assets are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	5 - 50 years
Machinery and equipment	3 - 20 years
Means of transportation	6 - 20 years
Office equipment	3 - 10 years
Brand name	10 - 20 years
Land use rights	10 - 46 years
Computer software	3 - 20 years
Customer relationship	16 - 20 years
Land lease advantage	8 - 32 years

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.7 *Investment properties*

Investment properties are stated at cost including transaction costs less accumulated depreciation and/or amortization.

Subsequent expenditure relating to an investment property that has already been recognized is added to the net book value of the investment property when it is probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment property, will flow to the Group.

Depreciation and amortization of investment properties are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings and structures	10 - 39 years
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Investment properties are derecognized when either they have been disposed of or when the investment properties are permanently withdrawn from use and no future economic benefit is expected from its disposal.

Transfers are made to investment properties when, and only when, there is a change in use, evidenced by ending of owner-occupation, commencement of an operating lease to another party or ending of construction or development. Transfers are made from investment properties when, and only when, there is change in use, evidenced by commencement of owner-occupation or commencement of development with a view to sale. The transfer from investment property to owner-occupied property or inventories does not change the cost or the carrying value of the property for subsequent accounting at the date of change in use.

3.8 *Construction in progress*

Construction in progress represents the costs of acquiring new assets that have not yet been fully installed or the costs of construction that have not yet been fully completed. Construction in progress is stated at cost, which includes all necessary costs to construct, repair, renovate, expand, or re-equip the projects with technologies, such as construction costs, tools and equipment costs, project management costs, construction consulting costs, and borrowing costs that are eligible for capitalization. Construction in progress will be transferred to the appropriate fixed asset account when these assets are fully installed or the construction project is fully completed, and depreciation of these assets will commence when they are ready for their intended use.

Construction costs are recognized as expenses when such costs do not meet the conditions to be recognized as fixed assets.

3.9 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Corporation incurs in connection with the borrowing of the fund and are recorded as expense during the period in which they are incurred except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

3.10 *Prepaid expenses*

Prepaid expenses are reported as short-term or long-term prepaid expenses on the consolidated balance sheet and amortized over the period for which the amounts are paid or the period in which economic benefits are generated in relation to these expenses.

Output-based rent expense

Output-based rent expenses arising from the prepaid amount for subscriber over the commercial floor area for the entire lease period up to 31 January 2046, which is determined from the beginning based on the terms of the relevant contracts with another party.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.10 *Prepaid expenses* (continued)

Prepaid land rental

Prepaid land rental represents the unamortized balances of advanced payments made in accordance with lease contract for a period from 30 to 45 years. Such prepaid rental is recognized as a long-term prepaid expense for allocation to the consolidated income statement over the remaining lease period according to Circular 45.

3.11 *Business combination and goodwill*

Business combinations are accounted for using the purchase method. The cost of an acquisition is measured as the fair value of the assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange, plus costs directly attributable to the acquisition. Identifiable assets acquired and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

Goodwill is initially measured at cost being the excess of the cost of the business combination over the Group's share in the net fair value of the acquiree's identifiable assets, liabilities and contingent liabilities. If the cost of acquisition is less than the fair value of the net assets of the subsidiary acquired, the difference is recognized directly in the consolidated income statement. After initial recognition, goodwill is measured at cost less accumulated amortization. Amortization of goodwill is calculated on a straight-line basis over ten (10) years during which the source embodying economic benefits are recovered by the Group. The parent company conducts the periodical review for impairment of goodwill of investment in subsidiaries. If there are indicators of impairment loss incurred is higher than the yearly allocated amount of goodwill on the straight-line basis, the higher amount will be recorded in the consolidated income statement.

3.12 *Investments*

Investments in associates

The Group's investment in its associates is accounted for using the equity method of accounting. An associate is an entity in which the Group has significant influence and which is neither a subsidiary nor a joint venture. The Group generally deems they have significant influence if they have at least 20% of the voting rights.

Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post acquisition changes in the Group's share of net assets of the associates. Goodwill arising on acquisition of the associate is included in the carrying amount of the investment. Goodwill is not amortized and subject to annual review for impairment. The consolidated income statement reflects the share of the post-acquisition results of operation of the associate.

The share of post-acquisition profit (loss) of the associates is presented on the face of the consolidated income statement and its share of post-acquisition movements in reserves is recognized in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend or profit sharing received or receivable from associates reduce the carrying amount of the investment.

The financial statements of the associates are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.12 *Investments* (continued)

Investments in jointly controlled entities

The Group's investment in jointly controlled entity is accounted for using the equity method of accounting. Under the equity method, the investment is carried in the consolidated balance sheet at cost plus post joint venture changes in the Group's share of net assets of the jointly controlled entity. The consolidated income statement reflects the share of the post-acquisition results of operation of the jointly controlled entity.

The share of profit (loss) of the post-acquisition /post-establishment results of operation of the jointly controlled entities is presented on face of the consolidated income statement and its share of post-acquisition/post-establishment movements in reserves is recognized in reserves. The cumulative post-acquisition movements are adjusted against the carrying amount of the investment. Dividend or profit sharing received or receivable from jointly controlled entity reduces the carrying amount of the investment.

The financial statements of the jointly controlled entities are prepared for the same reporting period and use the same accounting policies as the Group. Where necessary, adjustments are made to bring the accounting policies in line with those of the Group.

Held-for-trading securities and investment in another entity

Held-for-trading securities and investment in another entity are stated at their acquisition costs.

Provision for diminution in value of investments

Provision of the investment is made when there are reliable evidences of the diminution in value of those investments at the balance sheet date.

Increases and decreases to the provision balance are recorded into finance expense account in the consolidated income statement.

Held-to-maturity investments

Held-to-maturity investments are stated at their acquisition costs. After initial recognition, held-to-maturity investments are measured at recoverable amount. Any impairment loss incurred is recognized as expense in the consolidated financial statements and deducted against the value of such investments.

3.13 *Payables and accruals*

Payables and accruals are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3.14 *Accrual for severance pay*

The severance pay to employee is accrued at the end of each reporting year for employees who have been worked for more than 12 months at Corporation. The accrued amount is calculated at the rate of one-half of the average monthly salary for each year of service qualified for severance pay in accordance with the Labour Code and related implementing guidance. The average monthly salary used in this calculation is adjusted at the end of each reporting period following the average monthly salary of the last 6-month period up to the reporting date. Increases or decreases to the accrued amount other than actual payment to employee will be taken to the consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labor contracts following Article 46 of the Labor Code.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.15 *Provision*

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation and a reliable estimate can be made of the amount of the obligation.

