

No. **02** /VTQ

Quang Tri, January 20, 2026

**PUBLICATION OF INFORMATION ON THE ELECTRONIC
INFORMATION PORTAL**

Dear: Hanoi Stock Exchange.

Company: **VIET TRUNG QUANG BINH JOINT STOCK COMPANY**

Head office: Residential Group 3, Nam Trach Commune, Quang Tri Province, Vietnam.

Phone: 0232. 3796 003

Fax: 0232. 3796 060

Person responsible for information disclosure: Mr. **Nguyen Hai Thanh**

Position: Member of the Board of Directors and Deputy Director of the Company

Type of disclosed information:

☐ 24h

☐ 72h

☐ Request

☐ Abnormal

☒ Periodically

Content of disclosed information:

Viet Trung Quang Binh Joint Stock Company announces the information of the self-prepared financial report for the 4rd quarter of 2025.

This information has been published on the Company's electronic information portal at the following link: <http://www.viettrungqb.com.vn>

We commit that the disclosed information above is true and we take full responsibility before the law for the content of the disclosed information./.

Person responsible for information disclosure

Recipients:

- As above;
- Archive: Clerical.



Nguyen Hai Thanh

No. 23 /VTQ

Quang Tri, January 20, 2026

DISCLOSURE OF PERIODIC FINANCIAL REPORT

Dear

- **State Securities Commission;**
- **Hanoi Stock Exchange.**

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market, Viet Trung Quang Binh Joint Stock Company hereby discloses the financial report for the 4rd quarter of 2025 to the Hanoi Stock Exchange as follows:

1. Organization name: Viet Trung Quang Binh Joint Stock Company

- Securities code: VTQ
- Address: Residential Group 3, Nam Trach Commune, Quang Tri Province, Vietnam.
- Contact phone: 0232.3796003
- Email: viettrung.qb@gmail.com Website: www.viettrungqb.com.vn/

2. Disclosure content:

- Financial report for the 4rd quarter of 2025
- ☒ Separate financial statements (Listed organization has no subsidiary companies and the parent accounting unit has no affiliated units);
- ☐ Consolidated financial statements (Listed organization has a subsidiary);
- ☐ Consolidated financial report (Listed organization has an accounting unit under its own organizational structure).
- Cases that must provide explanations for the reasons:
 - + The after-tax corporate income profit in the income statement for the reporting period changes by 10% or more compared to the same period last year

☒ Have

☐ Not

Explanation text in the case of positive accumulation:

☒ Have

☐ Not

- + The after-tax profit in the reporting period incurs a loss, shifting from a profit in the same period of the previous year to a loss in this period, or vice versa

☐ Have

☒ Not

Explanation text in the case of positive accumulation:

☐ Have

☐ Not

This information has been published on the Company's electronic information portal at the following link: www.viettrungqb.com.vn/

We commit that the disclosed information above is true and we take full responsibility before the law for the content of the disclosed information./.

**ORGANIZATION REPRESENTATIVE
CHAIRMAN OF THE BOARD OF DIRECTORS**

Attached documents:

- Financial report for the 4rd quarter of 2025;
- Explanatory text.



Phan Van Thanh

TABLE OF CONTENTS

CONTENTS

PAGE(S)

BALANCE SHEET	2-5
INCOME STATEMENT	6
CASH FLOW STATEMENT	7
NOTES TO THE FINANCIAL STATEMENTS	8-23



BALANCE SHEET
As of December 31, 2025

Unit: VND

ASSETS		Codes	Notes	Closing balance	Opening balance
A,	CURRENT ASSETS	100		42,424,308,454	35,371,642,036
I,	Cash and cash equivalents	110		13,035,891,191	6,286,019,414
1,	Cash	111	V,1	13,035,891,191	6,286,019,414
2,	Cash equivalents	112			
II,	Short-term financial investments	120			
1,	Trading securities	121			
2,	Provision for impairment of trading securities	122			
3,	Held-to-maturity investments	123			
III,	Short-term receivables	130		12,365,109,493	15,423,271,688
1,	Short-term trade receivables	131	V,3	15,798,961,032	14,951,881,292
2,	Short-term advances to suppliers	132	V,10	380,075,127	479,013,714
3,	Short-term inter-company receivables	133			
4,	Receivables from construction contracts under percentage of completion method	134			
5,	Short-term loan receivables	135			
6,	Other short-term receivables	136	V,4	7,934,498,386	11,741,148,278
7,	Provision for short-term doubtful debts	137	V,5	-11,748,425,052	-11,748,771,596
8	Deficits in assets awaiting solution	139			
IV,	Inventories	140	V,6	16,980,254,074	13,607,704,162
1,	Inventories	141		17,008,273,296	13,637,223,384
2,	Provision for devaluation of inventories	149		-28,019,222	-29,519,222
V,	Other short-term assets	150		43,053,696	54,646,772
1,	Short-term prepayments	151		29,706,790	
2,	Value added tax deductibles	152	V,12		
3,	Taxes and other receivables from the State budget	153	V,12		
4,	Government bond sale and repurchase transactions	154		13,346,906	54,646,772
5,	Other short-term assets	155			

