

X20 JOINT STOCK COMPANY

**CONSOLIDATE FINANCIAL STATEMENTS
3RD QUARTER 2025**

Ha Noi - October 2025



CONSOLIDATED BALANCE SHEET

As at 30/09/2025

Currency: VND

Item	Code	Note	As at 30/09/2025	As at 01/01/2025
A. Current assets	100		349.037.233.821	498.601.724.905
I. Cash and cash equivalents	110		113.638.434.019	231.086.174.686
1. Cash	111		94.623.744.140	231.086.174.686
2. Cash equivalents	112		19.014.689.879	0
II. Short - term financial investments	120		3.900.000.000	400.000.000
1. Trading securities	121		0	0
2. Allowances for decline in value of trading securities	122		0	0
3. Short-term held-to-maturity investments	123		3.900.000.000	400.000.000
III. Accounts receivable - short-term	130		92.551.548.438	75.129.916.643
1. Short-term account receivable from customers	131		82.214.191.457	54.984.146.617
2. Prepayments to suppliers	132		10.298.567.913	20.496.135.640
3. Short-term internal receivable	133		0	0
4. Receivables based on stages of construction contract	134		0	0
5. Short-term loans receivable	135		0	0
6. Other short-term receivables	136		1.336.903.054	1.021.745.262
7. Allowance for doubtful debts	137		-1.298.113.986	-1.372.110.876
8. Shortage of assets awaiting resolution	139		0	0
IV. Inventories	140		132.837.134.776	178.244.994.817
1. Inventories	141		134.777.269.654	180.683.060.322
2. Allowance for inventories	149		-1.940.134.878	-2.438.065.505
V. Other current assets	150		6.110.116.588	13.740.638.759
1. Short-term prepaid expenses	151		1.875.720.381	1.627.045.457
2. Deductible value added tax	152		3.932.001.424	11.548.410.168
3. Taxes and others receivable from State Treasury	153		302.394.783	565.183.134
4. Government bond trading transaction	154		0	0
5. Other current assets	155		0	0
B. Long-term assets	200		191.150.503.142	190.471.610.788
I. Account receivable - long-term	210		3.000.000	0
1. Long-term account receivable from customers	211		0	0
2. Long-term prepayments to suppliers	212		0	0
3. Working capital provided to sub-units	213		0	0
4. Long-term internal receivable	214		0	0
5. Long-term loans receivable	215		0	0
6. Other long-term receivables	216		3.000.000	0
7. Long-term allowance for doubtful debts	219		0	0
II. Fixed assets	220		177.354.439.868	171.783.151.455
1. Tangible fixed assets	221		165.804.703.249	160.647.097.243
- Cost	222		529.646.644.363	505.115.770.682
- Accumulated depreciation	223		-363.841.941.114	-344.468.673.439
2. Finance lease fixed assets	224		0	0
- Cost	225		0	0
- Accumulated depreciation	226		0	0
3. Intangible fixed assets	227		11.549.736.619	11.136.054.212
- Cost	228		13.552.332.847	12.856.806.347
- Accumulated depreciation	229		-2.002.596.228	-1.720.752.135
III. Investment property	230		0	0
- Cost	231		0	0
- Accumulated depreciation	232		0	0

Item	Code	Note	As at 30/09/2025	As at 01/01/2025
IV. Long-term work in progress	240		78.240.741	2.489.371.153
1. Long-term work in progress	241		0	0
2. Construction in progress	242		78.240.741	2.489.371.153
V. Long-term financial investments	250		3.654.399.357	3.611.812.514
1. Investment in subsidiaries	251		0	0
2. Investment in associates	252		3.654.399.357	3.611.812.514
3. Equity investments in other entities	253		0	0
4. Allowance for long-term financial investments	254		0	0
5. Long-term held-to-maturity investments	255		0	0
VI. Other long-term assets	260		10.060.423.176	12.587.275.666
1. Long-term prepaid expenses	261		10.060.423.176	12.587.275.666
2. Deferred tax assets	262		0	0
3. Long-term equipment, supplies and spare parts for re	263		0	0
4. Other long-term assets	268		0	0
TOTAL ASSETS	270		540.187.736.963	689.073.335.693
C. LIABILITIES	300		251.630.957.366	399.378.315.594
I. Current liabilities	310		237.098.481.107	381.278.291.639
1. Short-term accounts payable to suppliers	311		111.753.889.410	189.112.686.247
2. Short-term advances from customers	312		24.376.756.371	28.958.971.238
3. Taxes and others payable to State Treasury	313		13.425.652.105	22.653.312.218
4. Payables to employees	314		49.672.296.481	66.586.108.390
5. Short-term accrued expenses	315		5.291.286.488	2.734.784.345
6. Short-term internal payable	316		0	0
7. Payable based on stages of construction contract sch	317		0	0
8. Short-term unearned revenue	318		246.044.781	202.504.223
9. Other short-term payables	319		6.333.654.089	10.650.580.541
10. Short-term borrowings	320		693.000.000	2.772.000.000
11. Allowance for short-term liabilities	321		18.521.187.459	53.553.099.036
12. Bonus and welfare fund	322		6.784.713.923	4.054.245.401
13. Price stabilization fund	323		0	0
14. Government bond trading transaction	324		0	0
II. Long-term liabilities	330		14.532.476.259	18.100.023.955
1. Long-term accounts payable to suppliers	331		0	0
2. Long-term advances from customers	332		0	0
3. Long-term payable expenses	333		0	0
4. Internal payable on capital	334		0	0
5. Long-term internal payable	335		0	0
6. Long-term unearned revenue	336		392.418.666	513.463.500
7. Other long-term payables	337		2.041.000.000	906.000.000
8. Long-term borrowings	338		10.487.173.006	10.487.173.006
9. Transition bonds	339		0	0
10. Preferred stocks	340		0	0
11. Deferred income tax liabilities	341		0	0
12. Allowance for long-term liabilities	342		0	0
13. Science and Technology Development Fund	343		1.611.884.587	6.193.387.449
D. OWNER' EQUITY	400		288.556.779.597	289.695.020.099
I. Owners' equity	410		288.556.779.597	289.695.020.099
1. Share capital	411		172.500.000.000	172.500.000.000
- Ordinary shares with voting rights	411a		172.500.000.000	172.500.000.000
- Preferred stocks	411b		0	0
2. Share premium	412		0	0
3. Conversion option on convertible bonds	413		0	0
4. Owners' other capital	414		0	0
5. Treasury shares	415		0	0
6. Differences upon asset revaluation	416		0	0
7. Foreign exchange differences	417		0	0

