

Số/No.: 182/CBTT-PT

Quy Nhơn Nam, ngày 29 tháng 04 năm 2026
Quy Nhơn Nam, April 29, 2026

CÔNG BỐ THÔNG TIN
TRÊN CÔNG THÔNG TIN ĐIỆN TỬ CỦA
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ
SGDCK TP.HCM

DISCLOSURE OF INFORMATION
ON THE STATE SECURITIES
COMMISSION'S PORTAL AND HCM
STOCK EXCHANGE'S PORTAL

Kính gửi/ To: - Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission*
- Sở Giao dịch chứng khoán TP.HCM/ *Hochiminh Stock Exchange*

Tên tổ chức / Organization name: CÔNG TY CỔ PHẦN PHÚ TÀI/ PHU TAI J.S.C

- Mã chứng khoán/ *Securities Symbol:* PTB
- Địa chỉ trụ sở chính/ *Address:* 278 Nguyễn Thị Định, P. Quy Nhơn Nam, tỉnh Gia Lai/
No. 278 Nguyen Thi Dinh st, Quy Nhơn Nam ward, Gia Lai province
- Điện thoại/ *Telephone:* 0256 3847 668 - Fax: 0256 3847 556

Người thực hiện công bố thông tin/ Submitted by: Ông/Mr. Phan Quốc Hoài

- Chức vụ/ *Position:* Phó Tổng giám đốc/ Deputy General Director

Loại thông tin công bố: định kỳ bất thường 24h theo yêu cầu

Information disclosure type: Periodic Irregular 24 hours On demand

Nội dung thông tin công bố (*):/ Content of Information disclosure:

- Báo cáo tài chính Quý I năm 2026 riêng/ *Separate Financial Statements for Q1.2026*
- Báo cáo tài chính Quý I năm 2026 hợp nhất/ *Consolidated Financial Statements for Q1.2026*

Q1.2026

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 29/04/2026.

This information was disclosed on Company's Portal on date 29/04/2026.

Tại đường dẫn: <http://phutai.com.vn> (mục Báo cáo tài chính)

Available at <http://phutai.com.vn> (Financial statements)

Tôi cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

I commit that all information provided in this paper is true and accurate; I shall be legally responsible for any misrepresentation.

Tài liệu đính kèm/ Attached

Documents:

- Báo cáo tài chính Quý I năm 2026/
Financial statements for Q1.2026

Đại diện tổ chức/ Organization representative

Người UQ CBTT / Party authorized to disclose information

PHÓ TỔNG GIÁM ĐỐC
DEPUTY GENERAL DIRECTOR



PHAN QUỐC HOÀI

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

PHU TAI JOINT STOCK COMPANY

For the period from 01/01/2026 to 31/03/2026



CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 March 2026

Code	ASSETS	Note	<u>31/03/2026</u> VND	<u>01/01/2026</u> VND
100	A. CURRENT ASSETS		4.108.526.276.733	4.075.069.409.407
110	I. Cash and cash equivalents	3	429.282.510.036	655.288.152.328
111	1. Cash		367.110.285.776	584.525.513.239
112	2. Cash equivalents		62.172.224.260	70.762.639.089
120	II. Short-term investments	4	274.343.127.579	200.632.892.871
121	1. Trading securities		58.012.184.300	41.158.050.501
122	2. Provision for diminution in value of trading securities		(3.431.414.997)	(2.581.414.997)
123	3. Held-to-maturity investments		219.762.358.276	162.056.257.367
130	III. Short-term receivables		1.402.320.784.888	1.206.572.524.329
131	1. Short-term trade receivables	5	996.368.480.874	930.095.419.506
132	2. Short-term prepayments to suppliers	6	357.632.461.251	264.392.797.735
135	. Short-term loan receivables		-	-
136	3. Other short-term receivables	7	140.647.891.872	102.860.418.585
137	4. Provision for short-term doubtful debts		(92.328.049.109)	(90.776.111.497)
140	IV. Inventories	9	1.768.434.261.749	1.783.645.315.947
141	1. Inventories		1.769.564.398.309	1.784.775.452.507
149	2. Provision for devaluation of inventories		(1.130.136.560)	(1.130.136.560)
160	V. Other short-term assets		234.145.592.481	228.930.523.932
161	1. Short-term deferred expenses	10	37.458.369.244	37.398.629.045
162	2. Deductible VAT		195.455.992.156	184.830.862.262
163	3. Taxes and other receivables from State budget	19	1.231.231.081	6.701.032.625

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 March 2026
(Continued)

Code ASSETS	Note	31/03/2026 VND	01/01/2026 VND
200 B. NON-CURRENT ASSETS		2.437.136.870.839	2.317.945.757.601
210 I. Long-term receivables		28.241.664.961	26.351.921.801
215 1. Other long-term receivables	7	28.241.664.961	26.351.921.801
220 II. Fixed assets		1.652.516.137.640	1.713.991.236.456
221 1. Tangible fixed assets	11	1.628.385.255.243	1.689.052.724.763
222 - Historical cost		3.690.103.192.777	3.688.851.420.764
223 - Accumulated depreciation		(2.061.717.937.534)	(1.999.798.696.001)
227 2. Intangible fixed assets	12	24.130.882.397	24.938.511.693
228 - Historical cost		47.029.080.553	47.029.080.553
229 - Accumulated depreciation		(22.898.198.156)	(22.090.568.860)
240 III. Investment properties	13	4.868.356.723	4.925.185.789
241 - Historical cost		5.682.906.669	5.682.906.669
242 - Accumulated depreciation		(814.549.946)	(757.720.880)
250 IV. Long-term assets in progress	14	227.409.715.856	43.712.984.549
252 1. Construction in progress		227.409.715.856	43.712.984.549
260 V. Long-term investments	4	257.115.893.277	257.263.443.060
262 1. Investments in joint ventures and associates		257.115.893.277	257.263.443.060
263 . Equity investments in other entities		-	-
270 VI. Other long-term assets		266.985.102.382	271.700.985.946
271 1. Long-term deferred expenses	10	240.264.239.096	244.400.767.537
272 2. Deferred income tax assets	36	2.864.158.099	2.382.313.660
275 3. Goodwill	15	23.856.705.187	24.917.904.749
270 TOTAL ASSETS		6.545.663.147.572	6.393.015.167.008

CONSOLIDATED STATEMENT OF FINANCIAL POSITION
As at 31 March 2026
(Continued)

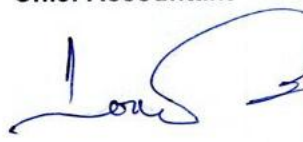
Code	CAPITAL	Note	31/03/2026	01/01/2026
			VND	VND
300	C. LIABILITIES		2.890.063.630.583	3.044.617.625.716
310	I. Current liabilities		2.413.794.729.611	2.659.183.221.717
311	1. Short-term trade payables	16	440.572.663.605	554.084.132.592
312	2. Short-term prepayments from customers	17	77.051.393.064	109.507.056.375
313	3. Must pay dividends, profits	18	3.428.787.800	3.453.399.800
314	4. Taxes and other payables to State budget	19	88.890.088.828	93.543.334.573
315	5. Payables to employees		82.579.610.127	127.872.155.491
316	6. Short-term accrued expenses	20	76.153.713.146	95.208.656.112
320	7. Other short-term payables	21	39.178.875.697	30.339.344.563
321	8. Short-term borrowings and finance lease liabilities	22	1.550.732.971.501	1.576.129.889.443
322	9. Provisions for short-term payables	23	3.129.245.037	3.308.620.958
323	10. Bonus and welfare fund		52.077.380.806	65.736.631.810
330	II. Non-current liabilities		476.268.900.972	385.434.403.999
337	1. Other long-term payables	21	278.173.200	278.173.200
338	2. Long-term borrowings and finance lease liabilities	22	449.171.597.172	359.067.844.094
341	3. Deferred income tax liabilities	36	6.693.670.099	6.693.670.099
342	4. Provisions for long-term payables	23	20.125.460.501	19.394.716.606
400	D. OWNER'S EQUITY		3.655.599.516.989	3.348.397.541.292
410	I. Owner's equity	24	3.655.599.516.989	3.348.397.541.292
411	1. Contributed capital		803.260.840.000	669.384.030.000
411a	- Ordinary shares with voting rights		803.260.840.000	669.384.030.000
414	3. Other capital		1.765.246.311.654	1.765.246.311.654
420	4. Retained earnings		915.959.431.659	772.638.088.369
420a	- Retained earnings accumulated to previous year		727.305.581.910	279.590.101.868
420b	- Retained earnings of the current year		188.653.849.749	493.047.986.501
429	5. Non-Controlling Interests		144.410.286.676	141.129.111.269
440	TOTAL CAPITAL		6.545.663.147.572	6.393.015.167.008

Preparer



Tran Nguyen Kha

Chief Accountant



Nguyen Thi My Loan



CONSOLIDATED STATEMENT OF INCOME
First quarter of 2026

Code	ITEMS	Note	First quarter of 2026 VND	First quarter of 2025 VND
01	1. Revenue from sales of goods and rendering of services	26	2.094.736.372.188	1.620.228.953.016
02	2. Revenue deductions	27	-	17.300.080
10	3. Net revenue from sales of goods and rendering of services		2.094.736.372.188	1.620.211.652.936
11	4. Cost of goods sold and services rendered	28	1.651.939.020.514	1.272.664.682.210
20	5. Gross profit from sales of goods and rendering of services		442.797.351.674	347.546.970.726
22	6. Financial income	29	15.530.815.440	14.049.865.916
23	7. Financial expense	30	34.921.419.191	19.573.951.206
24	<i>In which: Interest expense</i>		23.906.033.470	17.418.027.185
25	9. Selling expense	31	164.989.116.102	130.691.417.962
26	10. General and administrative expenses	32	68.696.455.296	63.340.326.002
27	8. Share of joint ventures and associates' profit or loss		(147.549.783)	1.239.030.621
30	11. Net profit from operating activities		189.573.626.742	149.230.172.093
31	12. Other income	33	2.379.545.317	5.483.548.670
32	13. Other expenses	34	2.157.023.273	9.586.634.744
40	14. Other profit		222.522.044	(4.103.086.074)
50	15. Total net profit before tax		189.796.148.786	145.127.086.019
51	16. Current corporate income tax expense	35	36.311.982.721	29.209.488.646
52	17. Deferred corporate income tax expense	36	(481.844.439)	(1.033.049.514)
60	18. Profit after corporate income tax		<u>153.966.010.504</u>	<u>116.950.646.887</u>
61	19. Profit after tax attributable to owners of the parent		149.758.429.941	113.010.463.140
62	20. Profit after tax attributable to non-controlling interest		4.207.580.563	3.940.183.747
70	21. Basic earnings per share	37	1.864	1.688

Preparer



Tran Nguyen Kha

Chief Accountant



Nguyen Thi My Loan



General Director



NGUYỄN SỸ HÒE

CONSOLIDATED STATEMENT OF CASH FLOWS
First quarter of 2026
(Indirect method)