BALANCE SHEET (Continued)
As of December 31, 2025

ASSETS			Unit: VND	
	Codes	Notes	Closing balance	Opening balance
B, NON-CURRENT ASSETS	200		179,243,243,832	162,567,932,740
I, Long-term receivables	210		-	-
1, Long-term trade receivables	211			
2, Long-term advances to suppliers	212			
3, Operating capital contributed to dependent units	213			
4, Long-term inter-company receivables	214			
5, Long-term loans receivable	215			
6, Other long-term receivables	216			
7, Provision for long-term doubtful debts	219			
II, Fixed assets	220		107,872,972,525	117,445,332,533
1, Tangible fixed assets	221	V,7	107,872,972,525	117,445,332,533
- Cost	222		245,163,760,287	247,197,896,092
- Accumulated depreciation	223		-137,290,787,762	-129,752,563,559
2, Finance lease assets	224			
- Cost	225			
- Accumulated depreciation	226			
3, Intangible assets	227			
- Cost	228			
- Accumulated amortisation	229			
III, Investment property	230			
- Cost	231			
- Accumulated depreciation/impairment	232			
IV, Long-term assets in progress	240		48,881,788,539	25,315,470,616
1, Long-term work in progress	241			
2, Long-term construction in progress	242	V,8	48,881,788,539	25,315,470,616
V, Long-term financial investments	250		21,726,400,841	18,998,319,496
1, Investments in subsidiaries	251		0	0
2, Investments in joint-ventures, associates	252	V,9	81,840,000,000	81,840,000,000
3, Equity investments in other entities	253		0	0
4, Provision for impairment of long-term financial investments	254			-63,841,680,504
5, Held-to-maturity investments	255	V,2	-61,113,599,159	
VI, Other long-term assets	260		1,000,000,000	1,000,000,000
1, Long-term prepayments	261	V,10	762,081,927	808,810,095
2, Deferred tax assets	262		762,081,927	808,810,095
3, Long-term reserved spare parts	263			
4, Other long-term assets	268			
TOTAL ASSETS (270=100+200)	270		221,667,552,286	197,939,574,776

BALANCE SHEET (Continued)
As of December 31, 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C, LIABILITIES	300		87,494,592,479	70,424,224,137
I, Current liabilities	310		78,738,280,171	69,938,283,137
1, Short-term trade payables	311	V,11	13,003,561,136	14,643,156,432
2, Short-term advances from customers	312		200,546,400	237,278,400
3, Taxes and amounts payable to the State budget	313	V,12	1,108,044,312	405,339,868
4, Payables to employees	314		8,320,649,401	8,037,497,235
5, Short-term accrued expenses	315	V,13	325,390,318	149,640,115
6, Short-term inter-company payables	316			
7, Payables relating to construction contracts under percentage of completion method	317			
8, Short-term unearned revenue	318		920,000,000	161,223,103
9, Other current payables	319	V,14	6,015,503,417	2,889,306,766
10, Short-term loans and obligations under finance leases	320	V,15	45,428,925,180	39,227,945,611
11, Short-term provisions	321		0	
12, Bonus and welfare funds	322		3,415,660,007	4,186,895,607
13, Price stabilization fund	323			
14, Government bond sale and repurchase transactions	324			
II, Long-term liabilities	330		8,756,312,308	485,941,000
1, Long-term trade payables	331		0	
2, Long-term advances from customers	332		0	
3, Long-term accrued expenses	333		0	
4, Inter-company payables regarding operating capital	334		0	
5, Long-term inter-company payables	335		0	
6, Long-term unearned revenue	336		0	
7, Other long-term payables	337	V,14	492,000,000	292,000,000
8, Long-term loans and obligations under finance leases	338	V,15	8,264,312,308	193,941,000
9, Convertible bonds	339			
10, Preference shares	340			
11, Deferred tax liabilities	341			
12, Long-term provisions	342			
13, Scientific and technological development fund	343			

BALANCE SHEET (Continued)
As of December 31, 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
D, EQUITY	400			
I, Owner's equity	410	V,16	134,172,959,807	127,515,350,639
1, Owner's contributed capital	411		133,492,959,807	126,835,350,639
- Ordinary shares carrying voting rights	411a		170,817,910,000	170,817,910,000
- Preference shares	411b		170,817,910,000	170,817,910,000
2, Share premium	412			
3, Convertible options	413			
4, Other owner's capital	414			
5, Treasury shares	415			
6, Assets revaluation reserve	416			
7, Foreign exchange reserve	417			
8, Investment and development fund	418		7,451,470,765	7,451,470,765
9, Enterprise reorganisation support fund	419			
10, Other reserves	420			
11, Retained earnings	421		-44,776,420,958	-51,434,030,126
- Retained earnings/(losses) accumulated to the prior year end	421a		-51,434,030,126	-55,401,699,363
- Retained earnings/(losses) of the current year	421b		6,657,609,168	3,967,669,237
12, Construction investment fund	422			
II, Other resources and funds	430		680,000,000	680,000,000
1, Subsidised funds	431		680,000,000	680,000,000
2, Funds for fixed assets acquisition	432			
TOTAL RESOURCES (440 = 300+ 400)	440		221,667,552,286	197,939,574,776



