



THIEN NAM TRADING - IMPORT EXPORT JOINT STOCK COMPANY

Address: Thien Nam Office Building, No. 111-121 Ngo Gia Tu , Vuon Lai Ward, Ho Chi Minh City

Tax code: 0301172041

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CONSOLIDATED FINANCIAL STATEMENTS QUARTER 3/2025

THIEN NAM TRADING - IMPORT EXPORT JOINT STOCK COMPANY

Address: No. 111-121 Ngo Gia Tu, Vuon Lai Ward, Ho Chi Minh City

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CONSOLIDATED BALANCE SHEET
(Full)
As of September 30, 2025

			Unit: VND	
ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
A - CURRENT ASSETS	100		1.635.759.253.499	1.647.733.242.904
I. Cash and cash equivalents	110	V.1	8.054.950.970	8.830.785.669
1. Cash	111		7.954.950.970	8.730.785.669
2. Cash equivalents	112		100.000.000	100.000.000
II. Short-term investments	120	V.2	-	-
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		536.100.917.070	546.530.002.680
1. Short-term trade receivables	131	V.3	487.354.652.511	506.294.812.368
2. Short-term prepayments to suppliers	132	V.4	875.128.270	794.905.550
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of constructic	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.5a	48.025.888.094	39.595.036.567
7. Allowance for short-term doubtful debts	137		(175.039.911)	(175.039.911)
8. Deficit assets for treatment	139	V.6	20.288.106	20.288.106
IV. Inventories	140	V.7	1.087.548.322.914	1.088.392.101.859
1. Inventories	141		1.087.548.322.914	1.088.392.101.859
2. Allowance for inventories	149		-	-
V. Other current assets	150		4.055.062.545	3.980.352.696
1. Short-term prepaid expenses	151	V.8a	141.894.998	44.489.655
2. Deductible VAT	152		3.039.869.871	3.062.565.365
3. Taxes and other receivables from the State	153		873.297.676	873.297.676
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

Quarter 3 of the fiscal year ending December 31, 2025

Interim Consolidated Balance Sheet (cont)

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
B - NON-CURRENT ASSETS	200		421.600.128.818	433.067.310.117
I. Long-term receivables	210		3.338.068.023	3.638.068.023
1. Long-term trade receivables	211		-	-
2. Long-term prepayment to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.5b	3.338.068.023	3.638.068.023
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		36.133.090.656	37.502.172.201
1. Tangible fixed assets	221	V.9	9.218.328.844	10.587.410.389
- Historical cost	222		47.239.162.238	47.916.124.147
- Accumulated depreciation	223		(38.020.833.394)	(37.328.713.758)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	26.914.761.812	26.914.761.812
- Initial cost	228		28.194.999.917	28.194.999.917
- Accumulated amortization	229		(1.280.238.105)	(1.280.238.105)
III. Investment property	230	V.11	53.833.247.115	56.960.390.955
- Historical costs	231		106.202.325.022	106.202.325.022
- Accumulated depreciation	232		(52.369.077.907)	(49.241.934.067)
IV. Long-term assets in process	240		-	128.730.000
1. Long-term work-in-process	241		-	-
2. Construction-in-progress	242		-	128.730.000
V. Long-term investments	250	V.2	327.289.497.587	332.289.497.587
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252		194.393.397.587	194.393.397.587
3. Investments in other entities	253		120.496.100.000	120.496.100.000
4. Provision for devaluation of long-term financial inv	254		-	-
5. Held-to-maturity investments	255		12.400.000.000	17.400.000.000
VI. Other non-current assets	260		1.006.225.437	2.548.451.351
1. Long-term prepaid expenses	261	V.8b	1.006.225.437	2.548.451.351
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill			-	-
TOTAL ASSETS	270		2.057.359.382.317	2.080.800.553.021

Quarter 3 of the fiscal year ending December 31, 2025

Interim Consolidated Balance Sheet (cont)