Code	ITEMS	Note	First quarter of 2026	First quarter of 2025
			VND	VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		189.796.148.786	145.127.086.019
	2. Adjustment for			
02	- Depreciation and amortization of fixed assets and investment properties		69.532.180.532	60.059.334.130
03	- Provisions		2.953.305.586	3.198.923.752
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency		(36.370.995)	(1.738.393.947)
05	- Gains / losses from investment activities		(4.159.868.443)	(2.588.295.342)
06	- Interest expense		23.906.033.470	17.418.027.185
08	3. Operating profit before changes in working capital		281.991.428.936	221.476.681.797
09	- Increase / decrease in receivables		(136.888.090.078)	22.536.798.933
10	- Increase / decrease in inventories		15.211.054.198	48.362.722.860
11	- Increase / decrease in payables		(184.585.406.895)	(43.677.673.949)
12	- Increase / decrease in accrued expenses		3.063.831.326	(2.540.432.152)
13	- Increase / decrease in trading securities		(16.854.133.799)	1.489.684.822
14	- Paid interest expenses		(22.165.990.201)	(17.538.974.104)
15	- Corporate income tax paid		(68.902.989.237)	(41.769.579.160)
17	- Other payments on operating activities		(7.064.524.328)	(10.915.141.708)
20	Net cash flow from operating activities		(136.194.820.078)	177.424.087.339
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(141.850.006.584)	(111.068.103.043)
22	2. Proceeds from disposals of fixed assets and other long-term assets		2.671.938.638	24.386.880.621
23	3. Loans and purchase of debt instruments from other entities		(57.706.100.909)	-
24	4. Collection of loans and resale of debt instrument of other entities		-	3.540.000.000
27	5. Interest and dividend received		983.594.460	2.679.545.551
30	Net cash flow from investing activities		(195.900.574.395)	(80.461.676.871)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	1. Proceeds from issuance of shares and receipt of contributed capital		160.599.457.000	-
33	2. Proceeds from borrowings		1.302.077.747.688	1.241.767.956.584
34	3. Repayment of principal		(1.358.532.892.233)	(1.355.154.660.161)
36	4. Dividends or profits paid to owners		(24.612.000)	(66.924.919.000)
40	Net cash flow from financing activities		104.119.700.455	(180.311.622.577)

CONSOLIDATED STATEMENT OF CASH FLOWS
First quarter of 2026
(Indirect method)
(Continued)

Code ITEMS	Note	First quarter of 2026	First quarter of 2025
		VND	VND
50	Net cash flows in the year	(227.975.694.018)	(83.349.212.109)
60	Cash and cash equivalents at the beginning of the year	655.288.152.328	470.850.849.148
61	Effect of exchange rate fluctuations	1.970.051.726	1.738.393.947
70	Cash and cash equivalents at the end	3 <u>429.282.510.036</u>	<u>389.240.030.986</u>

Preparer



Tran Nguyen Kha

Chief Accountant



Nguyen Thi My Loan

Gia Lai, 29 April 2026

General Director



NGUYỄN SỸ HÒE

NOTES TO CONSOLIDATED FINANCIAL STATEMENTS
For the accounting period from 01/01/2026 to 31/03/2026

1 GENERAL INFORMATION OF THE COMPANY

Form of ownership

Phu Tai Joint Stock Company was established under the Decision No. 150/QD-BQP dated 10 November 2004 by the Ministry of Defence on the transformation of Phu Tai Company under Military Zone 5 into Phu Tai Joint Stock Company.

The Company operates under Certificate of Business Registration and Tax Registration No. 4100259236 issued for the first time on December 30, 2004 and amended for the 31st time on March 04, 2026 by the Department of Planning and Investment of Binh Dinh Province.

The Company's charter capital As at 31 December 2024 is VND 803.260.840.000; equivalent to 80.326.084 shares with the par value of VND 10,000

The total number of employees of the Company As at 31 December 2025 is 6.979 employees (It was 6.914 people as at 01 January 2026).

Business field: Industrial manufacturing, trading and services.

Business activities: Main business activities of the Company include:

- Cutting, shaping and finishing granite, basalt, marble;
- Exploiting granite, basalt; exploiting stone, sand and gravel for use as construction materials;
- Manufacturing beds, wardrobes, tables, chairs and other products of wood;
- Producing crushed stone, lime and similar products;
- Office leasing;
- Purchasing and selling products from granite, basalt, marble;
- Wholesaling automobiles and other motor vehicles;
- Sale of spare parts and accessories of cars and other motor vehicles;
- Real estate investment and business.

The Company's structure

The Company's subsidiaries consolidated in the Consolidated Financial Statements As at 31 March 2026 include:

Name of Company	Head office	Proportion of ownership and voting rights	Principal activities
Tuan Dat Minerals One -member Company Limited	Phu My Tay Commune, Gia Lai Province	100%	Mining and processing of stone
Universal Stone Joint Stock Company	Tang Nhon Phu Warrd, Ho Chi Minh City	60%	Trading and processing of stone
Vina G7 Joint Stock Company	Tam Phuoc Ward, Dong Nai Province	75%	Trading and processing of wood products
Toyota Binh Dinh One -member Company Limited	Quy Nhon Nam Ward, Gia Lai Province	100%	Trading and repairing of cars
Toyota Da Nang One -member Company Limited	Hoa Cuong Ward, Da Nang City	100%	Trading and repairing of cars
Phu Tai Dong Nai One - member Company Limited	Tam Phuoc Ward, Dong Nai Province	100%	Trading and processing of wood products
Granite Manufacturing Company	Son Hoa Commune, Đak	70%	Mining and

Name of Company	Head office	Proportion of ownership and voting rights	Principal activities
Limited	Lak Province		processing of stone
Phu Tai Real Estate One Member Limited Company	Quy Nhon Nam Ward, Gia Lai Province	100%	Real estate business
Thanh Chau Phu Yen Granite Company Limited	Xuan Lanh Commune, Dak Lak Province	100%	Mining and processing of stone
Son Phat Production and Trading Company Limited	Van Thang Commune, Khanh Hoa Province	99%	Mining and processing of stone
Phu Tai Ninh Thuan Stone Joint Stock Company	Dong Hai Ward, Khanh Hoa Province	98%	Stone production and processing
Phu Tai Quartz Stone One Member Company Limited	Nhon Trach Commune, Dong Nai Province	100%	Stone production and processing
Phu Tai Binh Dinh Wood Company Limited	Xuan An Commune, Gia Lai Province	100%	Manufacturing of beds, cabinets, tables, and chairs
Phu Tai Binh Dinh Quartz Company Limited	Quy Nhon Tay Ward, Gia Lai Province	100%	Production and processing of stone and stone powder
Phu Tai Yen Bai Stone Company Limited	Muong Lai Commune, Lao Cai Province	100%	Mining and processing of stone
Phu Tai Khanh Hoa Stone One Member Company Limited	Tu Bong Commune, Khanh Hoa Province	100%	Mining and processing of stone
Phu Tai Dong Nai Stone Company Limited	Nhon Trach Commune, Dong Nai Province	100%	Mining and processing of stone
Phu Tai Home Company Limited	Hanh Thong Ward, Ho Chi Minh City	100%	Trading of wood and stone products
Phu Tai Dieu Tri Investment Company Limited	Quy Nhon Nam Ward, Gia Lai Province	60%	Real estate business
Phuc Tan Kieu One Member Company Limited	Binh An Ward, Gia Lai Province	100,00%	Production of wood chips and pellets
Phu Tai Primeum Metal Furniture One Member Limited Liability Company	Xuan An Commune, Gia Lai Province	100%	Production of metal combined with other materials
An Phu Forestry Joint Stock Company	Quy Nhon Nam Ward, Gia Lai Province	98%	Production of wood chips and pellets

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 Group maintains its accounting records in Vietnamese Dong (VND).

2.2 Standards and Applicable Accounting Policies

Applicable Accounting Policies

The Company applies Corporate Accounting System issued under the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance and Circular No. 43/2026/TT-BTC dated 20 April 2026 providing guidance on the preparation and presentation of consolidated financial statements.

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 Consolidated Financial Statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control For the accounting period from 01/01/2026 to 31/03/2026. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

The operating results of subsidiaries acquired or disposed during the year are included in the Consolidated financial statements from the effective date of acquisition or up to the effective date of disposal.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated Financial Statements.

Non - controlling interests

Non - controlling interest represents the portion of profit or loss and net assets of subsidiaries not held by owners.

Profit and loss when there is a change in the Group's ownership in subsidiaries:

In case the Parent Company reduces their investment in subsidiaries and loses control over the subsidiaries, the subsidiaries become associates: Profit/loss recorded in the Consolidated Financial Statements is the difference between the receipt from divestment and the total value of net assets transferred and remaining goodwill.

2.4 Accounting estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of General Directors 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 Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting period.

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

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

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Consolidated Financial Statements of the Group and that are assessed by the Board of General Directors to be reasonable under the circumstances.

2.5 Foreign currency transactions

The foreign currency transactions during the year are translated into Vietnam Dong using the average exchange rate ruling at the transaction date.

Average exchange rates are determined under the following principles:

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

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 period.

2.6 Cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.7 Goodwill

The goodwill or interest from a cheap purchase is defined as the difference between the cost of the business combination and the acquirer's interest in the net fair value of the identifiable subsidiary assets at the acquisition date held by the Parent. Cheap purchase interest (if any) will be recognized in the consolidated income statement. Goodwill is allocated to costs by the straight-line method for an estimated useful period of 10 years. Periodically the Group will assess goodwill losses at the subsidiary, if there is evidence that the loss of goodwill is greater than the annual allocation, the allocation shall be based on the loss of goodwill in the period of arising.

2.8 Financial investments

Trading securities are initially recognized at original cost, which includes purchase prices plus any directly attributable transaction costs such as brokerage, transaction fee, cost of information provision, taxes, bank's fees and charges. After initial recognition, trading securities are measured at original cost less provision for diminution in value of trading securities. Upon the liquidation or transfer, cost of trading securities is determined using weighted average method.

Investments held to maturity include: time deposits (including promissory notes and bills of exchange), bonds, preferred shares that the issuer is obligated to repurchase at a certain point in the future, loans, etc., held to maturity for the purpose of earning periodic interest, and other investments held to maturity.

Investments in joint ventures and associates acquired during the year are accounted for by the acquiring party based on the acquisition date, the cost of the investment, and in accordance with the provisions of the Accounting Standards "Financial Information on Joint Venture Contributions" and "Accounting for Investments in Associates".

In consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recognized on the consolidated balance sheet at cost, and then adjusted for changes in the joint ventures and associates's ownership stake in the net assets of the associate after the acquisition. Goodwill arising from the investment in the joint ventures and associates is reflected in the remaining value of the investment. The Group does not amortize this goodwill but conducts an annual assessment to determine whether the goodwill has been impaired.

Regarding the adjustment of the value of investments in joint ventures and associated companies from the date of investment to the beginning of the reporting period, the Group shall proceed as follows:

- For the adjustment to the income statement of previous years: make an adjustment to the undistributed profit after tax according to net adjusted accumulated amount to the beginning of the reporting year.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the balance sheet of the previous years: determine the adjustment to the corresponding items on the Statement of Financial Position according to net accumulated adjusted amount.