3.16 *Foreign currency transactions*

Transactions in currencies other than the Group's reporting currency of VND are recorded at the actual transaction exchange rates at transaction dates which are determined as follows:

- Transactions resulting in receivables are recorded at the buying exchange rates of the commercial banks designated for collection; and
- Transactions resulting in liabilities are recorded at the selling exchange rates of the commercial banks designated for payment.

At the end of the period, monetary balances denominated in foreign currencies are translated at the actual transaction exchange rates at the balance sheet date which are determined as follows:

- Monetary assets are translated at buying exchange rate of the commercial bank where the Group conducts transactions regularly; and
- Monetary liabilities are translated at selling exchange rate of the commercial bank where the Group conducts transactions regularly.

All foreign exchange differences are taken to the consolidated income statement.

3.17 *Bonds issued*

Straight bonds

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium or issuance costs are amortized on a straight-line basis over the term of the bond.

3.18 *Share capital*

Ordinary shares

Ordinary shares with voting right are recognised at par value.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

Treasury shares

Own equity instruments which are reacquired (treasury shares) are recognised at cost and deducted from equity. No gain or loss is recognised in the consolidated income statement upon purchase, sale, re-issue or cancellation of the Group's own equity instruments.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.19 *Earnings per share*

Basic earnings per share is computed by dividing net profit after tax for the period attributable to ordinary shareholders (after adjusting for the bonus and welfare fund) by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Group by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued on conversion of all the potential dilutive ordinary shares into ordinary shares.

3.20 *Segment information*

A segment is a component determined separately by the Group which is engaged in providing products or related services (business segment) or providing products or services in a particular economic environment (geographical segment), that is subject to risks and returns that are different from those of other segments.

3.21 *Appropriation of net profit*

Net profit after tax is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to the reserve funds in accordance with the Company's charter and Vietnamese regulatory requirements.

The Group maintains the following reserve funds which are appropriated from its net profit after tax as proposed by the Board of Directors and subject to approval by shareholders at the Annual General Meeting:

Investment and development fund

This fund is set aside for use in the Group's expansion of its operations or in-depth investments.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouragement, common benefits and improvement of the employees' benefits, and presented as a liability on the consolidated balance sheet.

Dividends

Dividends proposed by the Board of Directors are classified as a separate allocation of undistributed earnings within the equity section of the consolidated balance sheet, until they have been approved by the shareholders at the Annual General Meeting and the authority. Then, they are recognized as a liability in the consolidated balance sheet.

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.22 Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognized:

Sale of goods

Revenue is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Rendering of services

Where the contract outcome can be reliably measured, revenue is recognised by reference to the stage of completion.

Interest income

Interest is recognized on an accrual basis based on the time and actual interest rate for each period.

Dividend and profit distribution income

Dividend and profit distribution income are recognized when Company is entitled to receive dividends or when the Company are entitled to receive profits from its capital contributions.

3.23 Taxation

Current income tax

Current income tax assets and liabilities for current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognized directly to equity, in which case it is also dealt with in the equity account.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to set off current tax assets against current tax liabilities and when the Group intends to settle its current tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purpose.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- ▶ where deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.23 *Taxation* (continued)

Deferred tax (continued)

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profits will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except:

- ▶ where deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporary differences associated with investments in subsidiaries and associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary difference will reverse in the foreseeable future and taxable profits will be available against which the temporary differences can be utilized.

The carrying amount of deferred tax assets is reviewed at each balance sheet date and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of deferred tax asset to be utilized. Previously unrecognized deferred tax assets are re-assessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognized directly to equity, in which case it is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Group intends either to settle current tax liabilities and assets on a net basis or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.24 *Related parties*

Parties are considered to be related parties of the Group if one party has the ability to, directly or indirectly, control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprises or individuals, including close members of their families.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

4. GOODWILL

Goodwill is amortized on a straight line basis over ten (10) years from acquisition date. Details were as follows:

	<i>VND</i>
Cost	
31 December 2025 and 31 March 2026	<u>1,134,579,716,225</u>
Accumulated amortization	
31 December 2025	410,340,126,649
Amortization for the period	<u>28,346,148,784</u>
31 March 2026	<u>438,686,275,433</u>
Net carrying amount	
31 December 2025	<u>724,239,589,576</u>
31 March 2026	<u>695,893,440,792</u>

5. CASH AND CASH EQUIVALENTS

	<i>VND</i>	
	31 March 2026	31 December 2025
Cash on hand	281,700,798	492,846,687
Cash in banks	807,017,062,898	402,558,505,283
Cash equivalents	<u>22,395,900,307</u>	<u>1,138,577,409,486</u>
TOTAL	<u>829,694,664,003</u>	<u>1,541,628,761,456</u>

Cash equivalents represented term deposits at the commercial banks with the original maturity of less than three (3) months and earned the interest at the rates ranging from 1.6% to 5% per annum.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

6. CURRENT ACCOUNTS RECEIVABLE

	VND	
	31 March 2026	31 December 2025
Short-term trade receivables	390,428,620,055	382,966,335,699
<i>In which:</i>		
- Due from related parties (Note 29)	4,480,363,461	8,042,596,537
- Due from other third parties	385,948,256,594	248,484,429,082
Short-term advances to suppliers	50,233,229,306	252,891,309,985
<i>In which:</i>		
- Home & Land Communication Company Limited	-	124,966,873,615
- Long An Industrial Park JSC	-	89,029,166,129
- Due from other third parties	50,233,229,306	38,895,270,241
Other short-term receivables	199,965,912,220	202,255,719,080
<i>In which:</i>		
- Advance for investments	-	-
- Interest receivables	84,387,458,492	127,903,442,799
- Others	115,578,453,728	74,352,276,281
<i>In which:</i>		
- Due from related parties (Note 29)	11,528,565	8,386,068,201
- Due from third parties	199,954,383,655	193,869,650,879
Provision for doubtful short-term receivables	(11,811,790,971)	(12,628,482,866)
NET	<u>628,852,553,924</u>	<u>3,158,284,881,898</u>

Details of movement of provision for doubtful short-term receivables:

	VND	
	31 March 2026	31 December 2025
Beginning balance	12,628,482,866	9,498,926,573
Add: Provision made during the period	<u>(816,691,895)</u>	-
Ending balance	<u>11,811,790,971</u>	<u>9,498,926,573</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

7. INVENTORIES

	VND	
	31 March 2026	31 December 2025
Raw materials	488,981,291,944	705,042,989,961
Work in process	331,253,578,765	378,077,137,211
Finished goods	248,948,819,662	200,282,231,944
Goods in transit	183,202,430,769	161,547,952,762
Merchandise goods	1,204,877,666	40,804,043,354
Tools and supplies	18,920,859,101	18,552,471,670
TOTAL	1,272,554,578,375	1,504,306,826,902
Provision for obsolete inventories	-	-
NET	1,272,554,578,375	1,504,306,826,902

8. PREPAID EXPENSES

	VND	
	31 March 2026	31 December 2025
Short-term	31,573,500,864	22,944,561,981
Tools and equipment	7,381,749,684	8,741,315,402
Rental fees	4,560,815,275	5,713,218,606
Maintenance expenses	3,504,362,456	3,176,593,173
Insurance fees	7,185,477,016	2,950,847,130
Store renovation expenses	504,693,170	945,379,294
Others	8,436,403,263	1,417,208,376
Long-term	515,340,719,763	232,184,708,504
Output-based rent expenses (*)	96,758,250,943	97,977,892,762
Prepaid land rental	348,920,002,383	68,733,960,350
Tools and equipment	58,375,619,459	54,857,563,104
Others	11,286,846,978	10,615,292,288
TOTAL	546,914,220,627	255,129,270,485

(*) According to the contracts and appendices of the Construction - Product Consumption of the Hung Vuong Trade Center project ("Hung Vuong Plaza") between Hung Vuong and its counterparty, Hung Vuong has prepaid the output-based rent expenses for the counterparty's portion of the commercial floor area for the entire lease period is determined from the contract date (Note 3.10). Accordingly, the Company has established rights and obligations related to operations throughout the operating period of Hung Vuong Plaza.

9. LONG-TERM RECEIVABLES

	VND	
	31 March 2026	31 December 2025
Long-term advance to a supplier		
Advance for office rental to Hoang Trieu Co., Ltd.	7,297,141,783	7,297,141,783
Other long-term receivables		
Interest receivables	-	-
Long-term deposits	1,620,337,680	1,620,337,680
TOTAL	8,917,479,463	8,917,479,463

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

10. TANGIBLE FIXED ASSETS

					VND
	<i>Buildings and structures</i>	<i>Machinery and equipment</i>	<i>Means of transportation</i>	<i>Office equipment</i>	<i>Total</i>
Cost					
31 December 2025	972,002,270,554	1,182,872,631,446	104,052,204,961	80,493,440,402	2,339,420,547,363
Transfer from construction in progress	281,837,920	266,000,000	-	-	547,837,920
New purchased	833,000,000	3,651,997,094	-	6,251,734,000	10,736,731,094
Disposal during the period	-	-	(300,000,000)	-	(300,000,000)
31 March 2026	<u>973,117,108,474</u>	<u>1,186,790,628,540</u>	<u>103,752,204,961</u>	<u>86,745,174,402</u>	<u>2,350,405,116,377</u>
<i>In which:</i>					
<i>Fully depreciated</i>	201,582,813,556	476,753,760,707	37,891,634,070	27,927,781,644	744,155,989,977
Accumulated depreciation					
31 December 2025	414,366,278,808	836,088,650,726	71,500,005,710	49,669,484,099	1,371,624,419,343
Depreciation for the period	9,693,307,632	10,405,310,828	1,792,992,417	1,733,167,714	23,624,778,591
Disposal during the period	-	-	(300,000,000)	-	(300,000,000)
31 March 2026	<u>424,059,586,440</u>	<u>846,493,961,554</u>	<u>72,992,998,127</u>	<u>51,402,651,813</u>	<u>1,394,949,197,934</u>
Net carrying amount					
31 December 2025	<u>557,635,991,746</u>	<u>346,783,980,720</u>	<u>32,552,199,251</u>	<u>30,823,956,303</u>	<u>967,796,128,020</u>
31 March 2026	<u>549,057,522,034</u>	<u>340,296,666,986</u>	<u>30,759,206,834</u>	<u>35,342,522,589</u>	<u>955,455,918,443</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

11. INTANGIBLE ASSETS

						VND
	<i>Brand name</i>	<i>Land use rights</i>	<i>Computer software</i>	<i>Land lease advantage</i>	<i>Customer relationship</i>	<i>Total</i>
Cost						
31 December 2025	602,980,085,759	833,705,110,032	70,639,555,464	475,480,684,073	494,978,534,057	2,477,783,969,385
New purchased	-	-	-	-	-	-
31 March 2026	<u>602,980,085,759</u>	<u>833,705,110,032</u>	<u>70,639,555,464</u>	<u>475,480,684,073</u>	<u>494,978,534,057</u>	<u>2,477,783,969,385</u>
<i>In which:</i>						
<i>Fully amortized</i>	-	3,409,939,531	32,899,072,858	-	-	36,309,012,389
Accumulated amortization						
31 December 2025	236,830,693,116	250,650,996,364	58,310,835,366	182,968,942,859	194,719,825,884	923,481,293,589
Amortization for the period	7,537,251,072	7,159,988,946	1,037,085,731	5,589,131,012	6,187,231,676	27,510,688,437
31 March 2026	<u>244,367,944,188</u>	<u>257,810,985,310</u>	<u>59,347,921,097</u>	<u>188,558,073,871</u>	<u>200,907,057,560</u>	<u>950,991,982,026</u>
Net carrying amount						
31 December 2025	<u>366,149,392,643</u>	<u>583,054,113,668</u>	<u>12,328,720,098</u>	<u>292,511,741,214</u>	<u>300,258,708,173</u>	<u>1,554,302,675,796</u>
31 March 2026	<u>358,612,141,571</u>	<u>575,894,124,722</u>	<u>11,291,634,367</u>	<u>286,922,610,202</u>	<u>294,071,476,497</u>	<u>1,526,791,987,359</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

12. INVESTMENT PROPERTIES

Buildings and structures

Cost

As at 31 December 2025 and 31 March 2026 1,324,213,814,480

In which:

Fully amortized 84,672,839,164

Accumulated depreciation

31 December 2025 330,922,473,108

Depreciation for the period 12,524,355,860

31 March 2026 343,446,828,968

Net carrying amount

31 December 2025 993,291,341,372

31 March 2026 980,766,985,512

The fair value of investment properties had not yet been formally assessed and determined as at 31 March 2026. However, the management's assessment is that the fair value of these investment properties are higher than their carrying value at balance sheet date.

