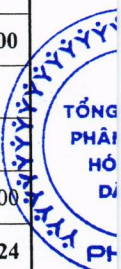


CONSOLIDATED BALANCE SHEET

As at 31 December 2025

Unit: VND

| ASSETS | Codes | Notes | Closing balance | Opening balance |
|--|------------|-------------|---------------------------|---------------------------|
| 1 | 2 | 3 | 4 | 5 |
| A - CURRENT ASSETS (100=110+120+130+140+150) | 100 | | 14,509,793,783,696 | 13,219,573,591,341 |
| I. Cash and cash equivalents | 110 | VI.1 | 1,168,353,223,865 | 1,004,912,303,570 |
| 1. Cash | 111 | | 324,373,816,991 | 741,876,402,650 |
| 2. Cash equivalents | 112 | | 843,979,406,874 | 263,035,900,920 |
| II. Short-term financial investments | 120 | VI.7 | 7,835,000,000,000 | 9,464,000,000,000 |
| 1. Trading securities | 121 | | - | - |
| 2. Provision for impairment of trading securities (*) | 122 | | - | - |
| 3. Held-to-maturity investments | 123 | | 7,835,000,000,000 | 9,464,000,000,000 |
| III. Short-term receivables | 130 | | 1,389,576,061,631 | 653,185,512,324 |
| 1. Short-term trade receivables | 131 | VI.2 | 1,054,403,839,965 | 276,247,523,509 |
| 2. Short-term advances to suppliers | 132 | | 209,275,442,658 | 227,545,463,111 |
| 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 | VI.3 | 647,809,605,735 | 532,760,539,063 |
| 7. Provision for short-term doubtful debts (*) | 137 | | - 521,912,826,727 | - 383,368,013,359 |
| 8. Deficits in assets awaiting solution | 139 | VI.4 | - | - |
| IV. Inventories | 140 | VI.5 | 3,434,095,262,496 | 1,730,684,831,761 |
| 1. Inventories | 141 | | 3,434,098,872,681 | 1,731,334,756,236 |
| 2. Provision for devaluation of inventories (*) | 149 | | - 3,610,185 | - 649,924,475 |
| V. Other short-term assets | 150 | | 682,769,235,704 | 366,790,943,686 |
| 1. Short-term prepayments | 151 | VI.13 | 37,908,796,979 | 8,847,530,205 |
| 2. Value added tax deductibles | 152 | | 644,860,438,725 | 357,943,413,481 |
| 3. Taxes and other receivables from the State budget | 153 | | - | - |
| 4. Government bond sale and repurchase transactions | 154 | | - | - |
| 5. Other short-term assets | 155 | | - | - |