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
C - LIABILITIES	300		1.600.348.403.599	1.579.737.439.513
I. Current liabilities	310		1.584.652.580.514	1.569.857.427.428
1. Short-term trade payables	311	V.12	565.531.774.010	685.163.162.754
2. Short-term advances from customers	312	V.13	111.322.193.703	95.208.360.444
3. Taxes and other obligations to the State Budget	313	V.14	22.073.845.440	4.901.622.696
4. Payables to employees	314	V.15	469.744.397	195.548.847
5. Short-term accrued expenses	315	V.16	112.853.822.210	70.906.754.356
6. Short-term inter-company payables	316		-	-
7. Payable according to the progress of construction con	317		-	-
8. Short-term unearned revenue	318	V.17	398.380.924	962.666.739
9. Other short-term payables	319	V.18a	284.299.607.110	204.952.590.177
10. Short-term borrowings and financial leases	320	V.19a	487.703.212.720	507.566.721.415
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.20	-	-
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		15.695.823.085	9.880.012.085
1. Long-term trade payables	331		-	-
2. Long-term prepayment from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for operating capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336		-	-
7. Other long-term payables	337	V.18b	15.695.823.085	9.880.012.085
8. Long-term borrowing and financial leases	338	V.19b	-	-
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liabilities	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development funds	343		-	-

Quarter 3 of the fiscal year ending December 31, 2025

Interim Consolidated Balance Sheet (cont)

ITEMS	Code	Note	Balance at the end of the period	Balance at the beginning of the year
D - OWNER'S EQUITY	400		457.010.978.718	501.063.113.508
I. Owner's equity	410	V.22	457.010.978.718	501.063.113.508
1. Capital	411		495.762.640.000	495.762.640.000
- Common shares carrying voting rights	411a		495.762.640.000	495.762.640.000
- Preferred shares	411b		-	-
2. Share premiums	412		4.034.353.637	4.034.353.637
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		(11.978.525.300)	(11.978.525.300)
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment development fund	418		31.763.082.105	31.763.082.105
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421		(56.640.810.840)	(12.982.536.378)
- Retained earnings accumulated to the end of the previous period	421a		(12.982.536.378)	48.189.454.790
- Retained earnings of the current period	421b		(43.658.274.462)	(61.171.991.168)
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429		(5.929.760.885)	(5.535.900.556)
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		2.057.359.382.317	2.080.800.553.021

Hồ Chí Minh, October 25, 2025



Nguyen Thi Thu Hien
Preparer



Le Thi Thanh Thao
Chief Accountant



Nguyen Van Nghia
General Director

INTERIM CONSOLIDATED STATEMENT OF INCOME

(Full)

QUARTER 03/2025

Unit: VND

ITEMS	Code	Note	QUARTER 3		Year-to-date (YTD)	
			Current year	Previous year	Current year	Previous year
1. Sales	01	VI.1	50.071.418.148	46.335.109.814	295.096.091.017	718.425.187.017
2. Sales deductions	02	VI.2	-	-	-	-
3. Net sales	10		50.071.418.148	46.335.109.814	295.096.091.017	718.425.187.017
4. Cost of sales	11	VI.3	42.856.849.223	36.979.605.807	267.900.462.471	690.795.838.612
5. Gross profit	20		7.214.568.925	9.355.504.007	27.195.628.546	27.629.348.405
6. Financial income	21	VI.4	439.404.017	1.372.964.155	454.516.556	5.008.810.899
7. Financial expenses	22	VI.5	11.395.487.159	13.276.684.131	34.576.105.379	40.083.375.742
<i>In which: loan interest expenses</i>	23		<i>11.385.248.010</i>	<i>13.276.684.131</i>	<i>34.520.419.202</i>	<i>39.885.539.869</i>
8. Gain or loss in joint ventures, associates	24		-	-	-	-
9. Selling expenses	25	VI.6	1.763.370.510	1.848.786.926	4.485.669.685	8.953.268.998
10. General and administration expense	26	VI.7	4.962.889.097	5.618.021.953	15.807.551.652	19.168.365.513
11. Net operating profit	30		(10.467.773.824)	(10.015.024.848)	(27.219.181.614)	(35.566.850.949)
12. Other income	31	VI.8	120.455.752	122.862.405	155.075.753	1.360.218.172
13. Other expenses	32	VI.9	21.177.573	265.751.651	4.102.673.696	2.316.973.921
14. Other profit	40		99.278.179	(142.889.246)	(3.947.597.943)	(956.755.749)
15. Total accounting profit before tax	50		(10.368.495.645)	(10.157.914.094)	(31.166.779.557)	(36.523.606.698)
16. Current corporate income tax	51	V.11	-	-	12.885.355.233	-
17. Deferred corporate income tax	52		-	-	-	-
18. Profit after tax	60	V.12	(10.368.495.645)	(10.157.914.094)	(44.052.134.790)	(36.523.606.698)
19. Profit after tax of the Parent Company	61		(10.299.097.209)	(10.015.654.093)	(43.658.274.462)	(36.168.549.644)
20. Profit/(loss) after tax of non-controlling shareholders	62		(69.398.436)	(142.260.001)	(393.860.329)	(355.057.054)
21. Basic earnings per share	70	VI.13	(209)	(240)	(887)	(867)
22. Diluted earnings per share	71		(209)	(240)	(887)	(867)

