

TUNG KUANG INDUSTRIAL JOINT STOCK COMPANY

FINANCIAL STATEMENTS

For the accounting period from January 1, 2025 to September 30, 2025



BALANCE SHEET
 As at 30 September 2025

Unit: VND

ASSETS	Code	Notes	Closing Balance	Opening Balance
A. CURRENT ASSETS	100		757,944,704,796	787,828,486,852
I. Cash and cash equivalents	110		422,266,488,227	323,732,814,188
1. Cash	111		164,166,488,227	118,173,814,188
2. Cash equivalents	112		258,100,000,000	205,559,000,000
II. Short-term financial investments	120			
1. Trading securities	121			
2. Provision for devaluation of trading securities (*)	122			
3. Held-to-maturity investments	123			
III. Short-term accounts receivable	130		99,155,086,516	72,908,255,946
1. Short-term trade receivables	131		30,817,054,606	68,498,086,573
2. Short-term advances to suppliers	132		56,355,465,165	1,009,680,818
3. Short-term inter-company receivable	133		1,608,751,460	
4. Receivables based on agreed progress of construction contract	134			
5. Short-term loan receivables	135			
6. Other short-term receivables	136		11,224,046,054	4,250,719,324
7. Provisions for short-term bad debts (*)	137		(850,230,769)	(850,230,769)
8. Shortage of assets awaiting resolution	139			
IV. Inventories	140		232,991,336,364	388,015,806,904
1. Inventories	141		232,991,336,364	388,015,806,904
2. Provision for inventories obsolescence (*)	149			
V. Other short-term assets	150		3,531,793,689	3,171,609,814
1. Short-term prepaid expense	151		1,635,893,267	902,937,072
2. VAT deductibles	152		1,794,743,128	2,243,605,302
3. Tax and receivables from state budget	153		101,157,294	25,067,440
4. Government bonds repurchasing	154			
5. Other short-term assets	155			

ASSETS	Code	Notes	Closing Balance	Opening Balance
B. LONG - TERM ASSETS	200		272,047,507,228	289,226,821,681
I. Long-term receivables	210			
1. Long-term receivables from customers	211			
2. Long-term prepayment to suppliers	212			
3. Working capital in affiliates	213			
4. Long-term internal receivables	214			
5. Long-term loan receivable	215			
6. Other long-term receivables	216			
7. Provision for doubtful long-term receivables(*)	219			
II. Fixed assets	220		194,729,191,282	211,395,956,077
1. Tangible fixed assets	221		194,677,045,964	211,310,288,756
- Cost	222		592,209,628,928	592,694,341,655
- Accumulated depreciation (*)	223		(397,532,582,964)	(381,384,052,899)
3. Intangible fixed assets	227		52,145,318	85,667,321
- Cost	228		547,332,919	547,332,919
- Accumulated depreciation (*)	229		(495,187,601)	(461,665,598)
III. Real estate investments	230		64,380,224,677	66,892,733,815
- Cost	231		83,750,304,619	83,750,304,619
- Accumulated depreciation (*)	232		(19,370,079,942)	(16,857,570,804)
IV. Long-term assets in progress	240		197,925,629	329,876,048
1. Production costs, long-term work in progress	241			
2. Construction in progress	242		197,925,629	329,876,048
V. Long-term investments	250			
1. Investment in subsidiaries	251			
2. Investment in joint ventures and associates	252			
3. Investing in other entities	253			
VI. Other long-term assets	260		12,740,165,640	10,608,255,741
1. Long-term prepaid expenses	261		12,740,165,640	10,608,255,741
2. Deferred income tax assets	262			
3. Long-term substituted equipment, supplies and spare parts	263			
4. Other long-term assets	268			
TOTAL ASSETS	270		1,029,992,212,024	1,077,055,308,533