| ASSETS | Codes | Notes | Closing balance | Opening balance |
|--|------------|--------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 |
| B - NON-CURRENT ASSETS (200=210+220+230+240+250+260) | 200 | | 3,266,872,197,459 | 3,332,712,856,166 |
| I. Long-term receivables | 210 | | 1,517,200,000 | 1,125,000,000 |
| 1. Long-term trade receivables | 211 | VI.2 | - | - |
| 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 | VI.3 | 1,517,200,000 | 1,125,000,000 |
| 7. Provision for long-term doubtful debts (*) | 219 | | - | - |
| II. Fixed assets | 220 | | 2,462,684,039,239 | 2,711,222,351,120 |
| 1. Tangible fixed assets | 221 | VI.8 | 1,568,621,628,230 | 1,852,113,498,553 |
| - Cost | 222 | | 11,647,068,237,165 | 11,632,992,941,593 |
| - Accumulated depreciation (*) | 223 | | - 10,078,446,608,935 | - 9,780,879,443,040 |
| 2. Finance lease assets | 224 | VI.9 | - | - |
| - Cost | 225 | | - | - |
| - Accumulated depreciation (*) | 226 | | - | - |
| 3. Intangible assets | 227 | VI.10 | 894,062,411,009 | 859,108,852,567 |
| - Cost | 228 | | 1,267,545,622,208 | 1,220,829,677,992 |
| - Accumulated amortisation (*) | 229 | | - 373,483,211,199 | - 361,720,825,425 |
| III. Investment property | 230 | VI.11 | 171,089,151,649 | 180,772,898,610 |
| - Cost | 231 | | 317,953,542,202 | 317,953,542,202 |
| - Accumulated depreciation (*) | 232 | | - 146,864,390,553 | - 137,180,643,592 |
| IV. Long-term assets in progress | 240 | VI.6 | 249,334,133,600 | 89,432,287,256 |
| 1. Long-term work in progress | 241 | | - | - |
| 2. Long-term construction in progress | 242 | | 249,334,133,600 | 89,432,287,256 |
| V. Long-term financial investments | 250 | VI.7 | 35,408,865,536 | 34,189,383,462 |
| 1. Investments in subsidiaries | 251 | | - | - |
| 2. Investments in joint-ventures, associates | 252 | | 31,808,865,536 | 30,589,383,462 |
| 3. Equity investments in other entities | 253 | | 20,502,000,000 | 20,502,000,000 |
| 4. Provision for impairment of long-term financial investments (*) | 254 | | - 16,902,000,000 | - 16,902,000,000 |
| 5. Held-to-maturity investments | 255 | | - | - |
| VI. Other long-term assets | 260 | | 346,838,807,435 | 315,970,935,718 |
| 1. Long-term prepayments | 261 | VI.13 | 42,028,190,942 | 67,439,702,684 |
| 2. Deferred tax assets | 262 | VI.20 | 141,021,481,085 | 97,580,052,912 |

| ASSETS | Codes | Notes | Closing balance | Opening balance |
|--|------------|-------|---------------------------|---------------------------|
| 1 | 2 | 3 | 4 | 5 |
| 3. Long-term reserved spare parts | 263 | VI.5 | 140,851,654,276 | 128,013,698,990 |
| 4. Other long-term assets | 268 | | 22,937,481,132 | 22,937,481,132 |
| 5. Goodwill | 269 | | - | - |
| TOTAL ASSETS (270=100+200) | 270 | | 17,776,665,981,155 | 16,552,286,447,507 |
| C - LIABILITIES (300=310+330) | 300 | | 6,243,698,414,930 | 5,372,450,027,238 |
| I. Current liabilities | 310 | | 6,028,412,183,148 | 5,198,718,914,842 |
| 1. Short-term trade payables | 311 | VI.15 | 671,028,976,581 | 691,027,535,623 |
| 2. Short-term advances from customers | 312 | | 256,150,325,719 | 216,889,576,593 |
| 3. Taxes and amounts payable to the State budget | 313 | VI.12 | 93,526,216,414 | 58,254,209,708 |
| 4. Payables to employees | 314 | | 247,620,519,397 | 177,347,094,144 |
| 5. Short-term accrued expenses | 315 | VI.16 | 145,412,003,866 | 121,855,980,698 |
| 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 | VI.18 | 50,909,090 | 18,181,819 |
| 9. Other current payables | 319 | VI.17 | 121,976,074,271 | 188,515,955,342 |
| 10. Short-term loans and obligations under finance leases | 320 | VI.14 | 4,164,180,521,176 | 3,422,025,863,029 |
| 11. Short-term provisions | 321 | VI.19 | 302,594,636,113 | 253,973,730,976 |
| 12. Bonus and welfare funds | 322 | | 25,872,000,521 | 68,810,786,910 |
| 13. Price stabilization fund | 323 | | - | - |
| 14. Government bond sale and repurchase transactions | 324 | | - | - |
| II. Long-term liabilities | 330 | | 215,286,231,782 | 173,731,112,396 |
| 1. Long-term trade payables | 331 | VI.15 | - | - |
| 2. Long-term advances from customers | 332 | | - | - |
| 3. Long-term accrued expenses | 333 | VI.16 | - | - |
| 4. Inter-company payables regarding operating capital | 334 | | - | - |
| 5. Long-term inter-company payables | 335 | | - | - |
| 6. Long-term unearned revenue | 336 | VI.18 | - | - |
| 7. Other long-term payables | 337 | VI.17 | 4,224,658,000 | 2,807,058,000 |
| 8. Long-term loans and obligations under finance leases | 338 | VI.14 | - | - |
| 9. Convertible bonds | 339 | | - | - |
| 10. Preference shares | 340 | | - | - |
| 11. Deferred tax liabilities | 341 | | 132,540,000,000 | 132,540,000,000 |
| 12. Long-term provisions | 342 | VI.19 | - | - |