13. CONSTRUCTION IN PROGRESS

VND

	31 March 2026	31 December 2025
Installation and renovation of machinery	4,881,046,114	7,801,236,172
Office construction costs	2,512,077,606	36,355,000
Others	2,220,224,705	678,013,212
TOTAL	<u>9,868,911,441</u>	<u>8,515,604,384</u>

14. INVESTMENTS

14.1 Held-to-maturity investments

VND

	31 March 2026	31 December 2025
Short-term	324,777,452,000	294,777,452,000
Vietnam Export Import Commercial Joint Stock Bank	200,000,000,000	200,000,000,000
Bangkok Bank Public Company Limited	94,777,452,000	94,777,452,000
PV Bank	30,000,000,000	-
Short-term loan receivables	2,632,800,000,000	2,332,800,000,000
TVH Investment-Trading Joint Stock Company	1,039,800,000,000	739,800,000,000
Youth Future Investment-Trading Joint Stock Company	638,000,000,000	638,000,000,000
Nhat Vinh Food Company Limited	565,000,000,000	565,000,000,000
ATO Investment Joint Stock Company	200,000,000,000	200,000,000,000
Chau A Chau Invest Company Limited	190,000,000,000	190,000,000,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

14. INVESTMENTS (continued)

14.2 Investments in associates and jointly controlled entities

Name of associates and jointly controlled entities	31 March 2026				31 December 2025			
	Interest	Carrying value	Provision	Fair value	Interest	Carrying value	Provision	Fair value
	%	VND	VND	VND	%	VND	VND	VND
Lavenue (*)	50.00	1,069,509,263,273	753,660,362,154	315,848,901,119	50.00	1,069,509,263,273	753,660,362,154	315,848,901,119
Bac Binh (**)	40.05	911,093,411,463	-	911,093,411,463	40.05	890,839,258,179	-	890,839,258,179
NUTI KD	29.40	743,881,218,834	-	743,881,218,834	29.40	743,881,218,834	-	743,881,218,834
LG Vina	40.00	656,120,915,312	-	656,120,915,312	40.00	642,568,163,348	-	642,568,163,348
Tafoco	27.53	68,919,903,400	-	68,919,903,400	27.53	68,919,903,400	-	68,919,903,400
TOTAL		3,449,524,712,282	753,660,362,154	2,695,864,350,128		3,415,717,807,034	753,660,362,154	2,662,057,444,880

(*) Lavenue is a shareholding company is a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the BRC No. 0310306044 issued by the Department of Finance of Ho Chi Minh City on 10 September 2010 and the subsequent amendments. Its principal activities are to operate in the real estate industry. Lavenue's registered head office is located at No. 12 Le Thanh Ton, Sai Gon Ward, Ho Chi Minh City. Lavenue is the owner of Lavenue Crown Project ("Project") located at No 8 - 12 Le Duan Street, Sai Gon Ward, Ho Chi Minh City, Vietnam.

Since 2018, the implementation of the Project has been under inspection by the relevant authorities. The People's Court of Ho Chi Minh City issued the court's first-instance judgment No.400/2020/HS-ST on 20 September 2020 and the High People's Court of Ho Chi Minh City issued the court's appellate judgment No.452/2021/HSPT on 2 December 2021 in term of the violation in managing decision, using State's assets causing losses relating to the Project. Accordingly, the Company's Board of Directors made a provision for the investment based on the recoverable value of this investment.

(**) Bac Binh Construction Investment Joint Stock Company ("Bac Binh") is a joint stock company established under the Law on Enterprises of Vietnam pursuant to Business Registration Certificate No. 0305456774 issued by the Department of Finance of Ho Chi Minh City on 24 October 2007 and its subsequent amendments. The principal activity of Bac Binh is the construction of all types of buildings. Bac Binh's registered head office is located at Level 7, Viet Dragon Tower – 141 Nguyen Du Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

14. INVESTMENTS (continued)

14.2 Investments in associates and jointly controlled entities (continued)

Details of the carrying values of these investments in associates and jointly controlled entities as at 31 December 2025 were as follows:

						VND
	<i>Lavenue</i>	<i>NUTI KD</i>	<i>LG Vina</i>	<i>Bac Binh</i>	<i>Tafoco</i>	<i>Total</i>
Cost of investment						
31 December 2025	1,087,500,000,000	552,074,772,899	548,458,021,068	860,113,703,322	66,173,407,403	3,114,319,904,692
31 March 2026	<u>1,087,500,000,000</u>	<u>552,074,772,899</u>	<u>548,458,021,068</u>	<u>860,113,703,322</u>	<u>66,173,407,403</u>	<u>3,114,319,904,692</u>
31 December 2025	(771,651,098,881)	191,806,445,935	94,110,142,280	30,725,554,857	2,746,495,997	(452,262,459,812)
Share in post-acquisition profit (loss) for the period	-	-	13,552,751,964	20,254,153,284	-	33,806,905,248
31 March 2026	<u>771,651,098,881</u>	<u>191,806,445,935</u>	<u>107,662,894,244</u>	<u>50,979,708,141</u>	<u>2,746,495,997</u>	<u>335,204,807,590</u>
Carrying amount						
31 December 2025	<u>315,848,901,119</u>	<u>743,881,218,834</u>	<u>642,568,163,348</u>	<u>890,839,258,179</u>	<u>68,919,903,400</u>	<u>2,662,057,444,880</u>
31 March 2026	<u>315,848,901,119</u>	<u>743,881,218,834</u>	<u>656,120,915,312</u>	<u>911,093,411,463</u>	<u>68,919,903,400</u>	<u>2,695,864,350,128</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

15. SHORT-TERM TRADE PAYABLES

	VND	
	31 March 2026	31 December 2025
Due to related parties (Note 29)	330,136,705	386,296,705
Due to third parties	613,523,745,356	445,886,625,701
- AAA Oils and Fats Pte. Ltd	125,071,603,369	119,670,946,587
- Others	<u>488,452,141,987</u>	<u>326,215,679,114</u>
TOTAL	<u>613,853,882,061</u>	<u>446,272,922,406</u>