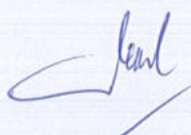
ASSETS	Code	Notes	Closing Balance	Opening Balance
C. LIABILITIES	300		485,470,151,633	531,439,987,917
I. Current liabilities	310		480,443,669,945	526,413,506,229
1. Short-term trade payables	311		18,503,328,730	69,590,549,914
2. Short-term advances from customers	312		20,900,716,548	44,780,224,456
3. Taxes and statutory obligations	313		7,671,494,900	9,737,578,792
4. Payables to employees	314		7,163,684,854	8,816,060,096
5. Short-term accrued expenses payables	315		62,682,061	176,427,429
6. Short-term internal payables	316			
8. Other payables	319		31,857,401,067	5,972,240,434
9. Short-term loans and finance lease liabilities	320		368,640,832,456	363,687,165,111
11. Provision for short-term payables	321			
12. Bonus and welfare funds	322		25,643,529,329	23,653,259,997
II. Long-term liabilities	330		5,026,481,688	5,026,481,688
7. Other payables	337		5,026,481,688	5,026,481,688
8. Long-term loans and finance lease liabilities	338			
D. OWNER'S EQUITY	400		544,522,060,391	545,615,320,616
I. Owner's equity	410		544,522,060,391	545,615,320,616
1. Contributed legal capital	411		468,813,980,000	468,813,980,000
- Common shares with voting rights	411a		468,813,980,000	468,813,980,000
- Preference shares	411b			
7. Exchange rate difference	417			
8. Investment and development fund	418		7,268,779,772	36,447,441,077
9. Enterprise Arrangement Support Fund	419			
10. Other equity fund	420		24,805,623,208	22,174,626,876
11. Undistributed profit after tax	421		43,633,677,411	18,179,272,663
- Undistributed post-tax profits accumulated by the prior year-end	421a		46,958,072,088	(34,440,653,968)
- Undistributed post-tax profits of current year	421b		(3,324,394,677)	52,619,926,631
II. Other capital and funds	430			
TOTAL RESOURCE	440		1,029,992,212,024	1,077,055,308,533

Dong Nai, October 20, 2025

Prepared by

Chief accountant

General Director


Tran Thi Thanh Ngan

Vu Nguyen Thi Hanh

Liu Chien Hung

INCOME STATEMENT
 Quarter III of 2025

Unit: VND

Items	Code	Notes	Quarter III		Cumulative from the beginning of the year	
			Current year	Previous year	Current year	Previous year
1. Revenue from sale of goods and rendering of services	01		141,933,369,510	202,207,102,046	527,339,873,342	619,110,369,141
2. Deductible items	02			109,753,500		109,753,500
3. Net revenue from sale of goods and rendering of services	10		141,933,369,510	202,097,348,546	527,339,873,342	619,000,615,641
4. Cost of goods sold	11		129,879,321,154	171,748,696,505	448,867,590,100	524,146,530,070
5. Gross profit from sale of goods and rendering of services	20		12,054,048,356	30,348,652,041	78,472,283,242	94,854,085,571
6. Income from financial activities	21		5,725,889,533	224,124,921	11,371,108,108	3,003,543,493
7. Expenses from financial activities	22		4,238,521,413	3,345,469,844	12,869,614,033	7,733,718,837
- In which: Interest expenses	23		2,462,156,052	2,078,653,108	8,539,140,664	4,462,433,274
8. Selling expenses	25		2,544,411,871	3,994,221,937	10,938,686,724	10,189,351,310
9. General and administration expenses	26		9,952,977,357	8,647,690,149	30,471,527,476	26,989,336,483
10 Operating profit	30		1,044,027,248	14,585,395,032	35,563,563,117	52,945,222,434
11. Other income	31		800,800	16,222	169,378,339	1,853,565
12. Other expenses	32		2,022,669,338	37,886,851	4,831,189,930	2,198,663,675
13. Other profit	40		(2,021,868,538)	(37,870,629)	(4,661,811,591)	(2,196,810,110)
14. Profit before tax	50		(977,841,290)	14,547,524,403	30,901,751,526	50,748,412,324
15. Current Corporate Income Tax expense	51		2,346,553,387	3,164,866,105	7,123,241,900	7,041,265,653
16. Deferred Income Tax expense	52					
17. Net profit after tax	60		(3,324,394,677)	11,382,658,298	23,778,509,626	43,707,146,671
18. Earnings per share (*)	70		- 71	243	507	932
19. Diluted earnings per share (*)	71		-71	243	507	932