Item	Code	Note	As at 30/09/2025	As at 01/01/2025
8. Investment and development fund	418		81.858.667.738	69.776.933.289
9. Enterprise reorganization assistance fund	419		0	0
10. Other equity fund	420		0	0
11. Retained profits	421		34.198.111.859	47.418.086.810
- Retained profits brought forward	421a		7.020.878.102	4.385.756.802
- Retained profits for the current period	421b		27.177.233.757	43.032.330.008
12. Non-controlling interest	422		0	0
II. Other funds	430		0	0
1. Funds	431		0	0
2. Funds that form fixed assets	432		0	0
TOTAL RESOURCES	440		540.187.736.963	689.073.335.693

Ha Noi, October 25, 2025

Prepared by:

Chief Accountant

Chairman of the Board of Management



Tran Thi Thuy Hang



Ngo Thi Hoa



CHỦ TỊCH HĐQT
Chu Văn Đệ

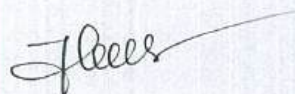
CONSOLIDATED STATEMENT OF INCOME

From 01/07/2025 to 30/09/2025

Currency: VND

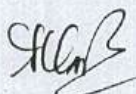
Item	Code	Note	3rd QUARTER		Accumulated from the beginning	
			2025	2024	2025	2024
1. Revenue from sales of goods and provision of	01		275.009.522.482,00	226.350.279.242,00	702.894.609.662,37	726.010.670.255,00
2. Revenue deductions	02		-	-	-	-
3. Net revenue	10		275.009.522.482,00	226.350.279.242,00	702.894.609.662,37	726.010.670.255,00
4. Cost of sales	11		230.053.733.839,00	190.818.600.209,00	590.403.270.771,37	615.679.629.270,00
5. Gross profit	20		44.955.788.643,00	35.531.679.033,00	112.491.338.891,00	110.331.040.985,00
6. Financial income	21		967.151.538,00	770.116.144,00	2.857.307.692,00	1.615.731.297,00
7. Financial expenses	22		211.072.460,00	135.689.945,00	714.642.549,00	137.375.414,00
In which: Interest expense	23		199.500.620,00	487.613,00	681.366.016,00	487.613,00
8. Share of profit in associates	24		-	-	167.347.387,00	121.048.303,00
9. Selling expenses	25		66.354.820,00	2.866.206.830,00	4.310.132.433,00	5.913.682.240,00
10. General and administration expenses	26		30.662.883.539,00	28.995.227.240,00	77.725.070.341,00	83.846.762.250,00
11. Net operating profit	30		14.982.629.362,00	4.304.671.162,00	32.766.148.647,00	22.170.000.681,00
12. Other income	31		97.641.040,00	142.417.767,00	1.359.365.505,00	272.487.693,00
13. Other expenses	32		15.428.342,00	39.065.477,00	117.633.866,00	346.135.986,00
14. Results of other activities	40		82.212.698,00	103.352.290,00	1.241.731.639,00	(73.648.293,00)
15. Accounting profit before tax	50		15.064.842.060,00	4.408.023.452,00	34.007.880.286,00	22.096.352.388,00
16. Income tax expense - current	51		3.117.654.063,00	509.818.992,00	6.830.646.529,00	5.594.349.900,00
17. Income tax expense/(benefit) - deferred	52		-	-	-	847.168.026,00
18. Net profit after tax	60		11.947.187.997,00	3.898.204.460,00	27.177.233.757,00	15.654.834.462,00
19. Basic earnings per share	70		-	0		

Prepared by:



Trần Thị Thuý Hằng

Chief Accountant



Ngô Thị Hoa

Ha Noi, October 25, 2025

Chairman of the Board of Management



CHỦ TỊCH HĐQT
Chu Văn Đệ

STATEMENT OF CASH FLOWS
(Indirect method)
3rd quarter 2025

Item	Code	3rd quarter		Accumulated from the beginning	
		2025	2024	2025	2024
I. CASH FLOWS FROM OPERATING ACTIVITIES					
1. Profit before tax	01	15.064.842.060	4.408.023.452	34.004.356.263	22.096.352.388
2. Adjustments for		0	0	0	
- Depreciation and amortisation	02	24.971.730.356	7.984.233.143	40.475.880.223	25.887.241.141
- Allowances and provisions	03	0	0	-22.551.160.928	-3.704.663.002
- Unrealised foreign exchange losses/(gains)	04	-10.507.053	78.266.784	-149.209.438	-30.232.425
- Profits from investing activities	05	-1.054.951.234	-766.403.822	-2.974.482.013	-1.034.886.715
- Interest expense	06	333.154.652	51.162.905	759.635.273	51.162.905
- Other adjustments	07	0	0	-4.500.000.000	-116079556
3. Operating (loss)/profit before changes in working capital	08	39.304.268.781	11.755.282.462	45.065.019.380	43.148.894.736
- (Increase)/ decrease in receivables	09	-132.007.540.049	-13.173.502.069	-1.851.316.467	38.243.039.144
- (Increase)/ decrease in inventories	10	10.606.306.943	-44.913.816.582	45.902.402.956	65.669.951.207
- (Increase)/ decrease in payables	11	100.528.552.946	96.719.850.717	-138.557.191.814	-35.358.660.347
- (Increase)/ decrease in prepaid expenses	12	1.160.717.843	723.325.159	3.073.689.275	1.697.008.665
- (Increase)/ decrease in trading securities	13	0	0	0	0
- Interest paid	14	-211.072.460	-487.613	-393.327.054	-487613
- Income tax paid	15	-1.001.073.642	0	-7.461.002.763	-3.910.373.039
- Other revenues from operating activities	16	0	0	0	0
- Other expenses from operating activities	17	-2.458.030.570	575.369.616	-12.791.748.055	-5.164.084.033
Net cash (inflows)/outflows from operating activities	20	15.922.129.792	51.686.021.690	-67.013.474.542	104.325.288.720
II. CASH FLOWS FROM INVESTING ACTIVITIES		0	0	0	0
1. Purchases of fixed assets and other long-term assets	21	-19.964.990.631	-1.062.360.840	-51.420.984.928	-8.941.857.057
2. Proceeds from disposals of fixed assets and long-term assets	22	93.048.640	0	138.548.640	0
3. Loans granted, purchases of debt instruments of other entities	23	-3.500.000.000	0	-3.500.000.000	0
4. Collection of loans, proceeds from sales of debt instruments of other entities	24	0	0	0	0
5. Payments for investments in other entities	25	0	0	2.008.492.096	0
6. Proceeds from investment in capital contributions to other entities	26	317.587.931	0	317.587.931	0
7. Receipts of dividends and interest	27	1.054.951.234	734.234.624	2.974.482.013	1.002.717.517
Net cash (inflows)/outflows from investing activities	30	-21.999.402.826	-328.126.216	-49.481.874.248	-7.939.139.540
III. CASH FLOWS FROM FINANCING ACTIVITIES		0	0	0	0
1. Proceeds from equity issued	31	0		0	0
2. Payments for share repurchases	32	-50.816.229		-2.059.308.325	0
3. Proceeds from borrowings	33	0		114.603.873	0
4. Payments to settle debts	34	-1.693.000.000		-3.193.603.873	
5. Payments for financial lease principal	35	0		0	
6. Dividends paid	36	0		0	
Net cash (inflows)/outflows from financing activities	40	-1.743.816.229	0	-5.138.308.325	0
Net cash (inflows)/outflows in period (50 = 20+30+40)	50	-7.821.089.263	51.357.895.474	-121.633.657.115	96.386.149.180
Cash and cash equivalents at beginning of period	60	117.460.016.229	100.600.431.445	231.086.174.686	55.568.521.339
Effect of foreign exchange differences	61	10.507.053	-112.675.457	196.916.448	-109.019.057
Cash and cash equivalents at end of period (70 = 50+60+61)	70	109.649.434.019	151.845.651.462	109.649.434.019	151.845.651.462

Prepared by:

Trần Thị Thu Hiền

Chief Accountant

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Ngô Thị Hoa

Hà Nội, 27 October, 2025

General Director



Chu Văn Dệ



GENERAL DEPARTMENT OF
LOGISTICS
X20 JOINT STOCK COMPANY

Form B 09 – DN/HN
(Issued under Circular
No.202/2014/TT-BTC dated 22
December 2014 of the Ministry of
Finance)

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
3rd QUARTER 2025

I. REPORTING ENTITY

1. Ownership structure

X20 Joint Stock Company (“the Company”) is a joint stock company established based on the equitization of 20 Company under the General Department of Logistics, according to Decision No. 3967/QĐ-BQP dated December 28, 2007, of the Ministry of National Defense. The Company was incorporated under the Business Registration Certificate No. 0103034095 issued by the Hanoi Department of Planning and Investment on December 31, 2008, and registered for the 10th change under No. 0100109339 on May 13, 2020.

The charter capital according to the Company's business registration is: VND 172,500,000,000 divided into 17,250,000 shares. Specific shares according to the Business Registration are as follows:

	<u>VND</u>	<u>Shares</u>	<u>%</u>
State capital	123.711.900.000	12.371.190	71,72%
Shareholders are employees in the company (1)	31.855.100.000	3.185.510	18,47%
Cai Mep investment joint stock company (2)	5.000.000.000	500.000	2,89%
Other shareholders (3)	11.933.000.000	1.193.300	6,92%
Total	172.500.000.000	17.250.000	100%

Note:

(1): Preferential shares for employees in the Company

(2): Shares sold to strategic investors

(3): Common shares sold to other shareholders

2. Business field

- Industrial production (textile, garment)
- Real estate business
- Retail and distribution

3. Principal activities

- Trading in textiles, dyeing, sewing, and raw materials for textiles, dyeing, and sewing.
- Trading in fuels, chemicals, and dyes for production and consumption.
- Trading in machinery, equipment, and spare parts for the textile, dyeing, and sewing industry.