Preparer



Chief Accountant




Chairman of the board
January 20, 2026

INCOME STATEMENT
For the quarter ended December 31, 2025

Unit: VND

ITEMS	Cod es	Note s	Quarter 4/2025	Quarter 4/2024	Current year	Prior year
1, Gross revenue from goods sold and services rendered	01	VI,1	38,596,409,744	37,889,229,452	110,782,461,920	121,995,391,855
2, Deductions	02		0	0	0	0
3, Net revenue from goods sold and services rendered (10=01-02)	10	VI,2	38,596,409,744	37,889,229,452	110,782,461,920	121,995,391,855
4, Cost of sales	11		30,975,749,807	30,268,074,472	91,435,274,883	95,877,569,739
5, Gross profit from goods sold and services rendered (20=10-11)	20		7,620,659,937	7,621,154,980	19,347,187,037	26,117,822,116
6, Financial income	21	VI,3	17,267,156	43,357,324	68,632,703	75,364,065
7, Financial expenses	22	VI,4	699,426,056	3,041,633,119	829,834,580	12,709,095,178
- In which: Interest expense	23		973,426,056	921,865,000	3,557,915,925	3,611,924,358
8, Selling expenses	25	VI,5	166,500,000	125,500,000	241,000,000	294,636,000
9, General and administration expenses	26	VI,5	3,187,959,016	3,048,457,158	11,338,797,140	10,469,732,008
10, Operating profit (30 = 20+(21-22)-(24+25))	30		3,584,042,021	1,448,922,027	7,006,188,020	2,719,722,995
11, Other income	31	VI,6	1,449,073,360	214,951,678	1,859,663,689	1,273,684,919
12, Other expenses	32	VI,7	2,105,443,748	4,770,957	2,208,242,541	25,738,677
13, Profit from other activities (40=31-32)	40		-656,370,388	210,180,721	-348,578,852	1,247,946,242
14, Accounting profit before tax (50=30+40)	50		2,927,671,633	1,659,102,748	6,657,609,168	3,967,669,237
15, Current corporate income tax expense	51		0	0	0	0
16, Deferred corporate tax (income)/expense	52		0	0	0	0
17, Net profit after corporate income tax (60=50-51-52)	60		2,927,671,633	1,659,102,748	6,657,609,168	3,967,669,237

Preparer

Phan Hữu Bằng

Chief Accountant



Phan Văn Thành

Chairman of the board

January 20, 2026

CASH FLOW STATEMENT
(direct method)
For the quarter ended December 31, 2025

ITEMS	Codes	Notes	Unit: VND	
			Current year	Prior year
I, Cash flow from operating activities				
1, Cash receipts from goods sale, services supply and others	01		114,486,510,708	122,691,495,714
2, Cash payments to goods suppliers and service providers	02		-61,754,207,432	-25,276,604,598
3, Cash payments to employees	03		-8,766,287,054	-10,310,994,330
4, Cash payments of loan interests	04		-3,484,017,574	-3,656,623,628
5, Cash payment of enterprise income tax	05		-772,809,282	-1,124,873,767
6, Other cash receipts from business activities	06		70,461,677,277	41,757,192,885
7, Other cash payments to production and business activities	07		-61,173,218,648	-63,258,663,030
Net cash flows from business activities	20		48,997,647,995	60,820,929,246
II, Cash flow from investment activities				
1, Cash payments to procure and/or construct fixed assets and other long-term assets	21			-1,817,802
2, Cash receipts from the liquidation, assignment or sale of fixed assets and other long-term assets	22			
3, Cash payments to provide loans, to acquire debt instruments of other units	23			
4, Cash receipts from the recovery of loans provided, from the re-sale of debt instruments of other units	24			
5, Cash payments of investments in capital contributions to other units	25			
6, Cash recovered from investments in capital contributions to other units	26			
7, Cash receipts from loan interests, dividends and earned profits	27			
Net cash flow from investment activities	30			-1,817,802
III, Cash flow from financial activities				
1, Cash proceeds from the issuance of shares or reception of capital contributed by owners	31			
2, Cash repayments of contributed capital to owners or for redemption of shares by the issuing enterprise	32			
3, Cash receipts from short- or long-term borrowings	33		18,495,728,031	7,202,475,098
4, Cash repayments of principals of borrowings	34		-60,743,504,249	-65,472,366,777
5, Cash repayments of financial leasing debts	35			
6, Cash payments of dividends or profits to owners or shareholders	36			
Net cash flow from financial activities	40		-42,247,776,218	-58,269,891,679
Net cash flow in the period (50=20+30+40)	50		6,749,871,777	2,549,219,765
Cash and cash equivalents at the beginning of period	60		6,286,019,414	3,736,799,649
Effects of changes in foreign exchange rates	61			
Cash and cash equivalents at the end of period (70 = 50+60+61)	70		13,035,891,191	6,286,019,414