Prepared by

Chief accountant

Dong Nai, October 20, 2025

General Director

General Director

Tran Thi Thanh Ngan

Vu Nguyen Thi Hanh

Liu Chien Hung

CASH FLOW STATEMENT
(Under Indirect method)
 From 01 January 2025 to 30 September 2025

Unit: VND

Items	Code	Notes	Cumulative from the beginning of the year	
			Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		30,901,751,526	50,748,412,324
2. Adjustments for				
- Depreciation of fixed assets and investment real property	02		19,324,233,933	20,144,653,029
- Allowances and provisions	03		850,230,769	850,230,769
- (Gain)/loss on unrealized foreign exchange	04			
-(Gain)/loss on investing activities	05		(11,371,108,108)	(3,003,543,493)
- Interest expenses	06		8,539,140,664	4,462,433,274
- Other adjustments	07			
3. Operating income (loss) before changes in working capital	08		48,244,248,784	73,202,185,903
- Increase/Decrease in receivables	09		(26,246,830,570)	(42,242,296,860)
- Increase/Decrease in inventory	10		155,024,470,540	114,488,348,619
- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)	11		(66,352,741,910)	(59,237,470,378)
- Increase/Decrease in prepaid expenses	12		(2,864,866,094)	(2,727,845,460)
- Interest paid	13		(8,539,140,664)	(4,462,433,274)
- Corporate income tax paid	14		(9,290,977,727)	(640,756,148)
- Other receipts from operating activities	15		169,378,339	1,853,565
- Other expenses on operating activities	16		(4,831,189,930)	(2,198,663,675)
Net cash from operating activities	20		85,312,350,768	76,182,922,292
II. Cash flows from investing activities				
- Purchase and construction of fixed assets and other long-term assets	21		(144,960,000)	(1,454,502,660)
- Proceeds from disposals of fixed assets and other long-term assets	22		629,672,727	
- Loans to other entities and purchase of debt instruments of other entities	23			

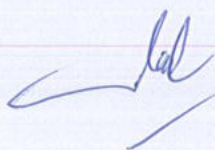
Items	Code	Notes	Cumulative from the beginning of the year	
			Current year	Previous year
- Repayment from borrowers and proceeds from sales of debt instruments of other entities	24			
- Investments in other entities	25			
- Proceeds from sale of investments in other entities	26			
- Interest and dividends received	27		11,371,108,108	3,003,543,493
Net cash flows from (used in) investing activities	30		11,855,820,835	1,549,040,833
III. Cash flows from financing activities				
1. Receipts from stocks issuing and capital contribution from equity owners	31			
2. Fund returned to equity owners, issued stock redemption	32			
3. Long-term and short-term borrowings received	33		594,919,955,638	419,681,108,075
4. Loan repayment	34		(589,966,288,293)	(355,210,177,123)
5. Finance lease principle paid	35			
6. Dividends, profit paid to equity owners	36		(3,588,164,909)	
Net cash flows from financing activities	40		1,365,502,436	64,470,930,952
Net cash flows within the period	50		98,533,674,039	142,202,894,077
Cash and cash equivalents at the beginning of year	60		323,732,814,188	19,913,552,686
Impact of exchange rate fluctuation	61			(14,610,695)
Cash and cash equivalents at end of financial year	70		422,266,488,227	162,101,836,068

Prepared by



Tran Thi Thanh Ngan

Chief accountant



Vu Nguyen Thi Hanh

Dong Nai, October 20, 2025

General Director



Liu Chien Hung

NOTES TO THE FINANCIAL STATEMENTS

From January 1, 2025 to September 30, 2025

I. OPERATION FEATURES

01. Ownership form

Joint Stock Company.

- Rich International Holding L.L.C, headquartered in Belize, with a capital contribution ratio of 84.52% at the end of the accounting period.