16. SHORT-TERM ADVANCE FROM CUSTOMERS

	VND	
	31 March 2026	31 December 2025
Due to third parties	<u>43,258,784,933</u>	<u>41,164,905,400</u>

17. SHORT-TERM ACCRUED EXPENSES

	VND	
	31 March 2026	31 December 2025
Marketing and sales incentive expenses	169,157,123,918	161,074,572,039
Transportation fee	46,345,234,082	70,533,439,365
Land rental expense	51,155,664,448	48,753,365,248
13 th month salary and bonus	33,052,007,579	33,661,285,376
Trade discount	39,108,192,092	21,245,751,807
Interest expense	10,186,856,657	9,011,915,541
Others	<u>19,272,012,513</u>	<u>26,206,187,351</u>
TOTAL	<u>375,926,562,879</u>	<u>370,486,516,727</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

18. TAX AND OTHER RECEIVABLES, PAYABLES FROM THE STATE

	31 December 2025	Increase	Decrease	VND 31 March 2026
Value-added tax	(142,100,507,426)	111,840,526,004	(79,899,855,486)	(110,159,836,908)
Corporate income tax	121,827,228,418	34,541,284,317	(143,898,092,098)	12,470,420,637
Personal income tax	10,154,844,433	27,445,724,550	(35,505,348,613)	2,095,220,370
Other taxes	668,329,979	12,779,701,249	(12,240,571,384)	1,207,459,844
TOTAL	(9,450,104,596)	186,607,236,120	(271,543,867,581)	(94,386,736,057)
<i>In which:</i>				
Tax overpaid	(7,266,260,018)			(14,963,516,482)
Value-added tax deductible	(145,300,310,541)			(116,522,543,742)
Tax payables	143,116,465,963			37,099,324,167

19. OTHER PAYABLES

	31 March 2026	31 December 2025	VND
Short-term	704,297,667,831	614,921,072,839	
UPAS L/C (*)	607,255,114,638	531,842,704,872	
Board of Directors' allowance	59,600,000,000	59,600,000,000	
Payables for equitization	12,716,244,592	12,716,244,592	
Others	37,442,553,193	10,762,123,375	
Long-term	57,848,812,175	56,117,499,885	
Deposits received	57,848,812,175	56,117,499,885	
TOTAL	762,146,480,006	671,038,572,724	
<i>In which:</i>			
Payables to related parties (Note 29)	63,538,979,676	67,990,036,906	
Others	698,607,500,330	609,051,799,338	

(*) The Group has obtained UPAS LC from a bank to finance its working capital requirements. Details are as follow:

Banks	31 March 2026	Maturity date	Interest rate
	VND		% p.a.
Vietnam Joint Stock Commercial Bank for Industry and Trade	108,540,502,481	From 21 July 2026 to 24 July 2026	6.0 – 6.8
Military Commercial Joint Stock Bank	498,714,612,157	From 27 May 2026 to 22 September 2026	5.0 – 7.7

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

20. LOANS

	VND	
	31 March 2026	31 December 2025
Short-term loans	2,945,440,183,269	3,269,132,809,556
Loans from banks (Note 20.1)	2,830,188,098,731	3,153,880,725,018
Current portion of long-term loan from a bank (Note 20.2)	114,000,000,000	114,000,000,000
Current portion of long-term loan from another party (Note 20.3)	1,252,084,538	1,252,084,538
Current portion of domestic straight bonds	-	-
Long-term loans	346,264,818,262	374,764,818,262
Long-term loan from a bank (Note 20.2)	342,000,000,000	370,500,000,000
Long-term loan from another party (Note 20.3)	4,264,818,262	4,264,818,262
Domestic straight bonds	-	-
TOTAL	<u>3,291,705,001,531</u>	<u>3,643,897,627,818</u>

Movements of loans are as follows:

	VND		
	Short-term loans	Long-term loans	Total
31 December 2025	3,269,132,809,556	374,764,818,262	3,643,897,627,818
Drawdown of borrowings	2,595,265,787,054	-	2,595,265,787,054
Reclassification of current-portion of long-term loans	28,500,000,000	(28,500,000,000)	-
Repayment of borrowings	(2,947,458,413,341)	-	(2,947,458,413,341)
31 March 2026	<u>2,945,440,183,269</u>	<u>346,264,818,262</u>	<u>3,291,705,001,531</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

20. LOANS (continued)

20.1 Short-term loans from banks

Short-term unsecured loans from commercial banks are to finance for working capital requirements. Details are as follows:

<i>Bank</i>	<i>31 March 2026</i>	<i>Original currency</i>	<i>Interest rate</i>	<i>Maturity date</i>
	<i>VND</i>	<i>USD</i>	<i>% p.a.</i>	
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ho Chi Minh City Branch				
Loan 1	227,405,669,781		7%-7.4%	From 27 July 2026 to 21 August 2026
Loan 2	741,872,023,372		6.7% - 7.4%	From 10 May 2026 to 26 August 2026
Loan 3	54,297,009,809		6.7% - 7.4%	From 6 April 2026 to 22 June 2026
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ho Chi Minh City Branch				
Loan 1	266,206,904,693		4.4% - 4.8%	From 27 August 2026 to 23 September 2026
Loan 2	214,553,000,175		6%	From 12 May 2026 to 26 May 2026
Loan 3	16,690,979,680		6.5% - 7.3%	From 5 April 2026 to 15 June 2026
Bank for Investment and Development of Vietnam - Ho Chi Minh City Branch				
Loan 1	133,844,855,573		6.6%-7%	From 19 June 2026 to 10 July 2026
Loan 2	829,626,163		7%	23 August 2026
Vietnam International Commercial Joint Stock Bank				
Loan 1	357,453,673,005		6% - 8%	From 5 May 2026 to 1 July 2026
Loan 2	59,000,000,000		8%	11 September 2026
Loan 3	14,595,303,737		7.25% - 8%	6 April 2026
United Overseas Bank (Vietnam) Limited				
Loan 1	275,296,325,658		5.75%	From 10 April 2026 to 17 July 2026
Taipei Fubon Commercial Bank Co., Ltd				
Loan 1	204,328,745,881		6.58% - 6.89%	From 26 May 2026 to 29 May 2026
Military Commercial Joint Stock Bank				
Loan 1	263,813,981,204		5.2%-7.94%	From 8 May 2026 to 7 July 2026
TOTAL	<u>2,830,188,098,731</u>			