- Consulting services on management and techniques in the textile, dyeing, and sewing industry.
- Manufacturing other metal products not classified elsewhere.
- Other manufacturing not classified elsewhere. Details: Manufacturing safety equipment such as fireproof clothing, safety belts, life buoys, etc.; manufacturing brooms and brushes, including brushes that are parts of machinery, hand-operated mechanical floor brushes, mops, feather dusters, paint brushes, rollers, etc.
- Construction of all types of houses.
- Training services for textile, dyeing, sewing, and labor supply.
- Advertising and advertising-related services.
- Supermarket business and store systems.
- Petrol and fuel sales agency.
- Trading in boxes, crates, and packaging of all kinds of products serving production and consumption.
- Trading in electronics, refrigeration, household appliances, and office supplies.
- Trading in agricultural products, aquatic products, seafood, and forestry products of all kinds.
- Trading in handicrafts and consumer goods.
- Trading in food, foodstuffs, and beverages serving production and consumption.

4. Company structure

4.1. List of joint ventures and associates

Company name: Joint Stock Company 199

Address: Thanh Ha - Thanh Liem - Ha Nam

Contributed capital: 1,659,000,000 VND, accounting for 33.4% of charter capital, equivalent to 165,900 shares.

4.2. List of subsidiaries

- Company name: X20 Thai Nguyen One Member Co., Ltd.

Address: Hoa Thuong Commune - Dong Hy District - Thai Nguyen Province

Contributed capital: 9,500,000,000 VND, accounting for 100% of charter capital.

- Company name: X20 Nam Dinh One Member Co., Ltd.

Address: Lot 1, Hoa Xa Industrial Park, Nam Dinh City, Nam Dinh Province.

Contributed capital: 38,235,835,186 VND, accounting for 100% of charter capital

- Company name: X20 Thanh Hoa One Member Co., Ltd.

Address: Lot 04, Tay Bac Ga Industrial Park, Dong Tho Ward, Thanh Hoa City, Thanh Hoa Province.

Contributed capital: 8,000,000,000 VND, accounting for 100% of charter capital.

- Company name: X20 Nghe An One Member Co., Ltd.

Address: No. 1 Tue Tinh Street, Hung Dung Ward - Vinh City - Nghe An Province.

Contributed capital: 6,000,000,000 VND, accounting for 100% of charter capital.

4.3. List of affiliated units:

Relatively independent accounting branches:

- Commercial enterprise: No. 35 Phan Dinh Giot, Phuong Liet Ward, Thanh Xuan, Hanoi.
- Military Tailoring Factory: Phuc Dong Ward - Long Bien - Hanoi.
- Kindergarten: No. 35 Phan Dinh Giot, Phuong Liet Ward, Thanh Xuan, Hanoi.
- Central Branch: No. 78 Tue Tinh, Loc Tho Ward, Nha Trang City, Khanh Hoa.

5. Statement on comparability of information in Consolidated financial statements:

Information in consolidated financial statements is completely comparable between years.

II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING

1. Accounting period: The Company's accounting period begins on January 1 and ends on December 31 each year.

2. Accounting currency: The consolidated financial statements are presented in Vietnamese Dong (VND), using the historical cost principle and in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and relevant legal regulations in Vietnam.

III. ACCOUNTING STANDARDS AND REGIMES APPLIED

1. Applicable accounting regime

Applying accounting laws, Vietnamese accounting standards, Vietnamese accounting systems and relevant legal regulations in Vietnam.

Currently, the Company applies the enterprise accounting regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance.

2. Declaration on compliance with Vietnamese accounting standards and accounting regime

X20 Joint Stock Company strictly and fully complies with the current accounting laws, accounting standards, Vietnamese enterprise accounting regime and regulations on financial management.

IV. ACCOUNTING POLICIES APPLIED

1. Basis for preparation of Consolidated financial statements

The accompanying consolidated financial statements are presented in Vietnamese Dong (VND), according to the historical cost principle and in accordance with Vietnamese Accounting Standards and legal regulations related to the preparation and presentation of Consolidated financial statements.

2. Exchange rates

For transactions arising in foreign currencies: Transactions arising in foreign currencies are translated at the exchange rate applicable at the time of the transaction, the exchange rate difference arising from these transactions is recorded as financial income and expenses in the consolidated statement of income.

Revaluation of foreign currency-based monetary items: at the time of preparing the Consolidated financial statements, the Company did not re-evaluate foreign currency-based monetary items.

3. Cash and cash equivalents

Cash: Including Cash on hand, Bank deposits (no term)

Cash, Bank deposits are recorded on the basis of actual receipts and payments.

Cash equivalents: short-term investments, term deposits with a recovery or maturity of no more than 3 months from the date of investment, deposits that can be easily converted into a certain amount of cash and have no risk of conversion into cash at the time of reporting.

4. Investments

Investments in subsidiaries, joint ventures and other investments

Investments in associates and joint ventures: Investments in associates and joint ventures in which the Company has significant influence are presented using the historical cost principle.

Distributions of profits that the Company receives from the accumulated profits of the associated companies after the date the Company gains control are recorded in the Statement income for the year. Other distributions are considered as the recovery of investments and are deducted from the investment value.

Other investments: Recorded under the historical cost principle.

Allowance for losses on investments

Allowance for losses on investments in subsidiaries, joint ventures and associated companies is made when these companies suffer losses leading to the possibility of investors losing capital or the allowance is due to the decline in the value of investments in these companies (except for the case of planned losses determined in the business plan before the investment). The level of allowance is corresponding to the Company's capital contribution ratio in economic organizations according to the guidance in Circular 48/2019/TT-BTC dated August 8, 2019.