02. Line of business

Business line of the Company are production and services.

03. Principal operations

The principal activities of the Company for the current year are as follows:

- Manufacturing aluminum products in the form of aluminum bar, aluminum tube, aluminum leaf, aluminum mesh, aluminum wire and providing of design, repair, and assembly of aluminum products services;
- Manufacturing spare parts for aluminum products installation (rubber washer, plastic sliding wheel, lock handles and door hinges);
- Aluminum products and spare parts for health industry (aluminum stick for disabled, wheelchair, hospital bed, medicine cabinet);
- Aluminum products and accessories for sport industry (multipurpose gymnastics tome vehicle, aluminum bicycles, tennis racket and other equipment);
- Trading real estate, land use right of owners, users or lessee;
- Manufacturing aluminum sheet and aluminum complex used in construction.
- Wholesale of other construction materials and installation equipment.

04. The regular cycle of production business

The regular cycle of production businesses is not exceeding 12 months.

II. FINANCIAL YEAR AND STANDARD CURRENCY USED IN ACCOUNTING

01. Financial year

The financial year of the Company starts on 01 January and ends on 31 December annually.

02. Standard currency unit

The standard currency unit used is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

01. Accounting System

The Company applied the Circular 200/2014/TT-BTC dated 22 December 2014, the Circular 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance, Vietnamese Accounting Standards and supplement documents issued by Minister of Finance.

02. Announcement on compliance with Vietnamese standards and accounting system

The interim financial statements are prepared and presented in accordance with current Vietnamese accounting standards and corporate accounting regimes.

IV. ACCOUNTING POLICIES

01. The type of exchange rates applied in accounting

The real exchange rates applied to transactions by foreign currency incurred during the year are as follows:

- Real exchange rate when purchasing foreign currency is the one regulated in the foreign purchasing contract between the Company and the Commercial Bank.
- Exchange rate for recognition the receivable is the buy-in exchange rate of the commercial bank that the Company provided the customer for paying at the arising time.
- Exchange rate for recognition the payable is the selling exchange rate of the commercial bank that the Company prepared the transaction at the arising time.
- Exchange rate for asset purchasing or paid in foreign currency is the buy-in exchange rate of the commercial bank that the Company made the payment.

The real exchange rate applied as assessment of the cash items in foreign currency at the Financial Statement date are as follows:

- The buy-in exchange rate is applied to the classified items as assets items.
- The buy-in rate of the very bank that the Company's foreign account is applied to the foreign currency at bank.
- The selling foreign exchange rate of the commercial bank that the Company had frequent transactions is applied to the classified items as payables items.

All the differences of real exchange rate arising during the year and the differences by assessment the balance of cash items in foreign currency are recorded to income statement of the financial years.

02. Recognition of cash and cash equivalents

Cash include cash on hand and cash at bank.

Cash equivalents are short-term investments of no more than 03 months that are easily convertible into cash and do not have much risk in converting into cash from the date of purchase of such investment.

03. Recognition of receivables

Receivables are the recovery amount from customers and others. Receivables are recorded under the difference between book value and provisions of bad debts.

04. Accounting policies of inventory

Inventories are recorded at original cost. In the case the net realizable value is lower than cost, inventories should be measured at the net realizable value. The cost of inventories should comprise all costs of purchase, costs of conversion and other costs incurred in bringing the inventories to their present location and condition. The net realizable value is determined by the difference of the

estimated price and estimated cost for completing the product and the occurred selling, distributing expenses.

The cost of inventory at the year-end is calculated by weighted average method.

Inventory is recorded on the basis of perpetual method.

Provision for devaluation of inventories is made at the end of the year based on the difference between the original price of inventories and the net realizable value.

05. Recognition and depreciation of fixed assets

Principle of recording tangible, intangible fixed assets

Fixed assets (tangible and intangible) are stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and net book value.