Preparer

Phan Hữu Bằng
Chief Accountant

Phan Văn Thành
Chairman of the board
January 20, 2026

I. GENERAL INFORMATION

Structure of ownership

Viet Trung Quang Binh Joint Stock Company ("the Company"), formerly Viet Trung One Member Co., Ltd., was equitized. The Company was incorporated according to the License No. 3100114493 issued by the Department of Planning and Investment of Quang Binh Province for the first time on 02 July 2010 and the time of change. Currently, the Company is operating under the 9th amended Business Registration Certificate on September 22, 2025. The company is an independent accounting entity that conducts business and production activities in accordance with the Law on Enterprises, the company's charter, and the relevant legal regulations currently in effect.

Charter Capital as per the Business Registration Certificate: VND 170,817,910,000 (One hundred seventy billion, eight hundred seventeen million, nine hundred ten thousand dong),

Main Business Activities:

Rubber tree cultivation: Planting, tending, harvesting, processing, and trading rubber latex,
Wood processing: Processing raw wood materials and finished wood products,

Total number of employees as of *December 31, 2025*: 524 employees (as of December 31, 2024: 525 employees),

Financial Report Data:

This financial report consolidates data from the Company's headquarters and one dependent branch,

Corporate Structure:

The Company is headquartered at: Residential Group 3, Nam Trach Commune, Quang Tri Province, Vietnam

	Earning rate control	Proportion own	Main activities	Address
Dependent accounting: Phu Quy Wood Branch			Wood processing	Dong Thuan Ward, Quang Tri
Joint venture Company: Hoa Phat Quang Binh Breeding Limited Liability Company	27,28%	27,28%	Cow farming	Nam Trach Commune, Quang Tri Province

II. ACCOUNTING CONVENTION AND FINANCIAL YEAR

Accounting convention

The accompanying financial statements, expressed in Vietnam Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese accounting standards, accounting regime and legal regulations relating to financial statement preparation and presentation,

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

Financial year

The Company's financial year begins on 01 January and ends on 31 December,
This report is established as of December 31, 2025 for information disclosure purposes,

III, ACCOUNTING STANDARDS AND SYSTEM APPLIED

The Company's Directors ensure that it has complied with the requirements of Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System issued in accordance with Circular No, 200/2014/TT-BTC ("Circular 200") dated December 22, 2014 of the Ministry of Finance, Circular No, 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No, 200/2014/TT- BTC as well as Circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements,

IV, SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these financial statements, are as follows:

Estimates

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

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments with original maturity of less than 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value,

Financial Investments

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies,

Interests in subsidiaries, joint ventures and associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts,

Receivables

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

Provision for doubtful debts is made for receivables that are overdue under the 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 provision for doubtful debts is based on the original repayment period under the original purchase contract, without regard to the extension of the debt between the parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing,

Inventories

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

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

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation,

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use,

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs, Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	<u>Year</u>
Buildings, structures	06 – 20
Machinery and equipment	05 – 10
Transportation and transmission vehicles	07 – 10
Equipment and management tools	03 – 05
Perennial plants, animals working for products	06 – 40
Other tangible fixed assets	03 - 05

Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost, Cost includes professional fees, and for qualifying assets, borrowing costs dealt with in accordance with the Company's accounting policy, Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use,

Prepaid expenses

Prepaid expenses include actual expenses incurred but related to the business results of many accounting periods. Prepaid expenses include the value of exported tools, instruments and components, expenses that are considered to be likely to bring future economic benefits to the Company. These expenses are capitalized as prepayments and amortized to the income statement using the straight-line method in accordance with current accounting regulations.

Revenue recognition

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

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

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate unless the interest receivable is uncertain.

Cost of goods sold

Including the cost of finished products and services sold during the year, recorded in accordance with the revenue consumed during the year.

For direct material costs consumed in excess of the normal level, labor costs, fixed general production costs not allocated to the value of products in stock, they are recorded immediately in the cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed.

Financial activity expenses

Financial expenses reflect expenses or losses related to financial investment activities: loan interest expenses, deferred purchase interest, interest on financial leased assets, payment discounts for buyers, expenses and losses from liquidation, transfer of investments, provisions for devaluation of trading securities, provisions for investment losses in other entities, losses arising from selling foreign currencies, exchange rate losses and other investment activity expenses.

Selling expenses, business management expenses

Selling expenses reflect actual expenses incurred in the process of selling products, goods, and providing services.