Ho Chi Minh, October 25, 2025



Nguyễn Thị Thu Hiền
Người lập biểu

Le Thi Thanh Thao
Chief Accountant

Nguyen Van Nghia
General Director

THIEN NAM TRADING - IMPORT EXPORT JOINT STOCKAddress: Thien Nam Office Building, No. 111-121 Ngo Gia Tu, Vuon Lai
Ward, Ho Chi Minh City**INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

Quarter 3 of the fiscal year ending December 31, 2025

Form No. B03a-DN(Issued under Circular No. 200/2014/TT-BTC
dated 22/12/2014 by the Ministry of Finance)**INTERIM CONSOLIDATED CASH FLOW STATEMENT****(Full)****(Indirect method)****Quarter 3 of the fiscal year ending December 31, 2025**

ITEMS	Code	Unit: VND	
		Current year	Previous year
I. Cash flows from operating activities			
1. Profit before tax	01	(31.166.779.557)	(36.523.606.698)
2. Adjustments			
- Depreciation of fixed assets and investment properties	02	4.352.576.836	5.211.122.545
- Provisions and allowances	03	-	-
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04	55.059.064	-
- Gain/(loss) from investing activities	05	(349.592.622)	(3.156.129.641)
- Interest expenses	06	34.520.419.202	39.885.539.869
- Others	07	-	-
3. Operating profit before changes of working capital	08	7.411.682.923	5.416.926.075
- Increase/(decrease) of receivables	09	12.769.816.764	8.540.347.065
- Increase/(decrease) of inventories	10	843.778.945	8.580.934.094
- Increase/(decrease) of payables	11	(6.802.612.147)	(26.436.341.777)
- Increase/(decrease) of prepaid expenses	12	1.444.820.571	2.171.739.518
- Increase/(decrease) of trading securities	13	-	-
- Interest paid	14	(1.876.136.535)	(65.633.996.432)
- Corporate income tax paid	15	-	(2.625.727.135)
- Other cash inflows	16	-	-
- Other cash outflows	17	(316.035.660)	(1.042.449.240)
Net cash flows from operating activities	20	13.475.314.861	(71.028.567.832)
II. Cash flows from investing activities			
1. Purchases and construction of fixed assets and other non-current assets	21	128.730.000	(128.730.000)
2. Proceeds from disposals of fixed assets and other non-current assets	22	50.000.000	1.209.090.909
3. Cash outflow for lending, buying debt instruments of other entities	23	-	4.153.119.581
4. Cash recovered from lending, selling debt instruments of other entities	24	5.000.000.000	86.480.000.000
5. Investments into other entities	25	-	-
6. Withdrawals of investments in other entities	26	-	-
7. Interest earned, dividends and profits received	27	443.241.171	2.475.060.421
Net cash flows from investing activities	30	5.621.971.171	94.188.540.911

For the fiscal year ended December 31, 2025

Interim Cash Flow Statement (cont.)