For the adjustment of the value of investments in joint ventures and associates arising in the year, the Group shall exclude the preferred dividends of other shareholders (if preferred shares are classified as Owner's capital); expected number of deductions for bonus and welfare funds of joint ventures and associates; share of profits related to transactions of joint ventures, associates contributing capital or selling assets to the Company before determining the Company's share in the profit or loss of the joint venture or associated company during the reporting year. The Group then adjusts the value of the investment in proportion to its share in profits and losses of joint ventures and associates and immediately recognizes it in the Consolidated Statement of Income .

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

Investments in equity instruments of other entities include investments in equity instruments of other entities in which the entity does not have control, joint control, or significant influence over the investee. The initial carrying value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less any provision for impairment of the investment.

Dividends received in the form of shares only record the number of shares received; they do not record an increase in the value of the investment or financial income.

Provisions for impairment of investments are established at the end of the year as follows:

For investments in trading securities: the basis for provision is the difference between the original cost of the investments as recorded in the accounting books and their market value at the time of provision.

For long-term investments (not classified as trading securities) that do not have a significant impact on the investee: if the investment is in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares; if the fair value of the investment cannot be determined at the time of reporting, the provision is based on the financial statements of the investee at the time of provision.

For investments held until maturity: based on the likelihood of recovery, provisions for doubtful receivables shall be established in accordance with the law

2.9 Receivables

The receivables shall be recorded in detail in terms of maturity date, entities receivable, types of currency and other factors according to requirements for management of the Group. The receivables shall be classified into short-term receivables or long-term receivables on the Consolidated 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.

2.10 Inventories

Inventories are initially recognized at the 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 less the estimated costs of completion and the estimated costs of selling the product.

The cost of inventory is calculated using the weighted average method.

Inventory is recorded by the perpetual method.

Method for valuation of work in process at the end of the period: The value of work in progress is recorded based on the 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

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.

Value after initial recognition

If costs arise after initial recognition that increase future economic benefits expected to be obtained from the use of tangible fixed assets beyond standard operating level according to the initial assessment, these costs are capitalized as an additional historical cost of tangible fixed assets.

Other costs incurred after fixed assets have been put into operation, such as repair, maintenance and overhaul costs, are recorded in the Separate Income Statement 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 and structures	06 - 30 years
- Machinery, equipment	04 - 10 years
- Vehicles, transportation equipment	06 - 12 years
- Office equipment	03 - 08 years
- Others tangible fixed assets	05 - 08 years
- Site preparation expenses	10 - 25 years
- Land use rights	50 years
- Mining rights	10 - 25 years
- Accounting software	05 years
- Others intangible fixed assets	02 - 20 years

2.12 Investment properties

Investment properties are initially recognised at historical cost.

Investment properties for operating leases are recorded at cost, accumulated depreciation and carrying amount. Investment properties are depreciated using the straight-line method with expected useful life as follows:

- Buildings and structures	25 years
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2.13 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.

2.14 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 income statement on a straight-line basis over the period of the lease.

2.15 Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Prepaid land expenses include prepaid land rental, including those related to leased land for which the Group has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with the Circular No. 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These expenses are recognized in the consolidated statement of income on a straight-line basis according to the lease term of the contract.

Tools and supplies include assets which are possessed by the Group 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 over 6 to 12 months.

Mining operation costs are recognized at historical cost and allocated to annual production and business expenses using the straight-line method over a useful life ranging from 03 to 60 months. Expenses for major repair of machinery, equipment, workshops and offices are allocated on the straight-line basis over 06 to 36 months.

Other prepaid expenses are recorded according to their historical costs and allocated on the straight-line basis over their useful lives from 1 to 3 years.

2.16 Payables

The payables shall be recorded in detail in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Group. The payables shall be classified into short-term payables or long-term payables on the Consolidated Financial Statements according to their remaining terms at the reporting date.

2.17 Borrowings

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

2.18 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.

2.19 Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, land rental, transportation expense etc. which are recorded as operating expenses of the reporting period.

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.

2.20 Provision for payables

Provision for payables is only recognized when meeting all of the following conditions:

- The Group has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting period.

Provisions for payables are recorded as operating expenses of the accounting period. In case provision made for the previous accounting period but not used up exceeds the one made for the current accounting period, the difference is recorded as a decrease in production and business expenses in the period.

Environmental Restoration Costs for Mining Sites are accrued based on the total estimated costs for environmental rehabilitation and the duration of mining operations approved by the relevant authorities.

The accrual ensures the principle of matching revenues and expenses, thereby avoiding significant fluctuations in costs during the fiscal year in which the environmental restoration is carried out.

2.21 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).

Other capital is the operating capital formed from the operating results or from gifts, presents, financing and asset revaluation (If allowed to record increase or decrease in Owner's Investment Capital).

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 Group.

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 Management and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.22 Revenues

Revenue is recognized when it is probable that the economic benefits, which can be measured reliably, will flow to the Group. Revenue is determined at the fair value of amounts received or expect to get after deducting trade discounts, sales discounts, 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 Group 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.

Revenue from the sale of real estate

- The real estate have been fully completed and handed over to the buyers. The Group has transferred the risks and benefits associated with ownership of the real estate to the buyers;
- The Group no longer retains managerial rights over the real estate as an owner, nor does it have control over the real estate;

In cases where real estate is sold under the form of customer self-completion or completion by the Group at the customer's request, revenue is recognized upon the handover of the basic construction (structural work) to the customer.

Operating lease income

Operating lease income mainly comprises office rental income, which is recognized in the statement of profit or loss on a straight-line basis over the lease term in accordance with the provisions of the lease agreements.

Financial income

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

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

Dividends and distributed profits are recognized when the Group is entitled to receive dividends or receive profits from capital contribution.

2.23 Revenue deductions

Revenue deductions from sales and service provisions arising in the year include: Sales returns, sales discounts.

Sales return and sales discounts 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 Consolidated Financial Statements of the reporting period (the previous period); and if it is incurred after the issuance of issuance Consolidated Financial Statements, it is recorded as a decrease in revenue of incurring period (the next period).

2.24 Cost of goods sold

The recognition of cost of goods sold is matched against revenue in the year and complies with the prudence principle. Cases of loss of materials and goods exceeded the norm, 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.

2.25 Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Borrowing costs;
- Losses from the disposal and transfer of short-term securities, transaction cost of selling securities;
- Provision for diminution in value of trading securities; provision for losses from investment in other entities, losses from sale of foreign currency, exchange loss, etc...

The above items are recorded by the total amount arising in the period without offsetting against financial income.

2.26 Selling expenses

Selling expenses reflect the actual costs incurred during the sale of products, goods, and services. These expenses mainly include costs of materials and packaging for sales, employee salaries, social insurance, health insurance, unemployment insurance, trade union funds for sales staff, transportation costs, customs procedure fees, logistics expenses, and other related costs.

2.27 General and administrative expenses

General and administrative expenses reflect the Group's overall management costs, primarily including salaries, social insurance, health insurance, trade union funds, and unemployment insurance for management personnel; costs of materials and office supplies; depreciation of fixed assets used for corporate management; expenses for conferences and annual reviews; employee travel and retreat expenses; and other related costs.

2.28 Corporate income tax

Deferred income tax asset and Deferred income tax liability

Deferred income tax asset is recognized for deductible temporary differences and the carrying forward of unused tax losses and unused tax credits. Deferred income tax liability is recognized for taxable temporary differences.

Deferred income tax asset and Deferred income tax liability are determined based on prevailing corporate income tax rate, tax rates and tax laws enacted at the end of the reporting period.

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

Deferred corporate income tax expenses are determined based on deductible temporary difference, the taxable temporary differences and corporate income tax rate.

Current corporate income tax expenses cannot be offset against deferred corporate income tax expenses.

Tax incentives

The corporation is currently enjoying the following tax incentives:

Projects	Documents	Corporate Income Tax (CIT) Incentives	Incentives
Furniture processing factory located at Lots B10C, B11 and B12, Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai Province	Investment Registration Certificate No. 2720780240 dated September 4, 2020, issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province).	The project enjoys a preferential corporate income tax (CIT) rate of 10% for 15 years from the first year of generating revenue, and a tax exemption for 4 years, followed by a 50% reduction in the CIT payable for the next 9 years from the first year of generating taxable income from the project. The first year of taxable income is 2022.	Currently enjoying the preferential corporate income tax (CIT) rate of 10% and the CIT exemption period
Phu Cat Wood Processing Factory located at Lot B1-B7, Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai Province.	Investment Registration Certificate No. 4421721746 dated January 23, 2017, issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province).	The project is exempt from corporate income tax (CIT) for 4 years from the date taxable income is first generated and receives a 50% reduction in the CIT payable for the following 9 years on taxable income generated from the project. The first year of taxable income is 2018.	Currently enjoying a 50% reduction in the CIT payable.
High-grade quartz stone processing plant located in Nhon Trach Textile and Garment Industrial Park, Nhon Trach Commune, Dong Nai Province.	Investment Registration Certificate No. 7675111413 dated July 30, 2019, issued by the Dong Nai Industrial Zones Authority.	The project is exempt from corporate income tax (CIT) for 2 years and receives a 50% reduction in the CIT payable for the following 4 years, starting from the first year the project generates taxable income. The first year of taxable income is 2021.	Currently enjoying a 50% reduction in the CIT payable.
High-end aluminum and steel products manufacturing plant located at Lot B8, B9, Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai Province	Investment Registration Certificate No. 6053867564 dated October 8, 2024, issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province).	The project is exempt from corporate income tax (CIT) for 4 years and receives a 50% reduction in the CIT payable for the following 9 years, starting from the first year the project generates taxable income.	No taxable income has been generated yet.
Wood pellet export factory located at Lots A1, A2, A3 and part of Lot A4, Cat Nhon Industrial Cluster, Xuan An Commune, Gia Lai Province	Investment Registration Certificate No. 1345282631 dated April 4, 2019, amended for the third time on February 15, 2025, issued by the Department of Planning and Investment of Binh Dinh Province (now Gia Lai Province).	The project is exempt from corporate income tax (CIT) for 4 years and entitled to a 50% reduction in the CIT payable for the following 9 years from the first year the project generates taxable income; it also enjoys a preferential CIT rate of 10% for a period of 15 years.	The tax incentive will be applied starting from the 2026 tax year

Current corporate income tax rate

For the fiscal year ended 31 March 2026, in addition to the income subject to the preferential tax rates mentioned above, the Group is subject to a corporate income tax (CIT) rate of 20% on its business activities generating taxable income.

2.29 Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to common shareholders of the Company (after appropriation to bonus and welfare fund and allowance for Board of Management) by the weighted average number of outstanding common shares in circulation in the year.

2.30 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 Group or being under the control of the Group, or being under common control with the Group, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Group that have a significant influence on the Group, key management personnel including directors and employees of the Group, 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 over the Company.

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

2.31 Segment information

A segment is a distinguishable component of the Group that is engaged in providing an individual or group of related products or services (business segment) or providing products or services within a particular economic environment (geographical segment). Each segment is subject to risks and returns that are different from other ones.