For other investments, the allowance for losses is based on the fair value of the investment at the time of allowance. In case the fair value cannot be determined, the allowance is based on the loss of the investee.

5. Receivables

Receivables are monitored in detail according to the receivable term, receivable objects, original currency and other factors according to the Company's management needs.

Receivables include receivables from customers and other receivables recorded according to the following principles:

Receivables from customers include receivables of a commercial nature arising from purchase-sale transactions between the Company and the buyer (an entity independent of the seller, including receivables between the parent company and subsidiaries, joint ventures, and associates). Commercial receivables are recorded in accordance with the Revenue Standard on the time of recording based on invoices and documents.

Other receivables include receivables of a non-commercial nature.

Internal receivables include receivables from affiliated units without legal status and dependent accounting.

Receivables are classified as Short-term and Long-term on the Balance Sheet based on the remaining term of the receivables at the date of the Consolidated financial statements.

Allowance for doubtful debts: is made for each doubtful debt based on the overdue period of principal payment according to the original debt commitment (excluding debt extension between the parties), or the expected loss level that may occur according to the guidance in Circular 48/2019/TT-BTC dated August 8, 2019.

6. Inventories

Inventories are determined on the basis of historical cost principle, in case the historical cost principle of inventory is higher than the net realizable value, it must be calculated according to the net realizable value. The historical cost principle of inventory includes the cost of direct materials, direct labor costs and general production costs, if any, to bring the inventory to its current location and condition. Net realizable value is determined as the estimated selling price less all costs of completion and costs to be incurred in marketing, selling and distribution.

Inventories are accounted for using the perpetual inventory method and are valued using the weighted average method.

The Company's allowance for inventories is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make allowance for obsolete, damaged or substandard inventories in cases where the actual value of the inventories is higher than the net realizable value at the end of the accounting period.

7. Fixed assets

The Company manages, uses and depreciates fixed assets in accordance with the guidance in Circular 45/2013/TT-BTC issued on April 25, 2013 and Circular 147/2016/TT-BTC dated October 13, 2016 amending and supplementing a number of articles of Circular 45/2013/TT-BTC issued by the Ministry of Finance, Circular 28/2017/TT-BTC dated April 12, 2017 amending and supplementing a number of articles of Circular 45/2013/TT-BTC and Circular 147/2016/TT-BTC of the Ministry of Finance.

Accounting principles

Tangible fixed assets

Tangible fixed assets are reflected at historical cost principle, presented at historical cost principle minus accumulated depreciation. The historical cost principle of fixed assets includes all costs incurred by the Company to acquire the fixed assets up to the time the assets are ready for use.

When fixed assets are sold or liquidated, the historical cost principle and accumulated depreciation are written off and any gains or losses arising from the liquidation are included in other income or other expenses in the year.

Intangible fixed assets

Intangible fixed assets include the value of the long-term Use Rights at Garment Factory 20B according to Certificate No. B.330747 issued by the People's Committee of Thanh Hoa Province on October 28, 1994; Long-term Land Use Right at Lot 1, Alley 64/3 Phan Dinh Giot according to Land Use Right Certificate No. CT-DA00084 issued on February 25, 2016 issued by the Hanoi Department of Natural Resources and Environment on December 25, 2016. The Company depreciates the accounting software on a straight-line basis over a period of 03 years

and other intangible fixed assets (land leveling costs to lease land in Nam Dinh and at Factory 20B),

Depreciation method

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives. The specific depreciation periods are as follows:

	Time (Years)
Buildings	07 – 25
Machinery and equipment	05 - 12
Motor vehicles	05 - 10
Office equipment	04
Other tangible fixed assets	03

8. Prepaid expenses

Prepaid expenses reflect Accrued expenses that have been incurred but are related to the results of production and business activities of many accounting periods and the transfer of these expenses to production and business expenses of the following accounting periods.

Prepaid expenses: are recorded at historical cost principle and are classified into short-term and long-term on the Balance Sheet based on the prepayment period of each contract.

9. Construction in progress

Assets in the process of construction for production, rental, administration or any other purpose are recorded at historical cost principle. These costs include service expenses and related interest expenses in accordance with the Company's accounting policy. Depreciation of these assets is applied in the same way as other assets, starting when the assets are ready for use.

10. Payables

Payables are monitored in detail by payment term, payable objects and other factors according to the Company's management needs.

Payables include payables to sellers, payables to loans, internal payables and other payables which are payables with almost certain value and time and are recorded at no lower than the payment obligation, classified as follows:

Payables to sellers: includes payables of a commercial nature arising from transactions of purchasing goods, services, assets between the Company and the seller (an independent unit of the Company, including payables between the parent company and subsidiaries, joint ventures, and associates). These payables include payables when importing through a consignee (in consignment import transactions);

Other payables include non-commercial payables, not related to the purchase and sale, Allowance of goods and services;

11. Loans and financial lease liabilities

Including loans, financial lease liabilities, excluding loans in the form of issuing bonds or preferred shares with a clause requiring the issuer to repurchase at a certain time in the future.

The Company monitors loans and financial lease liabilities in detail for each debt object and classifies them as short-term and long-term according to the repayment period.

Costs directly related to loans are recorded in financial expenses, except for costs arising from loans specifically for the purpose of investing, constructing or producing unfinished assets, which are capitalized according to the Accounting Standard on Borrowing Costs.

12. Capitalization of borrowing costs

All interest costs are recorded in the Statement of Business Performance when incurred, unless capitalized according to the Allowances of the accounting standard "Borrowing Costs".