ITEMS	Code	Current year	Previous year
III. Cash flows from financing activities			
1. Proceeds from issuing stocks and capital contributions from owners	31	-	-
2. Repayment for capital contribution and re-purchases of stocks already issued	32	-	-
3. Proceeds from borrowings	33	64.977.501.004	78.322.836.945
4. Repayment for loan principal	34	(84.841.009.699)	(101.927.838.292)
5. Payments for financial leased assets	35	-	-
6. Dividends and profit paid to the owners	36	-	-
<i>Net cash flows from financing activities</i>	40	(19.863.508.695)	(23.605.001.347)
Net cash flows during the year	50	(766.222.663)	(445.028.268)
Beginning cash and cash equivalents	60	8.830.785.669	10.732.400.076
Effect of fluctuations in foreign exchange rates	61	(9.612.036)	-
Effect of fluctuations in foreign exchange rates	70	8.054.950.970	10.287.371.808

Ho Chi Minh, October 25, 2025



Nguyen Thi Thu Hien
Preparer



Le Thi Thanh Thao
Chief Accountant




Nguyen Van Nghia
General Director

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY**Notes to the Consolidated Interim Financial Statements****NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS
QUARTER 3/2025****I. GENERAL INFORMATION****1. Ownership Form**

Thien Nam Trading- Import Export Joint Stock Company (hereinafter referred to as ‘the Company’ or ‘the Parent Company’) is a joint stock company.

2. Operating field

The Group's business sectors include trading, services, and manufacturing.

3. Principal business activities

Principal business activities of the Company are to trade, act as an agent for consignment of technology products, food, foodstuffs, materials and equipment, vehicles, alcohol, agricultural products, aquatic products, electromechanical equipment, construction materials, interior decoration, fertilizers, pesticides, supplies, machinery and equipment, cosmetics; act as an agent for goods consignment; purchase and process agricultural, aquatic and marine products for export (not operating at the head office); lease travel vehicles; trade iron and steel, metal scrap and provide service of dismantling old ships and cars (not operating at the head office); trade cars; provide customs declaration service; provide freight forwarding services; trade real estate.

4. Normal operating cycle

The Company's normal operating cycle is within 12 months.

5. Structure of the Group

The Group consists of the Parent Company and 03 subsidiaries, which are under the control of the Parent Company. All subsidiaries are consolidated in this consolidated financial statement.

5a. List of subsidiaries to be consolidated

Subsidiary	Address	Principal business activities	Capital contribution Rate	Benefit Rate	Voting Rate
Thien Nam Foodstuff Technology Company Limited	Thien Nam Building, 111-112 Ngo Gia Tu Street, Ward Vuon Lai, Ho Chi Minh City	Wholesale of foodstuff and technological products	98%	98%	98%
Thien Nam Education Investment Corporation	Thien Nam Building, 111-112 Ngo Gia Tu Street, Ward 2, District 10, Ho Chi Minh City	Development of services related to education	68%	68%	68%
Nahaviwel Joint Stock Company	Thien Nam Building, 111-112 Ngo Gia Tu Street, Ward 2, District 10, Ho Chi Minh City	Manufacturing and trading of welding materials.	94,5%	94,5%	94,5%

5b. Associates reflected in the Consolidated Financial Statements using equity method

According to Enterprise Registration Certificate No. 0314760724, amended for the 6th time on December 24, 2022, issued by the Department of Planning and Investment of Ho Chi Minh City, the Company contributed 202.000.000.000 VND, accounting for 47,53% of the charter capital.

According to Enterprise Registration Certificate No. 3502401667 dated July 26, 2019, issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province, the Company invested 120.000.000.000 VND in Vung Tau Housing Development Joint Stock Company, equivalent to 20% of the charter capital.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

6. Statement on the Comparability of Information in the Consolidated Financial Statements

The corresponding figures of the previous year are comparable to the figures of this year.