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| ASSETS | Codes | Notes | Closing balance | Opening balance |
|---|------------|--------------|---------------------------|---------------------------|
| 1 | 2 | 3 | 4 | 5 |
| 13. Scientific and technological development fund | 343 | | 78,521,573,782 | 38,384,054,396 |
| D - EQUITY (400=410+430) | 400 | | 11,532,967,566,225 | 11,179,836,420,269 |
| I. Owner's equity | 410 | VI.21 | 11,532,967,566,225 | 11,179,836,420,269 |
| 1. Owner's contributed capital | 411 | | 6,799,907,610,000 | 3,914,000,000,000 |
| - Ordinary shares carrying voting rights | 411a | | 6,799,907,610,000 | 3,914,000,000,000 |
| - Preference shares | 411b | | - | - |
| 2. Share premium | 412 | | 21,179,913,858 | 21,179,913,858 |
| 3. Convertible options | 413 | | - | - |
| 4. Other owner's capital | 414 | | - | - |
| 5. Treasury shares (*) | 415 | | - 2,296,824,120 - | 2,296,824,120 |
| 6. Assets revaluation reserve | 416 | | - | - |
| 7. Foreign exchange reserve | 417 | | - | - |
| 8. Investment and development fund | 418 | | 1,713,271,892,370 | 4,599,179,502,370 |
| 9. Enterprise reorganisation support fund | 419 | | - | - |
| 10. Other reserves | 420 | | 7,110,940,634 | - |
| 11. Retained earnings | 421 | | 2,813,450,484,997 | 2,470,369,047,680 |
| - Retained earnings accumulated to the prior year end | 421a | | 1,848,468,437,600 | 2,048,700,696,050 |
| - Retained earnings of the current year | 421b | | 964,982,047,397 | 421,668,351,630 |
| 12. Construction investment fund | 422 | | - | - |
| 13. Non-controlling interests | 429 | | 180,343,548,486 | 177,404,780,481 |
| II. Other resources and funds | 430 | VI.22 | - | - |
| 1. Subsidised funds | 431 | | - | - |
| 2. Funds for fixed assets acquisition | 432 | | - | - |
| TOTAL RESOURCES (440=300+400) | 440 | | 17,776,665,981,155 | 16,552,286,447,507 |

Preparer

H. Thanh

Hoang Thi Lan Anh

Chief Accountant

Le Hong Quan

Le Hong Quan

TP .HCM, date

29/01/2025

Executive Officer



Tran Thi Phuong Thao

CONSOLIDATED INCOME STATEMENT
For the period from 01 January 2025 to 31 December 2025