Business management expenses reflect actual expenses incurred related to the general management of the business.

Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from net profit as reported in the income statement because it excludes items of income or expense that

are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible,

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

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

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

The recognition of corporate income tax is based on current tax regulations. However, these regulations vary from time to time and the final recognition of corporate income tax depends on the results of the examination by the tax authorities,

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

Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax allocated to the shareholders owning common shares of the Company (after adjusting for the deduction of welfare and reward fund) by the weighted average number of ordinary shares in circulation during the year,

Diluted earnings per share is calculated by dividing the profit (or loss) after tax allocated to shareholders owning the common shares of the Company (after adjusting for dividends of convertible preferred shares) by the weighted average number of ordinary shares in circulation during the year and the weighted average number of ordinary shares which will be issued in case potential impaired ordinary shares are converted into common shares,

Related parties

Considered as related parties are enterprises - including parent companies, subsidiaries, affiliated companies - individuals who, directly or indirectly through one or more intermediaries, have control over the Company or under the control of the Company, or under common control with the Company. Affiliates, individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management positions such as directors, officers of the Company, close family members of these individuals or affiliated parties or companies affiliated with these individuals are also considered related parties,

In considering each related party relationship, attention is given to the substance of the relationship, not the legal form,

V, INFORMATION SUPPLEMENTING THE ITEMS IN THE BALANCE SHEET

1. CASH AND CASH EQUIVALENTS

	Closing balance	Opening balance
	VND	VND
Cash on hand	1,503,259,293	1,285,581,376
Bank demand deposits	11,532,631,898	5,000,438,038
Cash in transit		
Cash equivalents		
Total	13,035,891,191	6,286,019,414

2. HELD-TO-MATURITY INVESTMENTS

	Closing balance	Opening balance
	VND	VND
Bonds	1,000,000,000	1,000,000,000
Total	1,000,000,000	1,000,000,000

Investment bonds in Vietnam Joint Stock Commercial Bank for Industry and Trade, Quantity 10,000 bonds, face value: 100,000 VND per bond, The bond term is 10 years with floating interest rate or equal to reference interest rate + Margin of 1,3% per year, The issuance date and maturity date of the bond are October 30, 2023 and October 30, 2033, respectively,

3. SHORT - TERM TRADE RECEIVABLES

Chỉ tiêu	Closing balance	Opening balance
a) Phải thu của khách hàng ngắn hạn	15,798,961,032	14,951,881,292
- IFC Company Limited	362,239,695	862,088,406
- Vietnam Forestry Corporation - Joint Stock Company	172,800,000	0
- An Truong Sinh Trading and Construction Company Limited	95,073,221	0
- Song Thanh General Construction Company Limited	1,042,437,875	0
- HD Furniture Group Joint Stock Company	521,721,480	1,053,983,680
- Tan Minh Company Limited	118,196,201	121,750,201
- Tamico Joint Stock Company	9,442,985,568	9,442,985,568
- Tien Phong Cam Lo Company Limited	831,779,616	1,651,595,083
- Other trade receivables	3,211,727,376	1,819,478,354

4. OTHER RECEIVABLES

	Closing balance	Opening balance
	VND	VND
a, Current	-	-
Receivable related to equitisation		
Receivable from employees	7,020,297,547	8,133,692,961
Deposits and mortgages		
Receivable for lent items		
Other receivables	914,200,839	3,607,455,317
Total	7,934,498,386	11,741,148,278

5. BAD DEBTS

	Closing balance			Opening balance		
	VND			VND		
	Cost	Recoverable amount	Payees	Cost	Recoverable amount	Payees
Short-term receivables						
Tamico Joint Stock Company	9,961,840,626	56,558,802	9,905,281,824	9,962,568,366	71,501,898	9,891,066,468
Tue Lam High Technology	9,442,985,568	0	9,442,985,568	9,442,985,568	0	9,442,985,568
Agriculture Company Limited						
People's Committee of Van Trach	60,500,000		0	104,971,000		104,971,000
Cao Nguyen International Company Limited	115,015,000					
Other subjects	343,340,058	56,558,802	286,781,256	239,096,798	71,501,898	167,594,900
Other short-term receivables	1,843,143,228	0	1,843,143,228	1,857,705,128	0	1,857,705,128
Nguyen Thi Phuong	65,969,581	0	65,969,581	65,969,581	0	65,969,581
Phan Thi Van	60,877,129	0	60,877,129	60,877,129	0	60,877,129
Other subjects	1,716,296,518		1,716,296,518	1,730,858,418		1,730,858,418
Total	11,804,983,854	56,558,802	11,748,425,052	11,820,273,494	71,501,898	11,748,771,596

6. INVENTORIES

	Closing balance		Opening balance	
	VND		VND	
	Cost	Provision	Cost	Provision
Raw materials	1,229,292,313	-	944,651,325	-
Tools and supplies	124,269,422	-	137,939,490	-
Work in progress	12,656,810,182	-	11,253,831,115	-
Finished goods	2,029,631,120	15,238,313	1,280,928,122	29,519,222
Merchandise	968,270,259	12,780,909	19,873,332	-
Total	17,008,273,296	28,019,222	13,637,223,384	29,519,222

7. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings and structures	Machinery and equipment	Transportation and transmission vehicles	Equipment and management tools	Perennial plants, animals working for products	Other	Total
	VND	VND	VND	VND	VND	VND	VND
COST							
Opening balance	106,018,104,222	22,228,744,437	5,622,844,560	1,766,288,691	108,811,516,157	2,750,398,025	247,197,896,092
Additions							
Transfer from construction in progress	699,233,333	64,819,000					764,052,333
Disposals				509,532,727	2,288,655,411		2,798,188,138
Closing balance	106,717,337,555	22,293,563,437	5,622,844,560	1,256,755,964	106,522,860,746	2,750,398,025	245,163,760,287
ACCUMULATED DEPRECIATION							
Opening balance	77,926,456,309	17,986,484,327	5,156,381,919	1,691,051,574	26,006,792,420	985,397,010	129,752,563,559
Charge for the year	1,980,861,859	831,327,145	88,994,314	18,895,503	5,444,358,432	157,337,936	8,521,775,189
Disposals							0
Others				509,532,727	474,018,259		983,550,986
Closing balance	79,907,318,168	18,817,811,472	5,245,376,233	1,200,414,350	30,977,132,593	1,142,734,946	137,290,787,762
NET BOOK VALUE							
Opening balance	28,091,647,913	4,242,260,110	466,462,641	75,237,117	82,804,723,737	1,765,001,015	117,445,332,533
Closing balance	26,810,019,387	3,475,751,965	377,468,327	56,341,614	75,545,728,153	1,607,663,079	107,872,972,525

8. Long-term construction in progress

Target	Closing balance	Opening balance
	VND	VND
+ Rubber planted in 2015	195,449,086	195,449,086
+ Rubber planted 2016	1,613,256,538	1,606,200,738
+ Rubber planted 2018	7,542,922,481	6,626,997,645
+ Rubber planted 2022	11,055,568,118	9,410,233,434
+ Rubber planted 2023	3,646,337,269	2,756,645,376
+ Rubber planted 2024	2,204,597,544	446,608,884
+ Acacia mango trees planted in 2021	1,670,935,777	1,670,935,777
+ Acacia mango trees planted in 2023	661,916,794	657,031,494
+ Acacia Melaleuca planted in 2023	1,079,272,917	1,079,272,917
+ Acacia Melaleuca planted in 2024	293,650,710	290,263,950
+ Acacia Melaleuca planted in 2025	907,471,644	
+ Latex processing factory project - Workshop, Purlin roof, Pump house, electrical system	3,590,152,390	
+ Latex processing factory project - Equipment installation and fire protection system	1,930,777,777	
+ Latex Manufacturing Project - Machinery, Equipment, Latex Processing Technology	11,915,769,475	
+ Other basic construction costs	573,710,019	575,831,315
Total	48,881,788,539	25,315,470,616

9. Investments in joint-ventures, associates

The investment in Hoa Phat Quang Binh Livestock Co., Ltd was made under the capital contribution agreement dated January 12, 2016, between Hoa Phat Group Joint Stock Company and Viet Trung One Member Limited Liability Company. The Company contributed capital in the form of assets on a land area of 614,44 hectares located in the subzones of Huu Nghi, Truyen Thong, Dung Cam, and Sao Vang, with a total value of VND 81,840,000,000 (Eighty-one billion, eight hundred and forty million dong), Hoa Phat Quang Binh Livestock Co., Ltd was established and operates in Bo Trach District, Quang Binh Province, in accordance with the enterprise registration certificate for a limited liability company with two or more members, issued by the Quang Binh Department of Planning and Investment on January 20, 2016. Its main business activity is livestock farming. As of March 31, 2025, the Company's ownership percentage was 27,28%, and its control percentage was 27,28%. As of December 31, 2025, the Company has made a provision for long-term financial investments in Hoa Phat Quang Binh Breeding Company Liability Limited with an amount of VND 61,113,599,159

10. Prepayment

	Closing balance	Opening balance
	VND	VND
a) Short –term	29,706,790	
- Prepayment related to assets held under operating lease;		
- Tools and dies issued for consumption		
- Others (state the detail if significant amount),	29,706,790	
b) Long – term	762,081,927	808,810,095
- Establishment cost		
- Insurance premium cost		
- Others (state the detail if significant amount),	762,081,927	808,810,095
Total	791,788,717	808,810,095