7. Employees

As of the financial year-end, the Group had 31 employees working at its companies (compared to 57 employees at the beginning of the year).

II. FISCAL YEAR AND ACCOUNTING CURRENCY

1. Fiscal year

The fiscal year of the Company is from 01 January to 31 December annually.

2. Accounting currency unit

The currency used in accounting is Vietnamese Dong (VND) as most transactions are conducted in VND.

III. ACCOUNTING STANDARDS AND SYSTEM

1. Accounting System

The Group applies Vietnamese Accounting Standards and the Vietnamese Accounting System for Enterprises issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, guiding the Enterprise Accounting System, Circular No. 202/2014/TT-BTC dated December 22, 2014, guiding the preparation and presentation of Consolidated Financial Statements, and other circulars issued by the Ministry of Finance providing guidance on the implementation of accounting standards in the preparation and presentation of Consolidated Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management ensures compliance with the requirements of the accounting standards, the Vietnamese Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014; Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing certain provisions of Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance guiding the enterprise accounting system; Circular No. 202/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance guiding the methods for preparing and presenting consolidated financial statements, as well as other circulars that guide the implementation of accounting standards of the Ministry of Finance in preparing and presenting consolidated financial statements.

IV. ACCOUNTING POLICIES

1. Consolidation basis:

The consolidated financial statements are prepared in accordance with Circular No. 202/2014/TT-BTC dated December 22, 2014, issued by the Ministry of Finance, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance for the preparation and presentation of consolidated financial statements.

Subsidiary

Subsidiaries are entities over which the Group has the power to govern financial and operating policies, typically accompanied by holding more than half of the voting rights. Potential voting rights that can be exercised will be considered when assessing whether the Group has control over the entity. The financial statements of subsidiaries are included in the consolidated financial statements from the date control begins until the date control ceases.

Non-controlling interests

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

Non-controlling interests (NCI) are measured at the proportionate share of the non-controlling interest's ownership in the net assets of the acquired entity at the acquisition date.

Changes in the Group's equity in a subsidiary that do not result in a loss of control are accounted for similarly to equity transactions. The difference between the value of the change in the Group's ownership interest in the subsidiary's net assets and the cash paid or received from the equity change in the subsidiary is recognized in retained earnings within equity.

Loss of control

When control over a subsidiary is lost, the Group stops recognizing the assets and liabilities of the subsidiary, as well as non-controlling interests (NCI) and other equity items. Any gain or loss arising from this event is recognized in the consolidated income statement. After divesting the remaining interest in the subsidiary, the remaining carrying amount of the investment on the consolidated financial statements is adjusted according to the corresponding share of changes in equity since the acquisition, if the Group still has significant influence over the investee. If the Group no longer has significant influence, the remaining investment is presented at its fair value.

Associates

An associate is any entity in which the Group has significant influence but does not control, typically represented by holding between 20% and 50% of the voting rights in that entity. An associate is accounted for using the equity method. The consolidated financial statements include the Group's share of the income and expenses of the associate, accounted for under the equity method, adjusted according to the Group's accounting policies, from the date the Group begins to have significant influence until the date such influence ceases.

When the share of losses of an associate that the Group must share exceeds the Group's interest in the associate, as accounted for under the equity method, the carrying amount of the investment (including any long-term investments, if applicable) is reduced to zero, and further losses are no longer recognized, except for losses to the extent that the Group has an obligation to pay or has already paid on behalf of the associate.

Eliminated Transactions in Consolidation

Intercompany balances within the Group and unrealized income and expenses from intercompany transactions are eliminated in the consolidation of financial statements. Unrealized gains and losses arising from transactions with associates accounted for using the equity method are deducted from the investment to the extent of the Group's interest in the associate.

Business Combination

Business combinations are accounted for using the acquisition method at the acquisition date, which is the date when control is transferred to the Group. Control exists when the Group has the ability to govern the financial and operating policies of the entity in order to obtain economic benefits from its activities. The assessment of control takes into account potential voting rights that are currently exercisable.