Unit: VND

| ITEMS | Codes | Notes | Quarter IV | | Accumulated from the beginning of the year | |
|--|-------|-------|-------------------|----------------------|--|----------------------|
| | | | 2025 | Year 2024 (Restated) | 2025 | Year 2024 (Restated) |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. Gross revenue from goods sold and services rendered | 01 | VII.1 | 3,437,816,499,469 | 3,166,512,759,228 | 16,820,114,094,194 | 13,657,031,176,628 |
| 2. Deductions | 02 | VII.2 | 23,453,161,680 | 2,474,437,005 | 255,736,262,183 | 160,888,952,925 |
| 3. Net revenue from goods sold and services rendered (10=01-02) | 10 | | 3,414,363,337,789 | 3,164,038,322,223 | 16,564,377,832,011 | 13,496,142,223,703 |
| 4. Cost of sales | 11 | VII.3 | 2,746,001,009,790 | 2,771,181,611,118 | 13,625,637,595,833 | 11,598,010,673,565 |
| 5. Gross profit from goods sold and services rendered (20=10-11) | 20 | | 668,362,327,999 | 392,856,711,105 | 2,938,740,236,178 | 1,898,131,550,138 |
| 6. Financial income | 21 | VII.4 | 239,644,724,161 | 129,643,909,076 | 486,888,699,795 | 369,143,114,332 |
| 7. Financial expenses | 22 | VII.5 | 52,083,032,640 | 30,794,610,533 | 164,448,355,248 | 65,028,684,735 |
| - In which: Interest expense | 23 | | 49,408,517,962 | 25,512,074,107 | 142,016,103,915 | 47,838,183,679 |
| 8. Share of net profit from joint-ventures, associates | 24 | | 1,911,581,179 | 1,541,731,648 | 3,039,782,074 | 2,649,700,205 |
| 9. Selling expenses | 25 | VII.8 | 267,290,060,151 | 186,682,516,195 | 1,016,576,129,107 | 837,208,423,254 |
| 10. General and administration expenses | 26 | VII.8 | 356,177,579,019 | 312,057,559,282 | 912,302,374,013 | 702,811,258,885 |
| 11. Operating profit(30=20+(21-22)+24-(25+26)) | 30 | | 234,367,961,529 | (5,492,334,181) | 1,335,341,859,679 | 664,875,997,801 |
| 12. Other income | 31 | VII.6 | 13,737,210,370 | 6,561,800,646 | 23,849,619,312 | 12,791,842,667 |



| ITEMS | Codes | Notes | Quarter IV | | Accumulated from the beginning of the year | |
|--|-------|--------|------------------|----------------------|--|----------------------|
| | | | 2025 | Year 2024 (Restated) | 2025 | Year 2024 (Restated) |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 13.Other expenses | 32 | VII.7 | 2,652,254,433 | 4,864,616,294 | 5,823,928,076 | 8,336,263,370 |
| 14.Profit from other activities(40=31-32) | 40 | | 11,084,955,937 | 1,697,184,352 | 18,025,691,236 | 4,455,579,297 |
| 15.Accounting profit before tax(50=30+40) | 50 | | 245,452,917,466 | (3,795,149,829) | 1,353,367,550,915 | 669,331,577,098 |
| 16.Current corporate income tax expense | 51 | VII.10 | 68,065,043,856 | 50,258,460,499 | 301,169,625,410 | 152,663,594,385 |
| 17.Deferred corporate tax expense | 52 | VII.11 | (55,321,560,759) | (38,486,064,794) | (43,441,428,173) | (37,598,558,785) |
| 18.Net profit after corporate incometax (60=50-51-52) | 60 | | 232,709,434,369 | (15,567,545,534) | 1,095,639,353,678 | 554,266,541,498 |
| 19.Profit after tax attributable to Parent Company | 61 | | 229,529,982,478 | (19,994,382,652) | 1,073,759,754,658 | 537,763,664,155 |
| 20.Profit after tax attributable to non-controlling shareholders | 62 | | 3,179,451,891 | 4,426,837,118 | 21,879,599,020 | 16,502,877,343 |
| 21.Basic earnings per share | 70 | | 287 | (74) | 1,419 | 620 |
| 22.Diluted earnings per share (*) | 71 | | 0 | - | 0 | - |

Preparer

H. Thanh

Hoang Thi Lan Anh

Chief Accountant

Le Hong Quan

Le Hong Quan

TP HCM, date 29/01/2026
 Executive Officer

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CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the period from 01 January 2025 to 31 December 2025