13. Accrued expenses

Accrued expenses that have not yet arisen but are deducted in advance from production and business expenses during the year to ensure that when Accrued expenses arise, they do not cause sudden changes in production and business expenses on the basis of ensuring the principle of matching between revenue and expenses. When such expenses arise, if there is a difference with the amount deducted, the accountant will record additional or reduce the expenses corresponding to the difference.

14. Owners' equity

The owner's investment capital is recorded according to the actual capital contributed by the owner.

Undistributed profits are determined based on the statement income after corporate income tax and the distribution of profits or loss handling of the Company.

Net profit after tax are distributed as dividends to shareholders after being approved by the Board of Shareholders at the Company's Annual General Meeting and after setting aside reserve funds according to the Company's Charter.

Dividends are announced and paid based on the estimated profits achieved. Official dividends are declared and paid in the following fiscal year from undistributed profits based on the approval of the Shareholders' Council at the Company's Annual General Meeting.

15. Revenue and other income

Revenue from sales and provision is recognized when all five (5) following conditions are simultaneously satisfied:

The Company has transferred the significant risks and rewards of ownership of the products or goods to the buyer;

The Company no longer retains management rights as the owner of the goods or control over the goods;

(c) The revenue can be measured reliably;

(d) It is probable that the economic benefits from the sale transaction will flow to the Company; and

(e) The costs related to the sale transaction can be measured reliably.

Revenue from a service transaction is recognized when the outcome of that transaction can be measured reliably. In case the service transaction involves many periods, revenue is recognized in the year according to the results of the work completed at the date of the Balance Sheet of

that period. The outcome of a service transaction is recognised when all four (4) of the following conditions are met:

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

For interest, dividends and profits shared and other income: Revenue is recognised when it is probable that the economic benefits will flow to the entity and the amount of revenue can be measured reliably.

16. Cost of goods and services

Including cost of products, goods, services, investment real estate sold during the year (including depreciation costs; repair costs; operating lease costs of investment real estate, transfer and liquidation costs of investment real estate, etc.) are recorded in accordance with revenue consumed during the year.

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

17. Financial expenses

Borrowing costs: Recorded monthly based on the loan amount, loan interest rate and actual number of loan days.

18. Current and deferred income tax expenses

Income taxes include all income tax expenses and deferred income tax expenses (or current income tax income and deferred income tax income) when determining profit or loss of a period.

Current current and deferred income tax expenses: is the amount of corporate income tax payable calculated on taxable income in the year and the current corporate income tax rate. Current income tax is calculated based on taxable income and the tax rate applied in the tax year.

The difference between taxable income and accounting profit is due to the adjustment of differences between accounting profit and taxable income according to current tax policy.

The Company is obliged to pay corporate income tax at a rate of 20% on taxable income.

Pursuant to Decision No. 2702/2004/QĐ-UB of the People's Committee of Nam Dinh Province dated October 25, 2004 on the promulgation of details on the continued implementation of the investment incentive mechanism in Hoa Xa Industrial Park. The Company is exempted from tax for 2 years and exempted from 50% of corporate income tax for the next 6 years when

determining the current current and deferred income tax expenses arising at Nam Dinh Textile Enterprise.

19. Accounting estimates

The preparation of the Consolidated financial statements in compliance with Vietnamese Accounting Standards, the current Vietnamese Enterprise Accounting Regime and legal regulations related to the preparation and presentation of Consolidated financial statements requires the Board of Directors to make estimates and assumptions that affect the reported figures on liabilities, assets and the presentation of contingent liabilities and assets at the date of the Consolidated financial statements as well as the reported figures on revenues and expenses during the financial year. Actual results may differ from those estimates and assumptions made.

20. Basic earnings per share

Basic earnings per share for ordinary shares is calculated by dividing the profit or loss attributable to ordinary shareholders by the weighted average number of ordinary shares outstanding during the year. Diluted earnings per share is determined by adjusting the profit or loss attributable to ordinary shareholders and the weighted average number of ordinary shares outstanding for the effect of potentially dilutive ordinary shares, including convertible bonds and stock options.

III. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

	30/09/2025	01/01/2025
Cash	5.860.128.855	2.362.378.468
Cash in banks	88.763.615.285	228.723.796.218
Cash equivalents	19.014.689.879	-
Total	113.638.434.019	231.086.174.686

2. Other receivables

	30/09/2025	01/01/2025
Advances	735.072.232	49.284.050
Deposits received	10.000.000	306.967.100
Other receivables	19.962.936	6.753.766
- Social Insurance, Health Insurance, Unemployment Insurance	19.962.936	6.753.766
Receivable from other objects	571.867.886	658.740.346
Total	1.336.903.054	1.021.745.262

3. Inventories

	30/09/2025	01/01/2025
Raw materials	18.929.426.590	21.734.480.309
Tools and supplies	474.992.938	490.492.511
Work in progress	39.814.595.328	28.425.828.691
Finished goods	72.508.159.567	126.921.478.975
Merchandise inventories	3.050.095.231	3.110.779.836

Total	134.777.269.654	180.683.060.322
4. Prepaid expenses		
	30/09/2025	01/01/2025
Short-term	1.875.720.381	1.627.045.457
Undistributed tools and supplies costs	1.875.720.381	1.627.045.457
Other short-term prepaid expense	-	-
Long-term	10.060.423.176	12.587.275.666
Undistributed tools and supplies costs	10.060.423.176	10.973.870.512
Other long-term prepaid expense	-	1.613.405.154
Total	11.936.143.557	14.214.321.123