Segment information should be prepared in conformity with the accounting policies adopted for preparing and presenting the financial statements of the Group in order to help users of consolidated financial statements better understand and make more informed judgements about the Group as a whole.

3 CASH AND CASH EQUIVALENTS

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Cash on hand	23.115.100.763	29.298.085.327
Demand deposits	343.995.185.013	555.167.427.912
Investment and Development of Phu Tai Industrial Zone	54.783.720.222	69.621.496.733
Joint Stock Commercial Bank for Foreign Trade	18.983.089.729	121.169.296.690
Military Commercial Joint Stock Bank	88.742.484.401	139.068.717.261
Technical and Commercial Bank	98.827.851.319	101.088.964.038
Other banks	82.658.039.342	124.218.953.190
Cash in transit	-	60.000.000
Cash equivalents (i)	62.172.224.260	70.762.639.089
	<u>429.282.510.036</u>	<u>655.288.152.328</u>

- (i) As at 31 March 2026, cash equivalents are term deposits from 01 to 03 months with a value of VND 62.172.224.260 deposited at commercial banks with interest rates from 4,75%/year.

4 FINANCIAL INVESTMENTS

a) Held to maturity investments

	<u>31/03/2026</u>		<u>01/01/2026</u>	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Short-term investments				
Term deposits (ii)	5.334.722.053	-	4.134.722.053	-
Certificate of deposit (iii)	96.312.636.223	-	86.321.535.314	-
Others investments (iv)	118.115.000.000	-	71.600.000.000	-
Others	100.215.000.000		50.000.000.000	
	25.000.000.000		25.000.000.000	
	25.000.000.000		25.000.000.000	
	50.215.000.000		21.600.000.000	
Bên liên quan			21.600.000.000	
	17.900.000.000		21.600.000.000	
	<u>219.762.358.276</u>	<u>-</u>	<u>162.056.257.367</u>	<u>-</u>

- (ii) As at 31 March 2026, held-to-maturity investments comprised:

- An 18-month term deposit of VND 1,600,000,000 placed with the Agribank – Binh Dinh Branch, bearing interest at 4.5% per annum.
- 12-month term deposits of VND 1,200,000,000 and VND 2,534,722,053 placed with the Vietcombank – Quy Nhon Branch, bearing interest rates of 6.0% and 4.9% per annum, respectively.

(iii) A 48-month certificate of deposit with a carrying amount of VND 96,312,636,223 issued by Techcombank.

(iv) As at 31 March 2026, short-term loans represent loans granted under agreements between the Group and individuals/organizations, denominated in VND. Interest rates are floating and referenced to commercial bank rates. The loans are intended to supplement working capital for production and business activities and investments in accordance with applicable laws, with tenors of up to 12 months and are unsecured.

4 FINANCIAL INVESTMENTS**b) Trading securities**

	Stock Code	31/03/2026			01/01/2026		
		Original cost	Fair value	Provision	Original cost	Fair value	Provision
		VND	VND	VND	VND	VND	VND
Masan Group Joint Stock Company	MSN	10.611.476.361	9.815.000.000	(796.476.361)	-	-	-
FPT Joint Stock Company	FPT	16.355.593.739	13.986.000.000	(2.369.593.739)	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade	CTG	5.061.056.000	4.888.000.000	(173.056.000)	-	-	-
SSI Securities Corporation	SSI	-	-	-	10.261.190.368	9.377.500.000	(883.690.368)
Saigon - Hanoi Commercial Joint Stock Bank	SHB	-	-	-	5.274.648.750	4.905.000.000	(369.648.750)
Masan Group Corporation	MSN	-	-	-	8.122.672.415	7.700.000.000	(422.672.415)
Binh Duong Mineral and Construction Joint Stock	KSB	-	-	-	5.539.871.938	4.924.800.000	(615.071.938)
MBLand Holdings JSC (i)		450.000.000			450.000.000		
Others		25.534.058.200	25.441.769.303	(92.288.897)	11.509.667.030	11.413.600.000	(290.331.526)
		58.012.184.300	54.130.769.303	(3.431.414.997)	41.158.050.501	38.320.900.000	(2.581.414.997)

The fair value of trading securities is determined base on closing price listed on HNX, HOSE and UPCOM on 31 December 2025 and 31 March 2026.

- (i) For the investment in shares of MBLand Corporation, the Group has not determined the fair value of this financial investment because Vietnamese Accounting Standards and Vietnam's corporate accounting regime have not yet provided specific guidance on determining fair value.

4 LONG-TERM INVESTMENTS

c) Equity investments in associates and joint - ventures

Address	31/03/2026		01/01/2026	
	Rate of voting rights	Book value according to the equity method VND	Rate of voting rights	Book value according to the equity method VND
Phu Yen Construction Materials JSC (i)	49,01%	17.797.102.052	49,01%	17.844.256.801
Phu Tai Van Ha Investment JSC (ii)	50,00%	239.318.791.225	50,00%	239.419.186.259
		<u>257.115.893.277</u>		<u>257.263.443.060</u>

5 SHORT-TERM TRADE RECEIVABLES

	31/03/2026		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
a) Short-term				
Related parties	3.071.550.234	-	3.071.550.234	-
Phu Yen Construction Materials JSC	3.071.550.234	-	3.071.550.234	-
Others	993.296.930.640	(89.176.678.409)	927.023.869.272	(87.449.990.797)
Masterbrand Cabinets INC	85.605.831.967	-	113.866.120.229	-
Brico Depot Sas	42.969.705.691	-	5.901.146.347	-
Carrefour Imports SAS	3.785.588.594	-	16.830.277.557	-
Forest Products Distributors Inc	40.239.635.579	-	23.253.229.774	-
B and Q Plc	46.531.746.532	-	8.535.177.337	-
Noble House Home Furnishings LLC (i)	65.293.435.201	(65.293.435.201)	65.293.435.201	(65.293.435.201)
Atlas International Inc	14.402.175.233	-	30.892.739.393	-
Apt Global Trading	36.892.428.973	-	35.050.584.122	-
Melissa & Doug LLC	3.902.515.354	-	19.092.530.097	-
Fast Direct Corp	79.700.007.842	-	71.920.579.831	-
Huynh Le Wood Company Limited	1.776.839.712	-	8.679.285.887	-
Other customers	572.197.019.962	(23.883.243.208)	527.708.763.497	(22.156.555.596)
	<u>996.368.480.874</u>	<u>(89.176.678.409)</u>	<u>930.095.419.506</u>	<u>(87.449.990.797)</u>

(i) On September 11, 2023, Noble House Home Furnishings LLC ("Noble House"), a customer purchasing the Company's exported wood products, filed for bankruptcy with the U.S. Bankruptcy Court for the Southern District of Texas under Chapter 11 of the U.S Bankruptcy Code. Therefore, the Company has been unable to collect its receivables from Noble House related to some wood product orders sold to Noble House in 2023. Through the Law Firm

representing the members of the Unsecured Creditors' Committee, the Company has submitted claims to the Court to request Noble House to settle its outstanding debts to the Company, including a payment request dated June 21, 2024 amounting to USD 446,138.17 of goods that Noble House received from the Company after filing for bankruptcy and within 20 days before the filing date under Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code. However, to date, all of the Company's claims have been fulfilled. The Company is continuing to work with the Law Firm to resolve outstanding issues and proceed with further legal actions to recover the debt. Based on documents filed with the Court regarding Noble House's monthly operating reports and the provisions of Section 503(b)(9) of Chapter 11 of the United States Bankruptcy Code, the Company has assessed the provision at 31 March 2026 amounting to VND 65,29 billion (representing 100% of the outstanding receivable balance).

6 SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/03/2026		01/01/2026	
	Value VND	Provision VND	Value VND	Provision VND
Le Van Vien Business Establishment	18.000.000.000	-	18.000.000.000	-
Hung Loi Technology Company Limited	33.389.484.064	-	24.246.266.064	-
Phu Thinh Machinery Manufacturing Company Limited	47.855.502.500	-	18.497.558.530	-
HUD405 Investment and Construction Joint Stock Company	50.000.000.000	-	50.000.000.000	-
Other suppliers	208.387.474.687	(1.327.070.700)	153.648.973.141	(1.501.820.700)
	357.632.461.251	(1.327.070.700)	264.392.797.735	(1.501.820.700)

7 OTHER RECEIVABLES

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
Interest receivable	4.713.087.030	-	3.139.902.338	-
Dividends and profits receivables	3.767.502.500	-	2.260.501.500	-
Advances to employees (i)	23.259.553.643	(1.824.300.000)	28.000.191.038	(1.824.300.000)
	1.515.000.000		3.006.000.000	
	2.650.000.000		3.429.358.616	
	19.094.553.643		21.564.832.422	
Collateral, deposits	1.100.828.654	-	416.000.000	-
Receivable Yen Bai quarry right transfer contract guarantee (ii)	55.250.000.000	-	55.250.000.000	-
Receivables from sale of securities	17.681.909.753	-	3.812.860.430	-
Receivables from social insurance, health insurance, unemployment insurance	1.726.674.662	-	1.614.672.458	-
Maintenance fee receivables (iii)	2.655.003.144	-	2.804.593.974	-
Others	30.493.332.486	-	5.561.696.847	-
	<u>140.647.891.872</u>	<u>(1.824.300.000)</u>	<u>102.860.418.585</u>	<u>(1.824.300.000)</u>
b) Long-term				
Advances to employees	2.864.117.230	-	3.030.037.230	-
Receivables from site clearance which are offset against land rental at Thang Loi Enterprise (iv)	2.384.573.130	-	2.384.573.130	-
Environmental restoration deposit (v)	20.809.210.365	-	20.469.611.441	-
Other collateral, deposits	2.183.764.236		467.700.000	
Other receivables	-	-	-	-
	<u>28.241.664.961</u>	<u>-</u>	<u>26.351.921.801</u>	<u>-</u>
c) In which: Other payables from related parties				
Phu Yen Construction Materials JSC	3.767.502.500	-	2.260.501.500	-
	<u>3.767.502.500</u>	<u>-</u>	<u>2.260.501.500</u>	<u>-</u>

(i) Advances to employees represent amounts advanced for the Company's operating activities. Upon completion of the assigned tasks, the individuals are required to settle and reimburse the advances to the Company.

(ii) This represents a security deposit placed with Vietnam Technological and Commercial Joint Stock Bank - Quy Nhon Branch for the issuance of a letter of guarantee by the Bank at the

request of the guaranteed party, Granite Production Company Limited (a subsidiary of the Group), in favour of the beneficiary, Binh Son Yen Bai Company Limited, to secure performance of the contract for the transfer of mining rights and fixed assets at the Hoa Trang stone quarry in Dam Dinh area, Muong Lai Commune, Lao Cai Province.

(iii) The 2% maintenance fund for unsold apartments in the Phu Tai Residence high-rise apartment project at Dam Dong Da ecological lake, which the Company has determined in accordance with current regulations and paid to the Condominium Management Board. This maintenance fund will be recovered from buyers when the remaining apartments of the project are sold

(iv) Compensation for land clearance at Thang Loi Enterprise will continue to be offset against the annual land rental payment as per the land rental notifications.