Method of depreciation of tangible fixed assets

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

- Buildings & Architectures	10 – 25 years
- Machinery & equipment	06 – 10 years
- Means of transportation	06 – 10 years
- Management tools and equipment	03 – 05 years
- Software	05 years

06. Principle of capitalization of prepaid expenses

The other expenses actually incurred related to the performance of many manufacturing business accounting years are recorded to prepaid expenses for allocating gradually to the operation results of the subsequence accounting years.

The calculation and allocation the prepaid expenses to the operation expenses of each accounting year is depended on the characteristic, level of each expense in order to select the reasonable method and the allocation criteria. The expenses are allocated on a straight-line basis.

07. Recognition of liabilities and accrued expenses payables

The payables and accrued expenses are recorded for the amount payables in the future relating to the goods and service supplied. The accrued expenses are recorded in the basis of reasonable estimated amount payables..

The criteria for payables classification of trade payables, accrued expenses and other payables are as follows:

- Trade payables reflects the payable in the trading characteristic from purchasing goods, services, assets and the supplier are an independent unit with the Company, including the payables amounts of importing through the entrusted.
- Accrued expenses reflect the payables for the goods, services received from the seller or supplied to buyer but not yet paid due to no or insufficient invoice, accounting documents and the payable to employees on sabbatical salary, the accrued production expenses.
- Other expenses reflect the payable non-trading characteristic, not relating to purchasing goods and supplying services transactions.

08. Recognition of loans

Each financial loan is tracked under each borrower, each contract and financial loan's due date. Financial loan and borrowing in foreign currency is tracked in foreign currency detailed.

09. Recognition of owner's equity

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

Undistributed profit after tax reflects the business results (profit or loss) after deduction of corporation income tax and the situation of Company's profit distribution or loss settlement..

Dividends payable to shareholders are recorded as payable in the Company's interim Balance Sheet after the dividend announcement by the Company's Board of Directors.

10. Principles and method of recording revenue

Revenue from sale of goods, finished goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow into the Company;
- The costs incurred in respect of the transaction of goods sold can be measured reliably.

Revenue from sale of goods is determined by the reasonable value of the amount has been received or will be collected by accrual basis of accounting. Amounts received in advance from the customers are not recorded as revenue in the year.

Revenue from rendering of services

Revenue from rendering of services is recognized when the outcome of that transaction can be measured reliably. Where a transaction involving the rendering of services is attributable to several years, each year's revenue should be recognized by reference to the stage of completion at the balance sheet date. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The stage of completion of the transaction at the balance sheet date can be measured reliably;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Revenue from processing

Revenue from processing supplies and goods is the received that excluding the value of processed supplies and goods.

Financial income

Income from interest, royalties and dividends and other financial income earned by the Company should be recognized when these two conditions are satisfied:

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

11. Principles and method of recording cost of goods sold

Cost of goods sold reflects the cost of products, goods and services sold during the year.

Cost of goods sold is recognized in line with revenue incurred including accrual cost into Cost of good sold.

12. Recognition of financial expenses

Items recorded into financial expenses consist of:

- Expenses of capital lending and borrowing;
- Loss due to foreign exchange differences arising from transactions relating to foreign currencies.

The above items are recorded by the total amount arising within the year without compensation to financial revenue.

13. Recognition of current corporate income tax expenses

Current corporate income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.

The corporate income tax rate of the Company's Office is 15% for the industries under the investment license applied until the end of 05 April 2045.

The corporate income tax rate of Tung Kuang - Nhon Trach Industry Joint Stock Company Branch is the corporate income tax rate prescribed in the current year.

V. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN BALANCE SHEET

Unit: VND

01. Cash and cash equivalents

	<u>Closing balance</u>	<u>Opening balance</u>
- Cash on hand	448.909.298	367.172.508
- Demand deposits	163.717.578.929	117.806.641.680
- Cash equivalents (*)	258.100.000.000	205.559.000.000
Total	<u>422.266.488.227</u>	<u>323.732.814.188</u>

(*):Are deposits with terms of no more than 03 months.