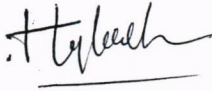
Unit: VND

| ITEMS | Codes | Accumulated from the beginning of the year to the end of this quarter | |
|---|-----------|---|-------------------------------|
| | | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
| 1 | 2 | 4 | 5 |
| I. Cash flows from operating activities | | | |
| 1. Profit before tax | 01 | 1,353,367,550,915 | 669,331,577,098 |
| 2. Adjustments for: | | | |
| - Depreciation and amortisation of fixed assets and investment properties | 02 | 350,715,886,119 | 393,838,974,393 |
| - Provisions | 03 | 186,519,404,215 | 272,242,519,331 |
| - Foreign exchange losses arising from translating foreign currency items | 04 | 400,415,055 | (3,065,306,806) |
| - Gain from investing activities | 05 | (480,799,201,931) | (346,166,068,458) |
| - Interest expense | 06 | 142,016,103,915 | 47,838,183,679 |
| - Other adjustments | 07 | - | - |
| 3. Operating profit before movements in working capital | 08 | 1,552,220,158,288 | 1,034,019,879,227 |
| - Increase, decrease in receivables | 09 | (1,263,016,991,420) | (187,933,522,440) |
| - Increase, decrease in inventories | 10 | (1,715,602,071,731) | 211,913,477,997 |
| - Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable) | 11 | (78,982,967,514) | 148,751,345,070 |
| - Increase, decrease in prepaid expenses | 12 | (3,649,755,032) | 15,307,794,597 |
| - Decreases in trading securities | 13 | - | - |
| - Interest paid | 14 | (140,564,320,909) | (46,079,958,516) |
| - Corporate income tax paid | 15 | (283,117,719,190) | (64,714,670,264) |
| - Other cash inflows | 16 | - | - |
| - Other cash outflows | 17 | (139,367,253,710) | (163,434,814,750) |
| Net cash generated by operating activities | 20 | (2,072,080,921,218) | 947,829,530,921 |
| II. Cash flows from investing activities | | | |
| 1. Acquisition and construction of fixed assets and other long-term assets | 21 | (129,457,576,536) | (85,463,362,684) |
| 2. Proceeds from sale, disposal of fixed assets and other long-term assets | 22 | 2,816,799,716 | 524,381,835 |
| 3. Cash outflow for lending, buying debt instruments of other entities | 23 | (19,079,000,708,460) | (17,258,000,000,000) |
| 4. Cash recovered from lending, selling debt instruments of other entities | 24 | 20,708,000,708,460 | 13,179,000,000,000 |
| 5. Equity investments in other entities | 25 | - | - |
| 6. Cash recovered from investments in other entities | 26 | - | - |
| 7. Interest earned, dividends and profits received | 27 | 578,409,765,241 | 355,728,465,186 |
| Net cash (used in)/generated by investing activities | 30 | 2,080,768,988,421 | (3,808,210,515,663) |
| III. Cash flows from financing activities | | | |
| 1. Proceeds from share issue and owners' contributed capital | 31 | - | - |



| ITEMS | Codes | Accumulated from the beginning of the year to the end of this quarter | |
|---|-----------|---|-------------------------------|
| | | From 01/01/2025 to 31/12/2025 | From 01/01/2024 to 31/12/2024 |
| 1 | 2 | 4 | 5 |
| 2. Capital withdrawals, buy-back of issued shares | 32 | - | - |
| 3. Proceeds from borrowings | 33 | 8,380,548,440,194 | 5,068,036,976,529 |
| 4. Repayment of borrowings | 34 | (7,638,393,782,047) | (1,646,011,113,500) |
| 5. Repayment of obligations under finance leases | 35 | - | - |
| 6. Dividends and profits paid | 36 | (587,001,390,000) | (801,478,274,775) |
| <i>Net cash generated by/(used in) financing activities</i> | 40 | 155,153,268,147 | 2,620,547,588,254 |
| Net decreases in cash (50=20+30+40) | 50 | 163,841,335,350 | (239,833,396,488) |
| Cash and cash equivalents at the beginning of the year | 60 | 1,004,912,303,570 | 1,241,561,362,115 |
| Effects of changes in foreign exchange rates | 61 | (400,415,055) | 3,184,337,943 |
| Cash and cash equivalents at the end of the year (70=50+60+61) | 70 | 1,168,353,223,865 | 1,004,912,303,570 |

Preparer



Hoang Thi Lan Anh

Chief Accountant



Le Hong Quan

TP.HCM, date

29/01/2026

Executive Officer



Tran Thi Phuong Thao

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