(v) These are environmental restoration deposits for the Group's stone mining activities, paid in accordance with notifications from the relevant authorities.

8 DOUBTFUL DEBTS

Receivables that are overdue or not yet overdue but difficult to recover:

	31/03/2026		01/01/2026	
	Original cost VND	Recoverable value VND	Original cost VND	Recoverable value VND
Noble House Home Furnishings LLC	65.293.435.201	-	65.293.435.201	-
Tan Cuong Co., Ltd	1.175.007.342	-	1.175.007.342	-
Others	27.030.313.912	1.170.707.346	26.896.487.479	2.588.818.525
	93.498.756.455	1.170.707.346	93.364.930.022	2.588.818.525

9 INVENTORIES

	31/03/2026		01/01/2026	
	Original cost VND	Provision VND	Original cost VND	Provision VND
Goods in transit	1.473.554.874	-	1.533.395.506	-
Raw materials	456.816.170.123	-	483.063.177.756	-
Tools, supplies	386.516.116	-	207.778.922	-
Work in progress	668.198.169.283	(1.130.136.560)	638.561.022.273	(1.130.136.560)
- Stone and wood	294.113.674.611	(1.130.136.560)	374.654.356.728	(1.130.136.560)
- Real estate (i)	369.252.227.552	-	261.646.558.420	-
- Repair services	4.832.267.120	-	2.260.107.125	-
Product	562.425.671.161	-	608.459.769.430	-
- Real estate (ii)	404.084.066.290	-	479.643.883.265	-
- Stone and wood	158.341.604.871	-	128.815.886.165	-
Goods	80.264.316.752	-	52.950.308.620	-
	1.769.564.398.309	(1.130.136.560)	1.784.775.452.507	(1.130.136.560)

- (i) Construction in progress relating to real estate development activities as at 31 March 2026 represents costs incurred for the Residential Area and Urban Renovation Project located south and north of Tang Bat Ho Street, Dieu Tri Town, Tuy Phuoc District, Binh Dinh Province (now Tuy Phuoc Commune, Gia Lai Province). The project is implemented by a consortium comprising Phu Tai Joint Stock Company and An Phat Land Investment Joint Stock Company in accordance with Decision No. 74/QD-UBND dated 8 January 2024 issued by the People's Committee of Binh Dinh Province approving the investor selection. The project covers a land area of 127,834 m², including 421 residential plots with a total area of 48,846 m², together with auxiliary works. The total investment capital of the project is VND 861,046,051,000, funded by equity and borrowings. The project term is 50 years from the date on which the investor is allocated the land. The construction period shall not exceed 54 months from the effective date of the project agreement. As at 31 March 2026, the project is in the technical infrastructure construction stage.
- (ii) Completed real estate properties of Phu Tai Real Estate One Member Limited Liability Company as at 31 March 2026 comprise:
- The cost of the remaining 6 apartments of the High-end Apartment Project at Dam Dong Da Ecological Lake (Phu Tai Residence) located on Le Duc Tho Street, Quy Nhon Ward, Gia Lai Province.
 - The cost of completed apartments pending sale or handover under the Phu Tai Central Life 2 Quy Nhon Apartment Project (Phu Tai Central Life) located at the intersection of Ly Thai To and Hoang Van Thu Streets, Quy Nhon Nam Ward, Gia Lai Province. As at 31 March 2026, Phu Tai Real Estate One Member Limited Liability Company (a subsidiary) had handed over 86 apartments, with the remaining 194 apartments.

Inventory pledged as collateral for borrowings as at the year-end comprises wood and stone products with a carrying value of VND 62,195,528,272 and real estate development in progress relating to the Residential Area and Urban Renovation Project located south and north of Tang Bat Ho Street, Dieu Tri Town, Tuy Phuoc District, Binh Dinh Province (now Tuy Phuoc Commune, Gia Lai Province) with a carrying value of VND 369.252.227.552.

10 PENDING ALLCATION EXPENSES

	31/03/2026	01/01/2026
	VND	VND
a) Short-term		
Mining expenses	2.071.926.952	602.077.692
Dispatched tools and supplies	9.044.371.456	12.386.801.633
Expenditure on fixing machinery, equipment, factories	9.668.703.556	7.174.465.781
Insurance expenses	4.302.938.723	9.677.653.948
Other short-term prepaid expenses	12.370.428.557	7.557.629.991
	37.458.369.244	37.398.629.045
b) Long-term		
Prepaid expense of land and infrastructure rent (i)	143.477.656.496	144.723.425.902
Cost of land lease rights for Son Phat Factory and Da Loc quarry	44.339.678.825	44.621.258.825
Mining expenses	19.241.000.043	25.186.875.218
Dispatched tools and supplies	8.749.510.941	7.701.676.621
Expenditure on fixing machinery, equipment, factories	12.969.267.629	13.915.889.184
Other long-term prepaid expenses	11.487.125.162	8.251.641.787
	240.264.239.096	244.400.767.537

- (i) The Company and its subsidiaries have signed land and infrastructure lease contracts to serve as locations for wood and stone factories in the provinces of Binh Dinh, Dong Nai, Phu Yen, Khanh Hoa with Lease term from 03 years to 50 years. The Company and its subsidiaries have paid in advance for the lease period and allocated it to annual expenses according to the lease term.

11 TANGIBLE FIXED ASSETS

	Buildings, structures VND	Machinery, equipment VND	Vehicles, transportation VND	Office equipment VND	Others VND	Total VND
Historical cost						
Beginning balance	1.359.121.686.432	1.932.362.725.690	389.111.285.573	8.098.721.005	157.002.064	3.688.851.420.764
Purchase in the year	-	3.469.119.259	1.302.397.273	375.000.000	-	5.146.516.532
Completed construction investment	378.454.630	2.462.582.867	-	-	-	2.841.037.497
Liquidation, disposal	-	(6.036.558.381)	(699.223.635)	-	-	(6.735.782.016)
Ending balance of the year	<u>1.359.500.141.062</u>	<u>1.932.257.869.435</u>	<u>389.714.459.211</u>	<u>8.473.721.005</u>	<u>157.002.064</u>	<u>3.690.103.192.777</u>
Accumulated depreciation						
Beginning balance	666.053.456.778	1.114.425.682.008	214.826.923.537	4.335.631.615	157.002.064	1.999.798.696.001
Depreciation in the year	16.762.378.997	40.510.438.399	8.601.406.819	204.948.987	-	66.079.173.202
Liquidation, disposal	-	(3.646.651.726)	(513.279.943)	-	-	(4.159.931.669)
Ending balance of the year	<u>682.815.835.775</u>	<u>1.151.289.468.681</u>	<u>222.915.050.413</u>	<u>4.540.580.602</u>	<u>157.002.064</u>	<u>2.061.717.937.534</u>
Net carrying amount						
Beginning balance	693.068.229.654	817.937.043.683	174.284.362.037	3.763.089.390	-	1.689.052.724.763
Ending balance	<u>676.684.305.287</u>	<u>780.968.400.755</u>	<u>166.799.408.799</u>	<u>3.933.140.403</u>	<u>-</u>	<u>1.628.385.255.243</u>

The carrying amount of tangible fixed assets pledged as collaterals for borrowings as at 31 March 2026 is VND 652.202.134.862.

Cost of fully depreciated tangible fixed assets but still in use as at 31 March 2026 is VND 562.795.263.143.

12 INTANGIBLE FIXED ASSETS

	Site preparation expenses	Land use rights	Mining rights	Copyrights and patents	Other intangible fixed assets	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	11.755.395.393	10.147.439.000	13.257.407.242	9.445.520.000	2.423.318.918	47.029.080.553
Purchase in the year	-	-	-	-	-	-
Increase due to merger	-	-	-	-	-	-
Liquidation, disposal	-	-	-	-	-	-
Ending balance of the year	11.755.395.393	10.147.439.000	13.257.407.242	9.445.520.000	2.423.318.918	47.029.080.553
Accumulated depreciation						
Beginning balance	11.414.304.783	4.102.263.410	4.784.501.625	442.499.996	1.346.999.046	22.090.568.860
Depreciation in the year	39.511.328	118.386.070	79.191.546	406.109.999	164.430.353	807.629.296
Increase due to merger	-	-	-	-	-	-
Liquidation, disposal	-	-	-	-	-	-
Ending balance of the year	11.453.816.111	4.220.649.480	4.863.693.171	848.609.995	1.511.429.399	22.898.198.156
Net carrying amount						
Beginning balance	341.090.610	6.045.175.590	8.472.905.617	9.003.020.004	1.076.319.872	24.938.511.693
Ending balance	301.579.282	5.926.789.520	8.393.714.071	8.596.910.005	911.889.519	24.130.882.397

Cost of fully amortized intangible fixed assets but still in use as at 31 March 2026 is VND 9.040.677.465.

The carrying amount of intangible fixed assets pledged as collaterals for borrowings as at 31 March 2026 is VND 6.468.084.216.

13 INVESTMENT PROPERTIES

a) Investment properties held for lease

	Land use rights (i) VND	Total VND
Historical cost		
Beginning balance	5.682.906.669	5.682.906.669
Ending balance of the year	5.682.906.669	5.682.906.669
Accumulated depreciation		
Beginning balance	757.720.880	757.720.880
Depreciation in the year	56.829.066	56.829.066
Ending balance of the year	814.549.946	814.549.946
Net carrying amount		
Beginning balance	4.925.185.789	4.925.185.789
Ending balance	4.868.356.723	4.868.356.723

As of March 31, 2026, the investment property consists of a floor area of 411.03 m² on the 1st and 2nd floors of the Phu Tai Residence high-rise apartment project at Dam Dong Da ecological lake, which is currently leased to partners. The original cost of the investment property until early this year is VND 5,682,906,669; the accumulated depreciation is VND 757,720,880; and the depreciation expense for the year is VND 58.829.066.

The fair value of the investment property has not been officially assessed and determined as of December 31, 2025. However, based on the rental situation and market prices of these assets, the Company's Executive Board believes that the fair value of the investment property exceeds its carrying value at the end of the financial year

14 LONG-TERM ASSET IN PROGRESS

	31/03/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Procurement of fixed assets	94.159.338.743		11.177.390.437	
- Machinery and equipment for stone exploitation	28.203.996.031		7.433.101.025	
- Machinery and equipment for wood exploitation	7.467.059.042		3.744.289.412	
- Van Ninh Pellet Plant Project	58.488.283.670			
Construction in progress	133.250.377.113	-	32.535.594.112	-
- Phuc Tan Kieu Wood Pellet Plant Project	64.537.947.480		3.387.371.518	
- Others	68.712.429.633		29.148.222.594	
	227.409.715.856		43.712.984.549	

(i) The Granite Processing Plant, Wood Pellet Export Production and Forestry Processing Project located in Lam Dien Hamlet, Tu Bong Commune, Khanh Hoa Province was licensed under Investment Registration Certificate No. 0585350763, initially issued on 5 October 2007 and amended for the fourth

time on 28 October 2025 by the Management Board of Khanh Hoa Economic Zones and Industrial Parks. with a total investment of approximately VND 134 billion.