Unit: VND

02. Trade receivables

	<u>Closing balance</u>	<u>Opening balance</u>
<i>a. Short-term trade receivables</i>	30.817.054.606	68.498.086.573
- HONG KY MECHANICAL JOINT STOCK COMPANY	93.995.000	634.452.500
- SIEMENS LTD - BINH DUONG BRANCH	5.324.673.867	9.394.327.896
- Others	25.398.385.739	58.469.306.177
Total	<u>30.817.054.606</u>	<u>68.498.086.573</u>

TUNG KUANG INDUSTRIAL JOINT STOCK COMPANY
 Bien Hoa II Industrial Park, Long Hung Ward, Dong Nai Province
 Notes to the Financial Statements (Continued)

03. Other receivable

Unit: VND

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
<i>a) Short-term</i>	11.224.046.054	-	4.250.719.324	-
- Receivables from employees	-	-	-	-
- Advances	21.100.000	-	21.100.000	-
- Short-term margin, margin	-	-	-	-
- Others	11.202.946.054	-	4.229.619.324	-
+ <i>Term deposit interest</i>	-	-	803.402.734	-
+ <i>Personal income tax receivables</i>	-	-	-	-
+ <i>Insurance overpayment</i>	265.341.441	-	-	-
+ <i>Other receivables</i>	10.937.604.613	-	3.426.216.590	-
<i>b) Long-term</i>	-	-	-	-
Total	11.224.046.054	-	4.250.719.324	-

04. Inventories

	Closing balance		Opening balance	
	Historical cost	Provision	Historical cost	Provision
- Purchased goods are on the way	1.492.575.576	-	97.809.897.533	-
- Raw materials	48.879.700.031	-	65.055.960.626	-
- Tools and supplies	933.582.220	-	1.248.151.413	-
- Work in progress	136.236.598.591	-	150.695.411.336	-
- Finished goods	45.448.879.946	-	73.197.834.316	-
- Goods	-	-	8.551.680	-
Total	232.991.336.364	-	388.015.806.904	-

TUNG KUANG INDUSTRIAL JOINT STOCK COMPANY
 Bien Hoa II Industrial Park, Long Hung Ward, Dong Nai Province
 Notes to the Financial Statements (Continued)

05. Movements in tangible fixed asset

Unit: VND

Item	Buildings & Architectures	Machinery & Equipment	Means of transportation	Management tools and equipment	Total
I. Historical Cost					
<i>Opening Balance</i>	171.243.117.289	409.191.879.821	8.971.359.502	3.287.985.043	592.694.341.655
- Newly purchased			144.960.000		144.960.000
- Newly constructed					
- Transferring to investment real estate					
- Sold, disposed (*)			629.672.727		629.672.727
- Other decreases					
<i>Closing Balance</i>	171.243.117.289	409.191.879.821	8.486.646.775	3.287.985.043	592.209.628.928
II. Accumulated depreciation					
<i>Opening Balance</i>	77.381.057.677	293.771.275.076	7.151.391.434	3.080.328.712	381.384.052.899
- Depreciation for the year	4.351.358.619	11.723.529.029	630.868.195	72.446.949	16.778.202.792
- Other increases					
- Sold, disposed (*)			629.672.727		629.672.727
- Other decreases					
<i>Closing Balance</i>	81.732.416.296	305.494.804.105	7.152.586.902	3.152.775.661	397.532.582.964
III. Net book value					
<i>1. Opening Balance</i>	93.862.059.612	115.420.604.745	1.819.968.068	207.656.331	211.310.288.756
<i>2. Closing Balance</i>	89.510.700.993	103.697.075.716	1.334.059.873	135.209.382	194.677.045.964

Unit: VND

06. Movements in intangible fixed asset

Items	Computer software	Total
I. Historical Cost		
<i>Opening Balance</i>	547.332.919	547.332.919
- Purchased	-	-
- Other increases	-	-
- Sold, disposed	-	-
- Other decreases	-	-
<i>Closing Balance</i>	547.332.919	547.332.919
II. Accumulated depreciation		
<i>Opening Balance</i>	461.665.598	461.665.598
- Depreciation	33.522.003	33.522.003
- Other increases	-	-
- Sold, disposed	-	-
- Other decreases	-	-
<i>Closing Balance</i>	495.187.601	495.187.601
III. Net book value		
<i>1. Opening Balance</i>	85.667.321	85.667.321
<i>2. Closing Balance</i>	52.145.318	52.145.318