5. Asset Adjustment Report

TT	Item	Tangible fixed assets						Intangible fixed assets	Total
		Buildings	Machinery and equipment	Motor vehicles	Office equipment	Other tangible fixed assets	Total		
I	Increase/decrease fixed assets								
1	Opening balance	287,750,971.054	181,112,107.891	22,992,204.581	8,166,195.029	5,094,292.127	505,115,770.682	12,856,806.347	517,972,577.029
2	Additions during the period	24,925,045.474	29,513,900.992	1,350,111.354	502,353.613	0	56,291,411.433	1,341,053.000	57,632,464.433
	- Transfer from completed construction	3,735,078.695					3,735,078.695	0	3,735,078.695
	- Purchases		25,319,910.014		261,085.615		25,580,995.629	695,526.500	26,276,522.129
	- Internal assets transfer	21,189,966.779	4,193,990.978	1,350,111.354	241,267.998		26,975,337.109	645,526.500	27,620,863.609
3	Subtractions during the period	23,505,527.337	6,663,631.063	1,350,111.354	241,267.998	0	31,760,537.752	645,526.500	32,406,064.252
	- Liquidation of fixed assets	2,315,560.558	2,469,640.085				4,785,200.643	0	4,785,200.643
	- Internal assets transfer	21,189,966.779	4,193,990.978	1,350,111.354	241,267.998		26,975,337.109	645,526.500	27,620,863.609
4	Closing balance	289,170,489.191	203,962,377.820	22,992,204.581	8,427,280.644	5,094,292.127	529,646,644.363	13,552,332.847	543,198,977.210
II	Accumulated depreciation								
1	Opening balance	176,971,310.135	141,880,422.123	15,423,997.126	5,812,651.926	4,380,292.128	344,468,673.439	1,720,752.074	346,189,425.513
2	Additions during the period	30,291,187.257	12,792,703.115	2,490,481.803	896,594.679	0	46,470,966.854	281,844.154	46,752,811.008
	- Depreciation during the period	13,025,556.773	8,910,571.260	1,412,181.028	655,326.681		24,003,635.742	281,844.154	24,285,479.896
	- Internal assets transfer	17,265,630.484	3,878,738.999	1,078,300.775	241,267.998		22,463,938.256	0	22,463,938.256
	- Other increases		3,392,856				3,392,856	0	3,392,856
3	Subtractions during the period	19,554,049.600	6,224,080.805	1,078,300.775	241,267.998	0	27,097,699.243	0	27,097,699.243
	- Liquidation of fixed assets	2,288,419.116	2,345,344.521				4,633,763.702		4,633,763.702
	- Internal assets transfer	17,265,630.484	3,878,736.284	1,078,300.775	241,267.998		22,463,935.541		22,463,935.541
4	Closing balance	187,708,447.792	148,449,044.433	16,836,178.154	6,467,978.607	4,380,292.128	363,841,941.050	2,002,596.228	365,844,537.342
III	Net book value								
	Opening balance	110,779,660.919	39,231,685.768	7,568,207.454	2,353,543.103	713,999.999	160,647,097.243	11,136,054.273	171,783,151.517
	Closing balance	289,170,489.191	55,513,333.387	6,156,026.426	1,959,302.037	713,999.999	165,804,703.933	11,549,736.619	177,354,439.868

6. Taxes and others payable to State Treasury

	30/09/2025	01/01/2025
VAT output	7.990.282.972	15.952.962.872
Corporate income tax	5.266.910.476	6.459.929.120
Personal income tax	153.147.475	240.420.225
Other taxes	15.311.182	-
Total	13.425.652.105	22.653.312.217

7. Accrued expenses

	30/09/2025	01/01/2025
Short-term	5.291.286.488	2.734.784.345
Ministry of Defense land rental	2.367.298.665	-
Accrued on leave salary expenses	1.050.000.000	922.000.000
Accrued on electricity, water cost expenses	324.350.371	416.516.100
Other accrued expenses	1.549.637.452	1.396.268.245
Long-term		
Total	5.291.286.488	2.734.784.345

8. Other short-term payables

	30/09/2025	01/01/2025
Short-term	6.333.654.089	10.650.580.541
Trade union fees	1.860.961.271	2.257.416.517
Social insurance	984.801.027	-
Health insurance	165.099.335	-
Unemployment insurance	72.464.287	-
Deposits received	65.000.000	715.000.000
Other payables	2.206.831.833	656.644.200
- Dividends payable	988.080.000	222.630.200
- Non current mid-shift meal payable	233.284.400	384.984.434
- Severance allowance	985.467.433	49.029.566
Payables from other objects	978.496.336	7.021.519.824
Long-term	2.041.000.000	906.000.000
Deposits received	2.041.000.000	906.000.000
Total	8.374.654.089	11.556.580.541

9. Loans and obligations under finance lease

	30/09/2025	01/01/2025
Short-term	693.000.000	2.772.000.000
Vietnam joint Stock Commercial Bank for Industry and Trade – Nam Dinh Branch	693.000.000	2.772.000.000
Long-term	10.487.173.006	10.487.173.006
Vietnam joint Stock Commercial Bank for Industry and Trade – Nam Dinh Branch	10.487.173.006	10.487.173.006
Total	11.180.173.006	13.259.173.006