15 GOODWILL

	<u>First quarter of 2026</u>	<u>First quarter of 2025</u>
	VND	VND
Historical cost		
Beginning balance	24.917.904.749	8.840.095.922
Goodwill arising during the year (Note 3)	-	-
Allocated during the year	1.061.199.562	781.158.857
Ending balance	<u>23.856.705.187</u>	<u>8.058.937.065</u>

16 SHORT-TERM TRADE PAYABLES

	<u>31/03/2026</u>		<u>01/01/2026</u>	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
Related parties	4.041.040.054	4.041.040.054	3.071.550.234	3.071.550.234
Phu Yen Construction Materials JSC	4.041.040.054	4.041.040.054	3.071.550.234	3.071.550.234
Others	436.531.623.551	436.531.623.551	551.012.582.358	551.012.582.358
Hoang Giang Company Limited	15.719.593.103	15.719.593.103	13.938.774.041	13.938.774.041
Vu Tin Company Limited	6.429.388.320	6.429.388.320	5.304.044.044	5.304.044.044
Giang Dat Thanh Production and Trade Company Limited	5.585.068.135	5.585.068.135	6.080.480.916	6.080.480.916
D&V Global Company Limited	3.410.543.593	3.410.543.593	11.217.799.409	11.217.799.409
Hoang Thong Wood One Member Company Limited	22.981.899.902	22.981.899.902	27.490.312.910	27.490.312.910
Other suppliers	382.405.130.498	382.405.130.498	486.981.171.038	486.981.171.038
	<u>440.572.663.605</u>	<u>440.572.663.605</u>	<u>554.084.132.592</u>	<u>554.084.132.592</u>

17 SHORT-TERM PREPAYMENTS FROM CUSTOMERS

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Customers pay in advance to buy House of real estate project (i)	16.596.467.447	45.132.802.262
Huy Hung Construction Materials Joint Stock Company	6.946.862.715	12.832.913.145
Thanh Cong Construction Consulting Company Limited	7.855.209.851	10.857.941.237
Others	45.652.853.051	40.683.399.731
	<u>77.051.393.064</u>	<u>109.507.056.375</u>

(i) This is amount of prepayment made by customers for the Phu Tai Central Life High-rise Apartment Project implemented by Phu Tai Real Estate Company Limited (Subsidiary).

18 DIVIDENDS PAYABLE, PROFIT PAYABLE

Dividends payable, profit payable

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Profit dividends payable	3.428.787.800	3.453.399.800
	<u>3.428.787.800</u>	<u>3.453.399.800</u>

19 TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Tax receivable at the beginning of year VND	Tax payable at the beginning of year VND	Tax payable in the year VND	Tax paid in the year VND	Tax receivable at the end of the year VND	Tax payable at the end of the year VND
Value-added tax	122.925.160	10.246.890.914	32.077.159.329	36.184.428.674	437.749.984	6.577.371.553
Export, import duties	-	-	499.172.983	499.172.983	-	-
Corporate income tax	330.718.498	67.669.583.670	36.313.659.781	68.902.989.237	156.068.115	34.905.603.831
Personal income tax	17.953.406	457.887.718	1.962.690.632	1.944.805.214	134.297.556	592.117.286
Natural resource tax	-	3.210.673.145	8.484.755.595	8.472.021.020	-	3.223.407.720
Land tax and land rental	6.229.435.561	-	81.609.159.811	43.789.217.648	3.115.426	31.593.622.028
Fees, charges and other payables	-	11.958.299.126	4.705.719.232	5.166.051.948	500.000.000	11.997.966.410
	6.701.032.625	93.543.334.573	165.652.317.363	164.958.686.724	1.231.231.081	88.890.088.828

The Company's tax settlement will be subject to inspection by tax authorities. Because the application of tax laws and regulations to many different types of transactions can be interpreted in different ways, the tax amounts presented in the Consolidated Financial Statements are subject to change at discretion of the tax authority.

20 SHORT-TERM ACCRUED EXPENSES

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Accrued real estate project expenses	37.990.065.106	61.042.836.031
Brokerage costs for transfer of Yen Bai quarry (i)	13.750.000.000	13.750.000.000
Accrued electricity expenses	8.335.901.966	8.321.992.941
Accrued transportation expenses	2.027.959.066	2.238.607.098
Accrued land rental	3.444.137.335	1.046.727.318
Accrued commission expenses	753.775.927	1.404.165.706
Interest expense	1.815.256.583	364.355.817
Other accrued expenses	8.036.617.163	7.039.971.201
	<u>76.153.713.146</u>	<u>95.208.656.112</u>

(i) Brokerage fees payable to an individual in connection with the brokerage services for the transfer of mining rights at the Hoa Trang stone quarry in Dam Dinh Area, Muong Lai Commune, Lao Cai Province.

21 OTHER PAYABLES

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
a) Short-term		
Trade union fee	9.138.040.729	7.872.564.963
Payables from social insurance, health insurance, unemployment insurance	4.781.480.055	426.486.118
Short-term deposits, collateral received	3.674.151.699	1.646.366.683
Interest of Vinacam Joint Stock Company	200.000.000	200.000.000
Interest payable to banks and other organizations	2.846.954.385	2.557.811.882
Land rental to Financial Department - Ministry of Defence	8.027.302.219	7.885.268.719
Labour Union, Communist membership fee	2.294.174.387	3.541.073.615
Advances payable	263.298.756	216.869.008
Others	7.953.473.467	5.992.903.575
	<u>39.178.875.697</u>	<u>30.339.344.563</u>
b) Long-term		
Long-term deposits, collateral received	278.173.200	278.173.200
	<u>278.173.200</u>	<u>278.173.200</u>

22 BORROWINGS

	01/01/2026		During the year		31/03/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings (i)						
Short-term debts	1.537.382.190.907	1.537.382.190.907	1.181.432.221.213	1.198.731.673.521	1.520.082.738.599	1.520.082.738.599
Others	1.316.222.190.907	1.316.222.190.907	1.181.432.221.213	1.176.231.673.521	1.321.422.738.599	1.321.422.738.599
Joint Stock Commercial Bank for Foreign Trade	440.954.403.428	440.954.403.428	255.437.753.285	364.736.426.539	331.655.730.174	331.655.730.174
Military Commercial Joint Stock Bank	318.289.859.070	318.289.859.070	337.001.652.026	332.105.710.603	323.185.800.493	323.185.800.493
Technical and Commercial Bank	299.451.286.647	299.451.286.647	193.614.801.438	270.268.415.728	222.797.672.357	222.797.672.357
Joint Stock Commercial Bank for Invesment and Development of Viet Nam	117.093.084.800	117.093.084.800	293.522.263.701	97.060.271.080	313.555.077.421	313.555.077.421
Other banks	140.433.556.962	140.433.556.962	101.855.750.763	112.060.849.571	130.228.458.154	130.228.458.154
Related Parties	221.160.000.000	221.160.000.000	-	22.500.000.000	198.660.000.000	198.660.000.000
Phu Tai Van Ha Investment JSC	221.160.000.000	221.160.000.000	-	22.500.000.000	198.660.000.000	198.660.000.000
Current portion of long-term debts	38.747.698.536	38.747.698.536	15.300.000.000	23.397.465.634	30.650.232.902	30.650.232.902
	<u>1.576.129.889.443</u>	<u>1.576.129.889.443</u>	<u>1.196.732.221.213</u>	<u>1.222.129.139.155</u>	<u>1.550.732.971.501</u>	<u>1.550.732.971.501</u>

b) Long-term borrowings							
Long-term debts (ii)	397.815.542.630	397.815.542.630	120.903.753.078	38.897.465.634	479.821.830.074	479.821.830.074	
Joint Stock Commercial Bank for Investment and Development of Viet Nam	161.763.748.868	161.763.748.868	72.121.916.630	-	233.885.665.498	233.885.665.498	
Joint Stock Commercial Bank for Foreign Trade	96.836.437.251	96.836.437.251	33.280.132.448	26.900.000.000	103.216.569.699	103.216.569.699	
Military Commercial Joint Stock Bank	74.215.356.511	74.215.356.511	15.501.704.000	7.247.465.634	82.469.594.877	82.469.594.877	
Vietnam Bank for Agriculture and Rural Development	65.000.000.000	65.000.000.000	-	4.750.000.000	60.250.000.000	60.250.000.000	
	<u>397.815.542.630</u>	<u>397.815.542.630</u>	<u>120.903.753.078</u>	<u>38.897.465.634</u>	<u>479.821.830.074</u>	<u>479.821.830.074</u>	
Amount due for settlement within 12 months	(38.747.698.536)	(38.747.698.536)	(15.300.000.000)	(23.397.465.634)	(30.650.232.902)	(30.650.232.902)	
Amount due for settlement after 12 months	<u>359.067.844.094</u>	<u>359.067.844.094</u>			<u>449.171.597.172</u>	<u>449.171.597.172</u>	



(i) Detailed information on Short-term borrowings and Current portion of long-term debts:

	Interest rate/year	Loan purpose	Guarantee	31/03/2026	
				USD	VND
Short-term borrowings (VND)					1.069.049.861.817
Related parties					198.660.000.000
Phu Tai Van Ha Investment Joint Stock Company	0.5%	Serving business activities	Unsecured		198.660.000.000
Others					870.389.861.817
Joint Stock Commercial Bank for Investment and Development of Vietnam	Floating	Serving business activities	Secured by machinery and equipment (*)		7.501.970.142
Joint Stock Commercial Bank for Foreign Trade of Military Commercial Joint Stock Bank	Floating	Serving business activities	Secured by production lines, machinery and equipment (*)		261.293.384.391
	Floating	Serving business activities	Secured by machinery and equipment, and property rights arising from the sublease agreement for land use rights and industrial park infrastructure (*)		272.887.710.253
Vietnam Technological and Commercial Joint Stock Bank	Floating	Serving business activities	Secured by production lines, machinery and equipment, and inventories (*)		198.478.338.877
HSBC Bank (Viet Nam) Ltd	Floating	Serving business activities	Secured by accounts receivable (*)		74.741.600.285
Vietnam Bank for Agriculture and Rural Development	Floating	Serving business activities (VND)	Secured by production lines, machinery and equipment (*)		55.486.857.869
Short-term Personal loans	Floating	Serving business activities	Unsecured		-

Short-term borrowings (USD)				17.658.594,69	451.032.876.782
Related parties				17.658.594,69	426.713.543.302
Joint Stock Commercial Bank for Investment and Development of Vietnam	Floating	Serving business activities	Secured by production lines, machinery and equipment (*)	12.135.565,67	306.053.107.279
Military Commercial Joint Stock Bank	Floating	Serving business activities	Secured by production lines, machinery and equipment (*)	1.916.154,33	50.298.090.240
Joint Stock Commercial Bank for Foreign Trade of Vietnam	Floating	Serving business activities	Secured by production lines, machinery and equipment (*)	2.680.776,69	70.362.345.783
Vietnam Technological and Commercial Joint Stock Bank	Floating	Serving business activities	Secured by machinery, equipment, and transportation vehicles (*)	926.098,00	24.319.333.480
Amount due for settlement within 12 months					<u>30.650.232.902</u>
					<u>1.550.732.971.501</u>