07. Movements in real estate

Items	Opening Balance	Increase during the year	Decreased during the year	Closing Balance
I. Historical Cost				
- Building	83.750.304.619	-	-	83.750.304.619
- Infrastructure				
II. Accumulated depreciation				
- Building	16.857.570.804	2.512.509.138	-	19.370.079.942
- Infrastructure				
III. Net book value				
- Building	66.892.733.815		2.512.509.138	64.380.224.677
- Infrastructure				

TUNG KUANG INDUSTRIAL JOINT STOCK COMPANY
 Bien Hoa II Industrial Park, Long Hung Ward, Dong Nai Province
 Notes to the Financial Statements (Continued)

Unit: VND

08. Loans and liabilities

	Opening balance		During the period		Closing balance	
	Value	Recoverable amount	Increases	Decreases	Value	Recoverable amount
- Short-term loans Bank loans	363.687.165.111	363.687.165.111	594.919.955.638	589.966.288.293	368.640.832.456	368.640.832.456
+ Hua Nan Commercial Bank, LTD - Ho Chi Minh City Branch	1.885.650.183	1.885.650.183		1.885.650.183	-	-
+ Taipei Fubon Vietnam Commercial Bank	500.000.000	500.000.000	21.026.596.656	21.526.596.656	-	-
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam – Bien Hoa Branch (a)	96.686.784.939	96.686.784.939	6.829.389.725	97.078.843.354	6.437.331.310	6.437.331.310
+ Indovina Bank Limited - Dong Nai Branch (b)	51.032.805.848	51.032.805.848	34.711.184.178	52.562.881.276	33.181.108.750	33.181.108.750
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch (c)	162.139.960.180	162.139.960.180	103.578.572.385	235.447.988.375	30.270.544.190	30.270.544.190
+ Mega ICBC Bank – Ho Chi Minh City Branch (d)	51.441.963.961	51.441.963.961	65.167.180.295	51.441.963.961	65.167.180.295	65.167.180.295
+ CTBC Bank - Ho Chi Minh City Branch			5.022.364.488	5.022.364.488	-	-
+ ACB Bank - Dong Nai Branch (e)			354.336.450.678	125.000.000.000	229.336.450.678	229.336.450.678
+ Cathay Bank - Ho Chi Minh City Branch (f)			4.248.217.233		4.248.217.233	4.248.217.233

(a) Short-term loan at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Bien Hoa Branch under Credit Contract No. 085.25/48.05-CTD dated July 9, 2025 to supplement working capital for production and business with a credit limit of VND 130,000,000,000. Credit term is 12 months. Interest rate according to each debt acknowledgment document. The loan has no collateral..

(b): Loan from Indovina Bank Ltd. - Dong Nai Branch according to Credit Limit Contract No. IVB-DN/CL/1124/148 dated November 17, 2024 to finance working capital needs, issue guarantees, open L/C with a limit of 2,000,000 USD. Loan term is a maximum of 06 months from the date of loan disbursement. Loan interest rate changes periodically every month based on the base interest rate.

(c) : Loan from Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch according to Loan Limit Contract No. 300210957/2004-HDCVHM/NHCT680-TKU dated July 10, 2024 and extended to September 30, 2025 to supplement working capital for production and business with total outstanding loan and outstanding L/C issued of 170 billion VND. The limit maintenance period is 12 months, interest rate according to each debt receipt.

(d) : Loan from Mega International Bank Co., Ltd - Ho Chi Minh City Branch under Credit Contract No. (114)L-027 dated May 6, 2025 to finance the purchase of raw materials, working capital needs and purchase of machinery and equipment with a credit limit of the Company and Tung Kuang Joint Stock Company Branch - Nhon Trach of 2,500,000 USD. The credit limit is valid until December 21, 2025, the loan is due 180 days from the date of disbursement. Loan interest rate for each disbursement.