10. Owners' equity

Reconciliation table of equity fluctuations

	Owners' equity	Investment and development fund	Retained profits	Total
Previous period's opening balance	172.500.000.000	68.091.509.624	18.615.107.354	259.206.616.978
- Profits for the current period	-	-	45.223.758.758	45.223.758.758
- Distributed for funds	-	-	(3.403.086.269)	(3.403.086.269)
- Other increases	-	1.685.423.665	-	1.685.423.665
- Distribute dividends to shareholders	-	-	(10.350.000.000)	(10.350.000.000)
- Distributed in subsidiary	-	-	(2.191.428.750)	(2.191.428.750)
- Other decreases	-	-	(476.264.284)	(476.264.284)
Previous period's closing balance	172.500.000.000	69.776.933.289	47.418.086.809	289.695.020.099
Current period's opening balance	172.500.000.000	69.776.933.289	47.418.086.810	289.695.020.099
- Profits for the current period	-	-	27.177.233.757	27.177.233.757
- Distributed for funds	-	-	(23.022.448.164)	(23.022.448.164)
- Other increases	-	12.081.734.449	-	12.081.734.449
- Distribute dividends to shareholders	-	-	(17.250.000.000)	(17.250.000.000)
- Other decreases	-	-	(124.760.544)	(124.760.544)
Current period's closing balance	172.500.000.000	81.858.667.738	34.198.111.859	288.556.779.597

Details of owners' equity

	30/09/2025	01/01/2025
State capital	123.711.900.000	123.711.900.000
Shareholders are employees in the company	31.855.100.000	31.855.100.000
Cai Mep investment joint stock company	5.000.000.000	5.000.000.000
Other shareholders	11.933.000.000	11.933.000.000
Total	172.500.000.000	172.500.000.000

Stocks

	30/09/2025	01/01/2025
Number of shares registered to issue	17.250.000	17.250.000
Number of shares sold to the public	17.250.000	17.250.000
- Ordinary shares	17.250.000	17.250.000
- Preference shares	-	-
Quantity of shares	17.250.000	17.250.000
- Ordinary shares	17.250.000	17.250.000
- Preference shares	-	-

Current par value of shares: 10.000 VNĐ

IV. Additional information for items presented in the Statement of Income report

1. Revenue from sales of goods and provision of services

	3rd QUARTER 2025	3rd QUARTER 2024	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2025	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2024
Revenue from merchandise inventories, finished goods	273.279.215.705	224.590.997.156	698.668.085.546	719.305.679.628
Revenue from renting premises and factories	1.730.306.777	1.759.282.086	4.226.524.116	6.704.990.627
Total	275.009.522.482	226.350.279.242	702.894.609.662	726.010.670.255

2. Cost

	3rd QUARTER 2025	3rd QUARTER 2024	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2025	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2024
Costs of finished goods, merchandise inventories	227.666.644.834	190.818.600.209	588.429.676.083	614.928.197.967
Costs of renting premises and factories	2.387.089.005	-	2.439.558.549	751.431.303
Provision for devaluation of inventories	-	-	(465.963.861)	-
Total	230.053.733.839	190.818.600.209	590.403.270.771	615.679.629.270

3. Financial income

	3rd QUARTER 2025	3rd QUARTER 2024	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2025	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2024
Bank deposit interest	769.750.125	485.384.624	2.395.027.598	753.867.517
Paid dividend, shared profit	-	248.850.000	-	248.850.000
Exchange difference gain from - year end re-valuation	197.401.413	35.881.520	418.548.434	504.514.571
Exchange difference gain in the year	-	-	43.731.660	108.499.209
Total	967.151.538	770.116.144	2.857.307.692	1.615.731.297

4. Financial expenses

	3rd QUARTER 2025	3rd QUARTER 2024	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2025	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2024
Loan interest expenses				

	199.500.620	487.613	681.366.016	487.613
Loss of exchange rate differences arises	11.571.840	135.202.332	33.276.533	135.358.332
Interest on foreign exchange rate differences at the end of term	-	-	-	1.529.469
Total	211.072.460	135.689.945	714.642.549	137.375.414

5. Selling and general administration expenses

	3rd QUARTER 2025	3rd QUARTER 2024	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2025	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2024
Selling expenses	66.354.820	2.866.206.830	4.310.132.433	5.913.682.240
General administration expenses	30.662.883.539	28.995.227.240	77.725.070.341	83.846.762.250
Total	30.729.238.359	31.861.434.070	82.035.202.774	89.760.444.490

6. Other income

	3rd QUARTER 2025	3rd QUARTER 2024	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2025	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2024
Income from liquidation of fixed assets, tools and equipment	61.300.000	55.622.222	97.858.558	58.821.051
Income from renting out public housing	-	71.218.186	-	198.089.283
Other income	36.341.040	15.577.359	1.261.506.947	15.577.359
Total	97.641.040	142.417.767	1.359.365.505	272.487.693

7. Other Expenses

	3rd QUARTER 2025	3rd QUARTER 2024	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2025	Cumulative from the beginning of the year to the end of the 3rd QUARTER 2024
Tax fines and late insurance interest	-	15.840.517	1.661.628	15.866.517
Disposal cost	10.251.979	-	110.795.594	-
Other income	5.176.363	23.224.960	5.176.644	330.269.469
Total	15.428.342	39.065.477	117.633.866	346.135.986

V. Comperision information

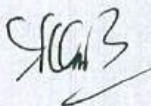
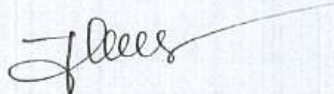
Comparative information is the figures on the audited financial statements for the fiscal year ending December 31, 2024 by Vietnam Auditing and Evaluation Co., Ltd. (VAE).

Ha Noi, October 25, 2025

Prepared by

Chief Accountant

**X20 joint stock company
Chairman of Board of Management**



Tran Thi Thuy Hang

Ngo Thi Hoa

**CHỦ TỊCH HĐQT
Chu Văn Đệ**