11. SHORT-TERM TRADE PAYABLES

Target	Closing balance	Opening balance
	14,643,156,432	14,643,156,432
- HIEP NGHIA TRADING SERVICES AND PRODUCTION COMPANY LIMITED	637,208,530	634,497,030
- Duc Thinh Construction & Trading Company Limited	346,256,000	410,700,000
- Branch of Song Gianh Joint Stock Company - Song Gianh Fertilizer Enterprise	1,240,750,000	2,000,000,000
- T9 Agricultural Products Import Export Company Limited	723,875,000	723,875,000
- Tien Dat Service and Transportation Company Limited	100,113,255	150,113,255
- EURONANO High-Tech Chemical Joint Stock Company	217,360,400	217,360,400
- Mr,Dang Hong Ninh	0	8,912,414,038
- Ms, Hoang Thi Van	1,523,303,740	
- Mr, Nguyen Van Hung	3,413,028,780	
- Hung Phat Thanh Trading Company Limited	611,706,600	
- Tan Phong Viet Investment, Trade and Construction Company Limited	593,352,000	
- HOA PHAT QUANG BINH LIVESTOCK COMPANY LIMITED	1,844,936,000	
- HOANG HUAN TRANSPORTATION SERVICES TRADING COMPANY LIMITED	582,171,408	749,915,600
- Others	1,512,631,719	844,281,109

12. TAXES AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE BUDGET

	Opening balance	Payable/ Receivable during the year	Paid/Received during the year	Closing balance
	VND	VND	VND	VND
a, Receivables				
Value added tax				
Corporate income tax				0
Personal income tax	54,646,772	91,236,186	49,936,320	13,346,906
Others				
Total	54,646,772	91,236,186	49,936,320	13,346,906
b, Payables				
Value added tax	405,339,868	6,968,122,029	6,265,686,527	1,107,775,370
Corporate income tax				
Personal income tax				
Environmental Protection Fee		525,306,171	525,306,171	
Tax resources		311,820,278	311,820,278	
Land tax and land rent		1,147,485,703	1,147,485,703	
Others		9,550,578	9,281,636	268,942
Total	405,339,868	8,962,284,759	8,259,580,315	1,108,044,312

13. ACCRUED EXPENSES

	Closing balance	Opening balance
	VND	VND
a, Short-term accrued expenses		
- Other accruals;		
Total	325,390,318	149,640,115
b, Long-term accrued expenses	325,390,318	149,640,115
- Accrued interest		
- Other accruals (in detail)		
Total	-	-

14. OTHER PAYABLES

	Closing balance	Opening balance
	VND	VND
a) Short-term payables		
- Trade union fee;		
- Social insurance;	470,042,927	846,029,167
- Health insurance;		
- Unemployment insurance;		
- Short-term deposits received;	10,000,000	10,000,000
- Others,	5,535,460,490	2,033,277,599
Total	6,015,503,417	2,889,306,766
b) Long-term payables		
- Others	492,000,000	292,000,000
Total	492,000,000	292,000,000

15 LOANS

	Closing balance	In the year		Opening balance
	VND Amount	Increases	Decreases	VND Amount
a, Short - term				
Vietnam Joint Stock Commercial Bank For Industry And Trade	26,589,484,103	37,236,605,971	34,167,670,619	23,520,548,751
Joint stock Commercial Bank for Investment and Development of Viet Nam	13,939,441,077	23,942,877,847	20,275,833,630	10,272,396,860
Personal loan	4,900,000,000	4,900,000,000	5,435,000,000	5,435,000,000
Total	45,428,925,180	66,079,483,818	59,878,504,249	39,227,945,611
b, Long - term				
Vietnam Joint Stock Commercial Bank For Industry And Trade				
Joint stock Commercial Bank for Investment and Development of Viet Nam	8,264,312,308	8,264,312,308	193,941,000	193,941,000
Total	8,264,312,308	8,264,312,308	193,941,000	193,941,000

(i) Loan Agreement No, 862009731166/2024-HDCVHM/NHCT470- VIETTRUNG dated July 18, 2024 between Viet Trung Quang Binh Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Binh Branch, The total limit granted is 27 billion VND, the limit term is until July 18, 2025, The loan term and interest rate are specified in each specific debt acknowledgment contract, The purpose of the loan is to supplement working capital for production and business activities, Short-term and long-term loans are secured by mortgages of all houses and structures attached to the Company's land use rights, rubber latex processing machinery and equipment, and rubber plantations planted before 2011,

(ii) Loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Quang Binh Branch under loan contract No, 01/2024/525381/HDTD dated December 27, 2024, The total maximum limit granted is VND 16,500,000,000, the term is 12 months from the date of signing the contract, floating interest rate, The purpose of the loan is to supplement working capital for production and business activities, Short-term and long-term loans are secured by mortgages of machinery and equipment at the Phu Quy Wood Branch of the Company,