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

20. LOANS (continued)

20.2 Long-term loan from a bank

Details of the long-term loans from a bank to sponsor for working capital are as follows:

Bank	31 March 2026 (VND)	Maturity date	Interest rate	Collateral assets
VIB	<u>456,000,000,000</u>	From 1 April 2026 to 18 March 2030	8%	18,199,534 shares of Hung Vuong A term-deposit contract at VIB owned by Tho Phat Food 39,780,000 shares of Tho Phat
<i>In which:</i>				
Current portion	114,000,000,000			
Non-current portion	342,000,000,000			

20.3 Long-term loans from other parties

	VND	
	31 March 2026	31 December 2025
Industrial Urban Development Joint Stock Company No. 2 (i)	5,516,902,800	5,516,902,800
TOTAL	<u>5,516,902,800</u>	<u>5,516,902,800</u>
<i>In which:</i>		
Long-term loans	4,264,818,262	4,264,818,262
Current portion of long-term loans	1,252,084,538	1,252,084,538

- (i) This is a non-interest bearing and unsecured borrowing from Industrial Urban Development Joint Stock Company No. 2 in relation to a land lease for manufacturing plant located at Nhon Trach II Industrial Park, Nhon Trach District, Dong Nai Province according to Contract No. 115/1988/HDTD dated 12 May 1988.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

21. OWNERS' EQUITY

21.1 Increase and decrease in owners' equity

	<i>Issued share capital</i>	<i>Share premium</i>	<i>Treasury shares</i>	<i>Investment and development fund</i>	<i>Other funds belonging to owners' equity</i>	<i>Undistributed earnings</i>	<i>Total</i>	<i>VND</i>
Q1 2025:								
31 December 2024	2,898,063,160,000	2,292,253,519,262	-	69,858,995,990	16,135,952,841	1,345,555,006,014	6,621,866,634,107	
Net profit for the period	-	-	-	-	-	(75,490,404,329)	(75,490,404,329)	
31 March 2025	<u>2.898.063.160.000</u>	<u>2.292.253.519.262</u>	<u>-</u>	<u>69.858.995.990</u>	<u>16.135.952.841</u>	<u>1,270,064,601,685</u>	<u>6,546,376,229,778</u>	
Q1 2026:								
31 December 2025	2,898,063,160,000	2,292,253,519,262	-	69,858,995,990	16,135,952,841	1,834,460,204,757	7,110,771,832,850	
Net profit for the period	-	-	-	-	-	13,119,321,046	13,119,321,046	
Dividends declared	-	-	-	-	-	(347,767,579,200)	(347,767,579,200)	
31 March 2026	<u>2.898.063.160.000</u>	<u>2.292.253.519.262</u>	<u>-</u>	<u>69.858.995.990</u>	<u>16.135.952.841</u>	<u>1,499,811,946,603</u>	<u>6,776,123,574,696</u>	

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

21. OWNERS' EQUITY (continued)

21.5 *Non-controlling interests*

	Q1 2026	VND Q1 2025
31 December 2025	643,299,611,914	643,299,611,914
Net profit for the period	(38,400,000,000)	-
Dividends declared	18,935,659,225	8,200,150,912
31 March 2026	<u>607,802,746,873</u>	<u>651,499,762,826</u>

22. REVENUE

22.1 *Revenues from sale of goods and rendering of services*

	Q1 2026	VND Q1 2025
Gross revenue	2,532,128,832,382	2,199,779,338,303
<i>In which:</i>		
<i>Sale of finished goods</i>	2,064,621,055,939	1,663,047,799,182
<i>Sale of merchandise goods</i>	401,038,443,145	473,990,401,617
<i>Revenue from leasing and services</i>	66,469,333,298	62,741,137,504
Less	(50,535,528,153)	(53,817,370,200)
<i>In which:</i>		
<i>Sales discounts</i>	(45,040,399,088)	(46,239,715,840)
<i>Sales return</i>	(5,495,129,065)	(7,577,654,360)
NET REVENUE	<u>2,481,593,304,229</u>	<u>2,145,961,968,103</u>
<i>In which:</i>		
<i>Sales to related parties</i>	13,069,225,773	8,537,885,100
<i>Sales to other customers</i>	2,468,524,078,456	2,137,424,083,003

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

22. REVENUE (continued)

22.2 Finance income

		VND
	Q1 2026	Q1 2025
Interest income	44,288,497,205	28,718,690,400
Foreign exchange difference gains	1,809,935,124	4,924,446,964
Others	-	99,041,095
TOTAL	<u>46,098,432,329</u>	<u>33,742,178,459</u>

23. COST OF GOODS SOLD AND SERVICES RENDERED

		VND
	Q1 2026	Q1 2025
Cost of finished goods sold	1,758,747,192,952	1,525,539,154,710
Cost of merchandises sold	205,416,266,625	242,783,055,791
Cost of leasing and services rendered	50,719,469,164	20,637,369,973
Others	1,820,934,875	261,879,972
TOTAL	<u>2,016,703,863,616</u>	<u>1,789,221,460,446</u>

24. FINANCE EXPENSES

		VND
	Q1 2026	Q1 2025
Loan interest	50,366,881,169	42,128,711,764
Borrowing costs	546,441,129	49,283,295
Others	6,999,861,410	10,994,828,515
TOTAL	<u>57,913,183,708</u>	<u>53,172,823,574</u>

25. SELLING EXPENSES

		VND
	Q1 2026	Q1 2025
Labor cost	145,336,431,159	130,339,249,435
External services	101,153,806,810	90,485,983,824
Advertising and promotion	40,749,714,207	10,529,527,036
Depreciation and amortization	17,084,072,888	15,337,079,420
Others	16,743,143,524	38,414,542,361
TOTAL	<u>321,067,168,588</u>	<u>285,106,382,076</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

26. GENERAL AND ADMINISTRATIVE EXPENSES

	Q1 2026	VND Q1 2025
Labor cost	55,561,598,621	50,405,129,081
Depreciation and amortization	45,873,830,470	45,281,698,270
External services	15,147,336,519	16,788,094,227
Maintenance and rental fees	7,612,839,123	4,784,421,733
Others	3,606,980,260	4,015,156,790
TOTAL	<u>127,802,584,993</u>	<u>121,274,500,101</u>

27. PRODUCTION AND OPERATING COSTS

	Q1 2026	VND Q1 2025
Raw materials cost	1,811,287,596,991	1,546,438,404,655
Cost of merchandises	205,416,266,625	242,783,055,791
Labor costs	200,898,029,780	180,744,378,516
External services	117,541,020,437	109,357,651,963
Depreciation and amortization	93,593,641,209	62,624,087,347
Others	36,837,062,155	53,654,764,351
TOTAL	<u>2,465,573,617,197</u>	<u>2,195,602,342,623</u>

28. CORPORATE INCOME TAX

During the period, the Company and its subsidiaries have the obligation to pay corporate income tax ("CIT") at the rate of 20% of taxable profits.