(ii) Detailed information on Long-term borrowings:

	Currency	Interest Rate	Date due	Loan purpose	Guarantee	31/03/2026	01/01/2026
						VND	VND
Long-term borrowings							
Others							
Vietnam Joint Stock Commercial Bank for Industry and Trade	VND	Floating	2028	Serving business activities	Secured by woodworking machinery and equipment (*)	479.821.830.074	397.815.542.630
Military Commercial Joint Stock Bank	VND	Floating	2030	Serve the project	Secured by machinery, equipment and production lines formed from the project (*)	103.216.569.699	96.836.437.251
Vietnam Bank for Agriculture and Rural Development	VND	Floating	2030	Serve the project	Secured by machinery, equipment and production lines formed from the project (*)	82.469.594.877	74.215.356.511
Joint Stock Commercial Bank for Investment and Development of Vietnam	VND	Floating	2030	Serve the project	Secured by assets formed from the project (*)	60.250.000.000	65.000.000.000
						233.885.665.498	161.763.748.868
						479.821.830.074	397.815.542.630
Amount due for settlement within 12 months						(30.650.232.902)	(38.747.698.536)
Amount due for settlement after 12 months						449.171.597.172	359.067.844.094

23 PROVISIONS FOR PAYABLES

	<u>01/01/2026</u>	Trong năm		<u>31/03/2026</u>
	VND	Increase VND	Decrease VND	VND
a) Short-term				
Construction project warranty reserve	3.308.620.958	-	179.375.921	3.129.245.037
	<u>3.308.620.958</u>	<u>-</u>	<u>179.375.921</u>	<u>3.129.245.037</u>
b) Long-term				
Cost of environmental restoration (i)	13.044.316.606	554.343.895	-	13.598.660.501
Land rental without contract (ii)	6.350.400.000	176.400.000	-	6.526.800.000
	<u>19.394.716.606</u>	<u>730.743.895</u>	<u>-</u>	<u>20.125.460.501</u>

(i) Provision for environmental restoration costs for mining mines is made in advance based on total cost estimation of environmental restoration and mining term approved by competent authorities.

(ii) This is land rental at some mines in Binh Dinh Province. Because the Company has not signed land lease contract and has not yet received payment notice of land rental from Tax Department of Binh Dinh Province, the Company is temporarily deducting into production and business expenses in the year based on unit price of land rental announced by the People's Committee of Binh Dinh Province.

24 OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital VND	Share premium VND	Other capital VND	Retained earnings VND	Non-Controlling Interests VND	Total VND
Beginning balance of previous	669.384.030.000	-	1.648.102.008.793	585.810.663.087	129.592.297.796	3.032.888.999.676
Transfer from other components of owners' equity	-	-	-	-	-	-
Profit for previous year	-	-	-	113.010.463.140	3.940.183.747	116.950.646.887
Dividend payment	-	-	-	(66.938.403.000)	-	(66.938.403.000)
Bonus and welfare fund	-	-	-	(3.558.982.303)	(570.237.741)	(4.129.220.044)
Ending balance of previous year	669.384.030.000	-	1.648.102.008.793	628.323.740.924	132.962.243.802	3.078.772.023.519
Transfer from other components of owners' equity	133.876.810.000	27.143.897.000	-	-	-	161.020.707.000
Profit for this year	-	-	-	149.758.429.941	4.207.580.563	153.966.010.504
Dividend distribution by subsidiaries from other equity of owners	-	-	-	-	-	-
Bonus and welfare fund	-	-	-	(6.437.086.651)	(922.250.322)	(7.359.336.973)
Share issuance costs	-	(421.250.000)	-	-	-	(421.250.000)
Other decrease	-	-	-	-	(4.154.834)	(4.154.834)
Ending balance of this year	803.260.840.000	26.722.647.000	1.765.246.311.654	915.959.431.659	144.410.286.676	3.655.599.516.989

b) Details of contributed capital of the Owner

	31/03/2026	Rate	01/01/2026	Rate
	VND		VND	
Mr. Le Vy	108.393.660.000	13,49%	108.393.660.000	13,50%
Mr. Le Van Thao	69.953.820.000	8,71%	69.953.820.000	8,69%
Mr. Nguyen Sy Hoe	50.429.440.000	6,28%	50.429.440.000	6,26%
Mr. Le Van Loc	49.901.140.000	6,21%	49.901.140.000	6,19%
Others	524.582.780.000	65,30%	524.582.780.000	65,37%
Cộng	803.260.840.000	100%	803.260.840.000	100%

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

	First quarter of 2026	First quarter of 2025
	VND	VND
Owner's contributed capital		
- At the beginning of the year	669.384.030.000	669.384.030.000
- Increase in the year	133.876.810.000	-
- Decrease in the year	-	-
- At the end of the year	803.260.840.000	669.384.030.000
Distributed dividends and profit		
- Dividend payable at the beginning of the year	3.453.399.800	2.591.748.300
- Dividend payable in the year	-	66.938.403.000
+ <i>Dividend payable from last year's profit</i>	-	66.938.403.000
- Dividend paid in cash in the year	24.612.000	66.924.919.000
+ <i>Dividend paid from last year's profit</i>	24.612.000	66.924.919.000
- Dividend payable at the end of the year	3.428.787.800	2.605.232.300

d) Share

	31/03/2026	01/01/2026
	VND	VND
Quantity of issued shares	80.326.084	66.938.403
- <i>Common shares</i>	80.326.084	66.938.403
Quantity of outstanding shares in circulation	80.326.084	66.938.403
- <i>Common shares</i>	80.326.084	66.938.403
Par value per share: VND 10,000/share		

25 OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT

a) Operating asset for leasing

The Company is the lessor under operating lease contracts. As at 31 March 2026, total future minimum lease income under irrevocable operating lease contracts are presented as follows:

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Under 1 year	545.454.545	632.812.145
From 1 year to 5 years	862.492.909	862.492.909

b) Operating leased assets

The Company is the lessee and leased lands under lease contracts with the State for the purpose of serving production and business activities in the localities. Under these contracts, the Company must pay the annual land rental until the contracts' maturity date in accordance with current regulations of the State.

In addition, the Company also has lease contracts to lease infrastructure in industrial parks (detailed as in Note 11) for the purpose of serving production and business activities. The Company paid full payment of rental for the entire lease term.

c) Foreign currencies

	<u>31/03/2026</u>	<u>01/01/2026</u>
USD	1.903.743,95	759.356,30
EUR	5.936,25	29.697,98

d) Doubtful debts written-off

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Doubtful debts written-offs	5.848.978.892	5.848.978.892

26 TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	First quarter of 2026	First quarter of 2025
	VND	VND
Revenue from sale of goods	2.063.923.416.976	1.595.829.808.701
- <i>Stone products</i>	456.753.403.763	382.333.988.936
- <i>Wood products, aluminum-steel</i>	1.285.732.324.371	1.021.641.041.792
- <i>Toyota Car</i>	208.034.392.943	159.614.500.515
- <i>Real estate</i>	106.779.331.000	29.689.412.000
- <i>Others</i>	6.623.964.899	2.550.865.458
Revenue from rendering of services	30.812.955.212	24.399.144.315
- <i>Toyota car repair services</i>	30.598.070.571	24.062.633.680
- <i>Office rental revenue</i>	214.884.641	336.510.635
	<u>2.094.736.372.188</u>	<u>1.620.228.953.016</u>
In which: Revenue from related parties (Detailed in Note 41)	3.010.144.123	51.016.608

27 REVENUE DEDUCTIONS

	First quarter of 2026	First quarter of 2025
	VND	VND
Sale discounts	-	17.300.080
	<u>-</u>	<u>17.300.080</u>

28 COST OF GOODS SOLD

	First quarter of 2026	First quarter of 2025
	VND	VND
Cost of goods sold	1.627.861.354.711	1.253.727.336.739
- <i>Stone products</i>	341.081.455.874	276.831.388.897
- <i>Wood products, aluminum-steel</i>	1.009.766.618.784	800.417.637.613
- <i>Toyota Car</i>	200.697.760.784	154.987.901.286
- <i>Real estate</i>	75.616.646.041	20.897.987.157
- <i>Others</i>	698.873.228	592.421.786
Cost of services rendered	24.077.665.803	18.937.345.471
- <i>Car repair services</i>	24.077.665.803	18.937.345.471
Provision for devaluation of inventories	-	-
	<u>1.651.939.020.514</u>	<u>1.272.664.682.210</u>
In which: Purchase from related parties Total purchase value: (Detailed in Note 41)	4.143.780.000	-

29 FINANCIAL INCOME

	First quarter of 2026	First quarter of 2025
	VND	VND
Interest income	2.556.779.152	2.100.959.874
Interest from selling trading securities	3.594.257.938	1.017.422.780
Dividends or profits received	1.507.001.000	-
Gain on exchange difference in the year	3.762.074.889	9.188.582.802
Gain on exchange difference at the year - end	4.110.702.461	1.742.900.460
	<u>15.530.815.440</u>	<u>14.049.865.916</u>
In which: Financial income received from related parties (Detailed in Note 41)	3.767.502.500	-

30 FINANCIAL EXPENSES

	First quarter of 2026	First quarter of 2025
	VND	VND
Interest expenses	23.906.033.470	17.418.027.185
Loss from disposal of financial investments	4.262.320.319	-
Loss on exchange difference in the year	1.828.733.936	2.061.614.367
Loss on exchange difference at the year-end	4.074.331.466	4.506.513
Provision for diminution in value of trading securities and impairment loss from investment	850.000.000	-
Other financial expenses	-	89.803.141
	<u>34.921.419.191</u>	<u>19.573.951.206</u>
In which: Financial expenses paid to related parties (Detailed in Note 41)	260.046.589	288.823.770

31 SELLING EXPENSES

	First quarter of 2026	First quarter of 2025
	VND	VND
Raw materials	64.204.749.743	82.308.853.827
Labour expenses	8.922.139.522	4.488.077.141
Tools, instruments and supplies expenses	44.890.048	5.190.178.225
Depreciation expenses	877.289.848	559.279.034
Taxes, fees and charges	4.149.981.532	10.378.883.320
Expenses of outsourcing services	77.759.424.079	23.997.185.949
Other expenses in cash	9.030.641.330	3.768.960.466
	<u>164.989.116.102</u>	<u>130.691.417.962</u>

32 GENERAL AND ADMINISTRATIVE EXPENSE

	First quarter of 2026	First quarter of 2025
	VND	VND
Raw materials	170.108.809	108.787.200
Labour expenses	41.049.128.209	41.905.825.442
Tools, instruments and supplies expenses	2.711.848.719	2.353.240.598
Depreciation expenses	3.673.055.621	2.727.490.463
Tax, Charge, Fee	1.259.087.671	999.917.745
Provision expenses	1.448.892.222	824.707.205
Expenses of outsourcing services	8.058.603.887	9.492.739.094
Other expenses in cash	9.264.530.596	4.146.459.398
Goodwill	1.061.199.562	781.158.857
	<u>68.696.455.296</u>	<u>63.340.326.002</u>