- (iii) Short-term personal loans under loan contracts with terms from 6 months to 12 months, interest rates from 7,9% to 9%/year, Loan purpose is to supplement working capital for production and business, loans without collateral,
Loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Binh Branch includes the following Credit Agreements:
- Credit agreement No, 805004607384/2021-HDCVDADT/NHCT470-VIETTRUNG dated June 30, 2021, the committed loan amount does not exceed VND 1,285,000,000, the disbursement period is 06 months from the date of signing the contract, the loan term is 60 months from the first disbursement date, the interest rate is specified in each specific debt receipt, the loan purpose is to pay for legal investment costs of the Project "Renovation of headquarters and company campus",
- Credit agreement No, 800004607389/2021-HDCVDADT/NHCT470-VIETTRUNG dated June 30, 2021, the committed loan amount does not exceed VND 2,955,000,000, the disbursement period is 06 months from the date of signing the contract, the loan term is 60 months from the first disbursement date, the interest rate is specified in each specific debt receipt, the loan purpose is to invest in repairing and upgrading the latex processing line and equipping agricultural machinery to serve the mechanization of the rubber industry,
- (iv) Loan from Vietnam Joint Stock Commercial Bank for Investment and Development - Quang Binh Branch under credit agreement No, 09/2021/525381/HDTD dated October 8, 2021, maximum committed loan amount of VND 963,000,000, loan term is 56 months from the first disbursement date, floating interest rate, interest rate at the time of disbursement is 9,55% per year, Loan purpose is to invest in machinery and equipment for wood production
- (v) Investment Project Loan Contract No: 804007156532/2025-HDCVDA/NHCT470- VIETTRUNG dated May 28, 2025 between Viet Trung Quang Binh Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade - Quang Binh Branch

16. OWNER'S EQUITY

a. Movement in owner's equity

	Owner's contributed capital	Development investment	Retained earnings/ (Accumulated losses)	Total
	VND	VND	VND	VND
Prior year's opening balance	170,817,910,000	7,451,470,765	-51,434,030,126	126,835,350,639
Capital increase				
Profit for the year				
Capital decrease				
Other decrease(s)				
Dividends declared	-			
Current year's opening balance	-		-	-
Capital increase			6,657,609,168	6,657,609,168
Profit for the year				
Other increase(s)				
Capital decrease			6,657,609,168	6,657,609,168
Other decrease(s)				
Current year's closing balance	170,817,910,000	7,451,470,765	-44,776,420,958	133,492,959,807

b. Shares

	Closing balance	Opening balance
- Number of shares issued to the public	17,081,791	17,081,791
+ Ordinary shares	17,081,791	17,081,791
- Number of treasury shares		
+ Ordinary shares		
- Number of outstanding shares in circulation	17,081,791	17,081,791
+ Ordinary shares	17,081,791	17,081,791

An ordinary share has par value of VND 10,000,

VI, INFORMATION SUPPLEMENTING THE ITEMS IN THE INCOME STATEMENT

1. REVENUE

	Current year	Prior year
	VND	VND
Sales of merchandise and services		
In which:		
Sales revenue	-	-
Total	110,782,461,920	121,995,391,855
	<u>110,782,461,920</u>	<u>121,995,391,855</u>

2. COST OF SALES

	Current year	Prior year
	VND	VND
Cost of finished goods sold	91,435,274,883	95,877,569,739
Total	<u>91,435,274,883</u>	<u>95,877,569,739</u>

3. FINANCIAL INCOME

	Current year	Prior year
	VND	VND
Bank and loan interest	68,632,703	75,364,065
Dividends and profits received		
Other financial income	-	-
Total	<u>68,632,703</u>	<u>75,364,065</u>

4. FINANCIAL EXPENSES

	Current year	Prior year
	VND	VND
Interest expense	3,557,915,925	3,611,924,358
Other financial expenses	-2,728,081,345	9,097,170,820
Total	<u>829,834,580</u>	<u>12,709,095,178</u>

5. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES

	Current year	Prior year
	VND	VND
a, Selling expenses	241,000,000	294,636,000
Others	241,000,000	294,636,000
b, Administration expenses	11,338,797,140	10,469,732,008
Others	11,338,797,140	10,469,732,008
Total	<u>11,338,797,140</u>	<u>10,469,732,008</u>

6. OTHER INCOME

	Current year	Prior year
	VND	VND
Sale, disposal of fixed assets;	-	-
Others	1,859,663,689	1,273,684,919
Total	<u>1,859,663,689</u>	<u>1,273,684,919</u>

7. OTHER EXPENSES

	Current year	Prior year
	VND	VND
Others	2,208,242,541	25,738,677
Total	2,208,242,541	25,738,677

8. PRODUCTION COST BY NATURE

	Current year	Prior year
	VND	VND
Raw material costs	43,168,671,391	49,529,954,349
Labor costs	44,723,154,969	42,865,214,828
Fixed asset depreciation costs	7,915,774,112	8,137,149,492
Outsourced service costs	2,038,317,614	9,268,283,306
Other cash costs	3,612,129,963	3,285,851,664
Total	101,457,376,658	113,086,453,639



Preparer



Phan Hữu Bằng

Chief Accountant




Phan Văn Thành

Chairman of the board
January 20, 2026