The tax returns filed by the Company and its subsidiaries are subject to examination by the tax authorities. Because the application of tax laws and regulations to many types of transactions is susceptible to varying interpretations, amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

28. CORPORATE INCOME TAX (continued)

28.1 CIT expense

	Q1 2026	VND Q1 2025
Current CIT expense	28,673,586,052	17,131,145,669
Deferred tax (income) expense	<u>(23,043,074,612)</u>	<u>3,172,493,311</u>
TOTAL	<u>5,630,511,440</u>	<u>20,303,638,980</u>

Reconciliation between the CIT expense and accounting profit multiplied by CIT rate is presented below:

	Q1 2026	VND Q1 2025
Accounting profit before tax	<u>37,685,491,711</u>	<u>(46,986,614,436)</u>
At applicable CIT rate to companies in the Group	7,537,098,342	(9,397,322,887)
<i>Adjustments:</i>		
Non-deductible expenses	5,088,149,349	9,015,402,446
Amortization of goodwill	5,669,229,757	5,669,229,757
Shares of profit of joint venture and associates	(6,761,381,050)	(4,259,800,397)
Unrecognized deferred tax of tax losses carried forward	(1,118,970,317)	17,385,162,534
Difference amount recognised from the disposal of investments	-	-
Utilization of tax losses carried forward	12,164,040,462	-
Others	<u>(16,947,655,104)</u>	<u>1,890,967,525</u>
CIT expense during the period	<u>5,630,511,439</u>	<u>20,303,638,978</u>
Under accrual of tax from prior years	-	-
CIT expense	<u>5,630,511,440</u>	<u>20,303,638,980</u>

28.2 Current tax

The current CIT payable is based on taxable profit for the Q1 2026. Taxable profit differs from profit as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted by the balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

28. CORPORATE INCOME TAX (continued)

28.3 Deferred tax

The following is deferred tax asset and deferred tax liabilities recognized by the Group, and the movements thereon, during the current and previous periods:

	<i>Consolidated balance sheet</i>		<i>Consolidated income statement</i>	
	<i>31 March 2026</i>	<i>31 December 2025</i>	<i>Q1 2026</i>	<i>Q1 2025</i>
	VND			
<i>Deferred tax assets</i>				
Accrued expense	64,512,620,579	65,069,942,810	(557,322,233)	(8,940,615,349)
Severance allowance	4,603,669,907	4,655,658,407	(51,988,500)	(67,402,300)
Unrealized profits	8,879,776,879	8,929,061,146	(49,284,267)	(719,201,920)
Provision at separate level	169,659,937	161,660,553	7,999,386	(270,751,986)
Losses available for offset against future taxable income	2,181,781,892	2,181,781,892	-	-
	<u>80,347,509,194</u>	<u>80,998,104,808</u>	<u>(650,595,614)</u>	<u>(9,997,971,555)</u>
<i>Deferred tax liabilities</i>				
Provision for investment diminution	-	-	-	-
Provision for doubtful debts	-	(16,868,191,982)	16,868,191,982	-
Gain from acquisition of a subsidiaries	(73,926,849,590)	(73,926,849,590)	-	-
Gain from revalued assets arising from business combination	(545,929,991,934)	(552,755,470,178)	6,825,478,244	6,825,478,244
	<u>(619,856,841,524)</u>	<u>(643,550,511,750)</u>	<u>23,693,670,226</u>	<u>6,825,478,244</u>
<i>Net deferred tax liabilities</i>	<u>(539,509,332,330)</u>	<u>(562,552,406,942)</u>		
<i>Net deferred tax credit to consolidated income statement</i>			<u>23,043,074,612</u>	<u>(3,172,493,311)</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

29. TRANSACTIONS WITH RELATED PARTIES

List of related parties that have a controlling relationship and significant transactions with the Company during the period and as at 31 March 2026 is as follows:

<i>Related parties</i>	<i>Relationship</i>
Vocarimex	Subsidiary
TAC	Subsidiary
KNB	Subsidiary
KIDOFood	Subsidiary
KTS	Subsidiary
KLA	Subsidiary
Tho Phat	Subsidiary
Tho Phat Food	Subsidiary
Hung Vuong	Subsidiary
NUTI KD	Associate
Tafoco	Associate
Bac Binh	Associate
Lavenue	Associates jointly controlled
Kido Land Joint Stock Company ("KDL")	Common key personnel
Kido Investment Company Limited ("KDI")	Common key personnel
Smart Science Technical Commerce Service Production Company Limited ("Smart Science")	Common key personnel

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

29. TRANSACTIONS WITH RELATED PARTIES (continued)

Significant transactions with related parties during the period were as follows:

<i>Related parties</i>	<i>Transaction</i>	<i>Q1 2026</i>	<i>VND</i>
			<i>Q1 2025</i>
NUTI KD	Sale of merchandises	12,296,498,500	8,537,885,100
KDL	Office rental income	772,727,273	-

Amounts due from and due to related parties at the balance sheet date were as follows:

<i>Related parties</i>	<i>Transaction</i>	<i>31 March 2026</i>	<i>VND</i>
			<i>31 December 2025</i>
<i>Short-term trade receivables</i>			
NUTI KD	Sale of finished goods	4,480,363,461	8,042,596,537
		<u>4,480,363,461</u>	<u>8,042,596,537</u>
<i>Other short-term receivables</i>			
KDI	Payment on behalf	-	7,474,660,597
KDL	Office rental income	-	900,000,000
NUTI KD	Payment on behalf	11,528,565	11,407,604
		<u>11,528,565</u>	<u>8,386,068,201</u>
<i>Short-term trade payables</i>			
NUTI KD	Purchase of merchandise	(330,136,705)	330,136,705
Smart Science	Purchase of merchandise	-	56,160,000
		<u>(330,136,705)</u>	<u>386,296,705</u>
<i>Other short-term payables</i>			
Board of Directors and Board of Supervision	Allowance	(59,600,000,000)	64,051,057,230
NUTI KD	Payment on behalf	(3,938,979,676)	3,938,979,676
		<u>(63,538,979,676)</u>	<u>67,990,036,906</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

30. COMMITMENTS

Operating lease commitments

The Group lets out real estates under operating lease arrangements. The future minimum rental receivable as at the balance sheet dates under the operating lease agreements is as follows:

	VND	
	31 March 2026	31 December 2025
Less than 1 year	154,011,429,650	154,011,429,650
From 1 to 5 years	356,541,012,145	356,541,012,145
More than 5 years	14,961,262,726	14,961,262,726
TOTAL	<u>525,513,704,521</u>	<u>525,513,704,521</u>

Capital contribution obligation

As at the balance sheet date, the Group had commitments of capital contribution to following companies:

	VND		
	<i>Total capital commitment</i>	<i>Amount contributed</i>	<i>Amount to be contributed</i>
Ta Foods and Spices Joint Stock Company	200.000.000.000	-	200.000.000.000
Kien Hung International Company Limited	100.000.000.000	-	100.000.000.000
KTS	50.000.000.000	9.000.000.000	41.000.000.000
TOTAL	<u>350,000,000,000</u>	<u>9,000,000,000</u>	<u>341,000,000,000</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

31. SEGMENT INFORMATION

A business segment is a distinguishable component of an enterprise that is engaged in manufacturing or providing an individual product, service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments. The Group's business activities include edible oil business, foods business and other activities.

Geographical area-based segment is a distinguishable component of the Group. It engages in the course of manufacturing or supplying products and services in a specific economic environment on which the segment has risks and economic benefits different from that of other components. The operations of the Group are implemented in Vietnam, therefore, the Group decided not to present the geographical segments.

This segment report includes items which are directly attributed to a segment as well as each segment on a reasonable basis. The unallocated items consist of assets, liabilities, finance income, finance expense, selling expense, general and administrative expense, other gains or losses and corporate income tax.

The primary segment reporting format is determined to be business segments including edible oil business, steaming business and other business.

The following tables present revenue, profit and certain asset information regarding the Group's business segments:

	<i>Edible oil business</i>	<i>Foods business</i>	<i>Other business</i>	<i>VND Total</i>
For the 1st quarter ended 31 March 2026				
Segment revenue				
Sales to external customers	1,968,854,932,011	500,761,464,393	62,512,435,978	2,532,128,832,382
Sales deductions	(39,243,395,897)	(11,292,132,256)	-	(50,535,528,153)
	<u>4,321,827,451,258</u>	<u>489,473,709,511</u>	<u>62,512,435,978</u>	<u>4,873,813,596,747</u>
Gross profit	236,615,178,317	194,245,109,154	34,029,153,142	464,889,440,613
Selling expenses	(158,144,020,109)	(154,208,320,000)	(8,714,828,479)	(321,067,168,588)
General and administration expenses	(37,444,705,143)	(15,618,276,510)	(74,739,603,340)	(127,802,584,993)
Shares of profit of joint ventures and associates	-	-	33,806,905,248	33,806,905,248
Finance income				46,098,432,329
Finance expenses				(57,913,183,708)
Other income				(326,349,190)
Profit before tax				<u>37,685,491,711</u>
Segment assets	6,391,527,752,817	1,631,116,149,660	6,300,622,294,856	14,323,266,197,333
<i>Reconciliation:</i>				
Elimination of inter-segment receivables				(1,001,879,889,961)
Total assets				<u>13,321,386,307,372</u>
Segment liabilities	2,655,203,093,039	343,833,541,982	3,940,303,240,743	6,939,339,875,764
<i>Reconciliation:</i>				
Elimination of inter-segment payables				(1,001,879,889,961)
Total liabilities				<u>5,937,459,985,803</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
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31. SEGMENT INFORMATION (continued)

The following tables present revenue, profit and certain asset information regarding the Group's business segments: (continued)

				VND
	<i>Edible oil business</i>	<i>Foods business</i>	<i>Other business</i>	<i>Total</i>
For the 1st quarter ended 31 March 2025				
Segment revenue				
Sales to external customers	1,712,056,433,784	413,938,249,859	73,784,654,660	2,199,779,338,303
Sales deductions	<u>(37,807,828,709)</u>	<u>(11,663,152,222)</u>	<u>(4,346,389,269)</u>	<u>(53,817,370,200)</u>
	<u>1,674,248,605,075</u>	<u>402,275,097,637</u>	<u>69,438,265,391</u>	<u>2,145,961,968,103</u>
Gross profit	214,463,742,958	138,888,845,230	3,387,919,469	356,740,507,657
Selling expenses	(143,328,471,540)	(129,819,605,154)	(11,958,305,383)	(285,106,382,076)
General and administration expenses	(91,333,861,415)	(18,168,172,786)	(11,772,465,899)	(121,274,500,101)
Shares of profit of joint ventures and associates	-	-	21,299,001,986	21,299,001,986
Finance income				33,742,178,459
Finance expenses				(53,172,823,574)
Other income				<u>785,403,213</u>
Profit before tax				<u>(46,986,614,436)</u>
Segment assets	6,177,500,907,617	1,859,374,340,925	7,065,128,518,821	15,102,003,767,363
<i>Reconciliation:</i>				
Elimination of inter-segment receivables				<u>(1,352,841,048,132)</u>
Total assets				<u>13,749,162,719,231</u>
Segment liabilities	2,206,262,290,102	454,726,157,527	5,243,139,327,130	7,904,127,774,759
<i>Reconciliation:</i>				
Elimination of inter-segment payables				<u>(1,352,841,048,132)</u>
Total liabilities				<u>6,551,286,726,627</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 March 2026 and for the 1st quarter of 2026

Ho Chi Minh City, Vietnam

29 April 2026



Tran Minh Nguyet
Preparer



Nguyen Thi Oanh
Chief Accountant



Tran Le Nguyen
General Director