33 OTHER INCOME

	First quarter of 2026	First quarter of 2025
	VND	VND
Gain from liquidation, disposal of fixed assets	142.938.939	2.189.482.243
Gain from Toyota car sale promotion	687.208.499	344.108.002
Gain from wood sale promotion	-	220.839.457
Gain from debt collection	11.635.791	268.666.986
Other incomes	1.537.762.088	2.460.451.982
	<u>2.379.545.317</u>	<u>5.483.548.670</u>

34 OTHER EXPENSES

	<u>First quarter of 2026</u>	<u>First quarter of 2025</u>
	VND	VND
Loss from liquidation, disposal of fixed assets	46.850.648	2.187.610.909
Penalty due to late delivery, defective products	298.260.663	2.369.985.211
Fine for administrative and tax violations	20.200.101	1.012.267.631
Bad debts recovery cost	405.118.207	1.797.976.755
Others	1.386.593.654	2.218.794.238
	<u>2.157.023.273</u>	<u>9.586.634.744</u>

35 CURRENT CORPORATE INCOME TAX EXPENSES

	<u>First quarter of 2026</u>	<u>First quarter of 2025</u>
	VND	VND
Current corporate income tax expense in parent	19.347.448.226	15.752.351.327
Current corporate income tax expense in subsidiaries	16.964.534.495	13.457.137.319
- Phu Yen Construction Materials Joint Stock	33.822.630	514.786.887
- Vina G7 Joint Stock Company	4.255.353.068	4.212.187.904
- Toyota Binh Dinh One-member Company Limited	552.121.624	315.533.267
- Toyota Da Nang One-member Company Limited	618.154.124	196.505.792
- Phu Tai Dong Nai One-member Company Limited	2.800.694.400	2.838.744.759
- Phu Tai Real Estate One Member Company Limited	2.539.416.863	-
- Thanh Chau Phu Yen Granite Company Limited	233.966.562	-
- Son Phat Production and Trading Company Limited	539.073.556	267.939.039
- Phu Tai Quartz Stone One Member Company Limited	375.097.252	1.087.155.858
- Phu Tai Binh Dinh Wood Company Limited	680.142.694	818.818.334
- Phu Tai Binh Dinh Quartz Company Limited	171.109.273	-
- Phu Tai Dong Nai Stone Company Limited	1.403.640.860	1.699.060.225
- Phu Tai Khanh Hoa Stone Company Limited	1.754.226.623	1.247.789.381
- Phu Tai Home Company Limited	101.415.647	258.615.873
- Phu Tai Primeum Metal Furniture One Member	906.299.319	-
Total current corporate income tax expense	<u>36.311.982.721</u>	<u>29.209.488.646</u>

36 DEFERRED INCOME TAX

a) Deferred income tax assets

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Corporate income tax rate used to determine deferred income tax assets	20%	20%
Deferred income tax assets related to deductible temporary differences	2.864.158.099	2.382.313.660
Deferred income tax assets related to unused tax losses	-	-
	<u>2.864.158.099</u>	<u>2.382.313.660</u>

b) Deferred income tax liabilities

	<u>31/03/2026</u>	<u>01/01/2026</u>
	VND	VND
Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
Deferred income tax liabilities arising from deductible temporary difference	6.693.670.099	6.693.670.099
	<u>6.693.670.099</u>	<u>6.693.670.099</u>

c) Deferred corporate income tax expense

	<u>First quarter of 2026</u>	<u>First quarter of 2025</u>
	VND	VND
Deferred CIT expense relating to taxable temporary difference	(481.844.439)	(935.127.096)
Deferred CIT expense relating to reversal of deferred income tax assets	-	(97.922.418)
	<u>(481.844.439)</u>	<u>(1.033.049.514)</u>

37 BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the Company are calculated as follows:

	<u>First quarter of 2026</u>	<u>First quarter of 2025</u>
	VND	VND
Net profit after tax	149.758.429.941	113.010.463.140
Profit distributed to common shares	149.758.429.941	113.010.463.140
Average number of outstanding common shares in circulation	80.326.084	66.938.403
Basic earnings per share	<u>1.864</u>	<u>1.688</u>

As at 31 December 2025, the Company did not have shares with dilutive potential for earnings per share.

38 ADDITIONAL INFORMATION FOR THE ITEMS OF THE CONSOLIDATED STATEMENT OF CASH FLOWS

	<u>First quarter of 2026</u> VND	<u>First quarter of 2025</u> VND
Proceeds from borrowings during the year		
Proceeds from ordinary contracts	1.302.077.747.688	1.241.767.956.584
Proceeds from issuance of common bonds	258.226.603	-
Actual repayment on principal during the year		
Repayment on principal from ordinary contracts	1.358.532.892.233	1.355.154.660.161
Repayment on principal of common bonds	-	-

39 SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD

The General Meeting of Shareholders and the Board of Directors, under Resolution No. 71/NQ-HDQT dated 28 April 2026, approved the 2025 dividend distribution plan as follows:

- Cash dividends for 2025 at a rate of 5% of par value per ordinary share.
- Share dividends for 2025 at a ratio of 4:1 (shareholders holding four ordinary shares receive one additional share).

40 SEGMENT REPORTING

a) Under business fields

	Stone business	Wood, aluminum - steel business	Real estate	Trade and services	Elimination	Grand total
	VND	VND	VND	VND	VND	VND
Net revenue from sales to external customers	456.753.403.763	1.285.732.324.371	106.779.331.000	245.471.313.054	-	2.094.736.372.188
- Domestic	209.178.857.792	138.661.560.595	106.779.331.000	245.471.313.054	-	700.091.062.441
- Export	247.574.545.971	1.147.070.763.776	-	-	-	1.394.645.309.747
Cost of goods sold	341.081.455.874	1.009.766.618.784	75.616.646.041	225.474.299.815	-	1.651.939.020.514
Profit from business activities	115.671.947.889	275.965.705.587	31.162.684.959	19.997.013.239	-	442.797.351.674
The total cost of acquisition of fixed assets	54.369.797.388	87.480.209.196	-	-	-	141.850.006.584
Segment assets	1.981.524.387.789	2.683.463.588.253	875.801.682.219	1.021.757.525.025	(82.809.552.646)	6.479.737.630.640
Unallocated assets						65.925.516.932
Total assets	1.981.524.387.789	2.683.463.588.253	875.801.682.219	1.021.757.525.025	(82.809.552.646)	6.545.663.147.572
Segment liabilities	565.128.175.994	1.142.789.283.515	525.519.232.907	623.625.038.816	(73.234.404.272)	2.783.827.326.960
Unallocated liabilities						106.236.303.623
Total liabilities	565.128.175.994	1.142.789.283.515	525.519.232.907	623.625.038.816	(73.234.404.272)	2.890.063.630.583

b) Under geographical areas

	Gia Lai	Dong Nai	Da Nang	Other areas	Elimination	Grand total
	VND	VND	VND	VND	VND	VND
Net revenue from external sales	1.631.764.904.491	470.581.459.074	146.167.720.870	172.624.136.612	(326.401.848.859)	2.094.736.372.188
- Domestic sales	655.404.413.229	52.296.640.589	146.167.720.870	172.624.136.612	(326.401.848.859)	700.091.062.441
- Export sales	976.360.491.262	418.284.818.485	-	-	-	1.394.645.309.747
Segment assets	4.826.392.321.908	1.225.435.632.349	66.486.559.076	510.158.186.885	(82.809.552.646)	6.545.663.147.572
Total capital expenditure on fixed asset	156.051.151.727	36.432.120.546	-	299.399.666	-	192.782.671.939

41 TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relations between related parties and the Group are as follows:

Related parties	Relation
Phu Yen Construction Materials Joint Stock Company	Associated Company
Phu Tai Van Ha Investment Joint Stock Company	Joint venture Company
Members of the Board of Directors, Board of Management, Audit Committee, other managers of the Company	Key management member of the Company

In addition to the information with related parties presented in the above Notes, during the year, the Group has transactions with related parties as follows:

	First quarter of 2026 VND	First quarter of 2025 VND
Sales of goods and rendering of services	3.010.144.123	51.016.608
Phu Tai Van Ha Investment Joint Stock Company	23.396.475	22.549.335
Phu Yen Construction Materials Joint Stock Company	2.986.747.648	28.467.273
Purchase of goods and services	4.143.780.000	-
Phu Yen Construction Materials Joint Stock Company	4.143.780.000	-
Principal repayment within the year	22.500.000.000	-
Phu Tai Van Ha Investment Joint Stock Company	22.500.000.000	-
Interest expenses	260.046.589	288.823.770
Phu Tai Van Ha Investment Joint Stock Company	260.046.589	288.823.770
Contribute capital	3.767.548.612	-
Phu Yen Construction Materials Joint Stock Company	3.767.502.500	-

Remuneration, salaries and other income of members of the Board of Management, General Director, Audit Committee and other managers are as follows:

	<u>Position</u>	<u>First quarter of</u> VND	<u>First quarter of</u> VND
Mr. Le Van Thao	Chairman of the Board of Directors (appointed on 13 April 2025)	405.340.000	378.230.000
Mr. Le Vy	Chairman of the Board of Directors (dismissed on 13 April 2025)	-	384.550.000
Mr. Nguyen Sy Hoe	Member of the Board of Directors cum Chief Executive Officer	354.630.000	319.470.000
Mr. Phan Quoc Hoai	Member of the Board of Directors cum Deputy Chief Executive Officer	314.180.000	321.360.000
Mr. Tran Thanh Cung	Member of the Board of Directors cum Deputy Chief Executive Officer	268.180.000	249.050.000
Mr. Le Van Loc	Member of the Board of Directors cum Deputy Chief Executive Officer	467.633.385	376.685.000
Mr. Le Anh Van	Member of the Board of Directors cum Deputy Chief Executive Officer	327.838.000	212.350.000
Mr. Doan Minh Son	Independent Member of the Board of Directors cum Chairman of the Audit	37.700.000	36.700.000
Mr. Do Xuan Lap	Independent Member of the Board of Directors cum Member of the Audit Committee (dismissed on 27	-	36.700.000
Mr. Pham Hong Quy	Independent Member of the Board of Directors cum Member of the Audit Committee (appointed on 27	37.700.000	-
Mr. Le Van Luan	Deputy Chief Executive	308.595.453	223.293.317
Mrs. Nguyen Thi My Loan	Chief Accountant	184.170.000	177.320.000

In addition to the above related parties transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

42 COMPARATIVE FIGURES

Comparative figures presented in the Consolidated Statement of Financial Position and the related notes are those of the Consolidated financial statements for the accounting period ended 31 December 2025.

Comparative figures presented in the Consolidated Statement of Profit or Loss, the Consolidated Statement of Cash Flows and the related notes are those of the Consolidated financial statements for the accounting period from 1 January 2025 to 31 March 2025.

Preparer



Tran Nguyen Kha

Chief Accountant



Nguyen Thi My Loan

Gia Lai, 29 April 2026
General Director



NGUYỄN SỸ HÒE