(e) : Loan from Asia Commercial Joint Stock Bank - Dong Nai Branch according to Credit Contract No. DNA.DN.4696.040425 dated April 8, 2025 to supplement working capital with a credit limit of 125 billion VND and Credit Contract No. DNA.DN.4524.070325 dated March 11, 2025 to supplement working capital and issue L/C at sight to serve production and business activities with a credit limit of 125 billion VND. The credit term is 12 months from the date of signing the contract, interest rate according to each debt receipt.

(f) : Loan from Cathay United Bank - Ho Chi Minh City Branch under Credit Contract No. CL502/25 dated March 17, 2025 to supplement working capital and purchase goods and services with a credit limit of 3,000,000 USD, to finance the issuance of deferred payment L/C, sight payment L/C for importing raw materials with a commercial credit limit of 3,000,000 USD. The credit limit term is 01 year, from the date of signing the Contract, the loan is due 180 days from the date of disbursement. Loan interest rate for each disbursement.

Unit: VND

09. Other payables

	Closing balance	Opening balance
a) <i>Short-term</i>	31.857.401.067	5.972.240.434
- Union fee	3.760.000	-
- Social insurance	201.750	-
- Dividends payable	19.812.827.000	145.514.574
- Others	12.040.612.317	5.826.725.860
+ <i>Goods temporarily imported</i>	-	-
+ <i>Others</i>	-	-
b) <i>Long-term</i>	5.026.481.688	5.026.481.688
Total	36.883.882.755	10.998.722.122

VI. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN INCOME STATEMENT

Unit: VND

01. Revenue from sales of goods and rendering of services

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Real estate business revenue	26.993.520.972	25.016.274.144
Revenue from sale of finished goods	488.804.969.696	563.247.482.604
Revenue from rendering services	11.541.382.674	30.846.612.393
Total	527.339.873.342	619.110.369.141

02. Cost of goods sold

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
Real estate business cost	3.753.879.689	3.548.144.507
Cost of finished goods sold	439.877.247.614	507.453.414.145
Cost of services rendered	5.236.462.797	13.144.971.418
Provision for inventory write-down	-	-
Total	448.867.590.100	524.146.530.070

03. Financial income

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
- Interest income	8.192.924.563	2.451.683.003
- Gain from foreign exchange difference	3.178.183.545	551.860.490
Total	11.371.108.108	3.003.543.493

TUNG KUANG INDUSTRIAL JOINT STOCK COMPANY
 Bien Hoa II Industrial Park, Long Hung Ward, Dong Nai Province
 Notes to the Financial Statements (Continued)

04. Financial expenses

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
- Interest expenses	8.559.323.427	4.462.433.274
- Loss from foreign exchange difference	4.310.290.606	3.271.285.563
Total	12.869.614.033	7.733.718.837

05. Other income

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
- Gain from disposed of fixed assets	-	-
- Scrap sales income	-	-
- Compensation received	-	-
- Others	169.378.339	1.853.565
Total	169.378.339	1.853.565

06. Other expenses

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
- Cost of liquidation and sale of fixed assets	-	-
- Administrative fines	-	-
- Debt settlement	-	-
- Others	4.831.189.930	2.198.663.675
Total	4.831.189.930	2.198.663.675

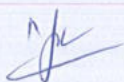
07. Current Corporate Income Tax (CIT) expenses

	From 01/01/2025 to 30/09/2025	From 01/01/2024 to 30/09/2024
- Corporate income tax on taxable income of current year	7.123.241.900	7.041.265.653
- Adjustment for corporate income tax of previous years and current year	-	-
- Total current Corporate Income Tax expense	7.123.241.900	7.041.265.653

VII. OTHER INFORMATION

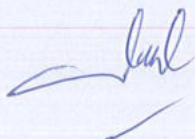
Dong Nai, October 20, 2025

Prepared by



Tran Thi Thanh Ngan

Chief Accountant



Vu Nguyen Thi Hanh

General Director



Liu Chien Hung