2. Foreign exchange rates:

The recognition, evaluation, and handling of exchange rate differences during the period are carried out in accordance with Circular No. 200/2014/TT-BTC dated December 22, 2014, and Circular No. 53/2016/TT-BTC dated March 21, 2016, which amends and supplements several provisions of Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance, guiding the enterprise accounting system.

3. Cash and cash equivalents:

Cash includes cash on hand and demand deposits in banks. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash as of the balance sheet date.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

4. Financial investments:

Held-to-maturity investments:

Investments are classified as held-to-maturity investments that the Company intends and is able to hold to maturity. These held-to-maturity investments include term deposits with banks (including bills of exchange, promissory notes), bonds, preferred shares with mandatory redemption at a specified future date, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost including the purchase cost and other transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest from these held-to-maturity investments after acquisition date is recognized in the profit or loss on the basis of the interest income to be received. Interests arising prior to the Company's acquisition of held-to-maturity investments are recorded as a decrease in the costs as at the acquisition time.

When there are reliable evidences proving that a part or the whole investment cannot be recovered and the loss are reliably determined, the loss is recognized as financial expenses during the year while the investment value is derecognized.

4.1 Borrowings:

Loans are recognized at their cost, less any allowance for doubtful debts. The allowance for doubtful debts on loans is established based on the estimated level of losses that may occur.

4.2 Investments in Subsidiaries, joint venture, and associates

Subsidiaries

Subsidiary is an entity that is controlled by the Company. Control is the Company's power to govern the financial and operating policies of an entity so as to obtain benefits from its activities.

Joint venture

A joint venture is a business entity established based on an agreement between the Company and other parties, in which the participants undertake economic activities on the basis of joint control. Joint control is understood as the requirement for consensus among the participants in making strategic decisions related to the operational and financial policies of the joint venture.

Associates

An associate company is a business in which the Company has significant influence but does not have control over financial and operational policies. Significant influence is evidenced by the right to participate in decisions regarding financial and operational policies of the investee company but without controlling those policies.

Investments in subsidiaries, joint ventures, and associates are initially recognized at cost, which includes the purchase price or the capital contribution along with any directly attributable investment costs. In the case of investments made through non-monetary assets, the investment is recognized at the fair value of the non-monetary assets at the time the investment is made.

Dividends and profits from periods before the investment was acquired are recognized as a reduction in the value of the investment itself. Dividends and profits from periods after the investment is acquired are recognized as revenue. Dividends received in the form of additional shares are only recorded as an increase in the number of shares, without recognizing the value of the shares received or at their nominal value.

A provision for impairment of investments in subsidiaries, joint ventures, and associates is made when the subsidiary, joint venture, or associate incurs losses. The provision is calculated as the difference between the actual contribution of the parties to the subsidiary, joint venture, or associate and the actual equity value, multiplied by the Company's ownership percentage in relation to the total actual contributions of the parties

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

involved. If the subsidiary, joint venture, or associate is preparing consolidated financial statements, the basis for determining the provision for impairment is the consolidated financial statements.

The increase or decrease in the provision for impairment of investments in subsidiaries, joint ventures, and associates that needs to be recognized at the end of the financial year is recorded as a financial expense.

4.3 Investments in equity instruments of other entities:

Investments in the equity instruments of another entity include equity instrument investments where the Group does not have control, joint control, or significant influence over the invest.

Investments in equity instruments of another entity are initially recognized at cost, which includes the purchase price or capital contribution plus any directly related investment costs. Dividends and profits from periods before the investment was made are accounted for as a reduction in the value of the investment itself. Dividends and profits from periods after the investment is made are recognized as revenue. Stock dividends received are only tracked in terms of the additional number of shares, without recognizing the value of the received shares.

Provision for impairment of investments in equity instruments of another entity is made as follows:

- For investments in listed shares or where the fair value of the investment can be reliably determined, the provision is based on the market value of the shares.
- For investments where the fair value cannot be determined at the reporting date, the provision is made based on the losses of the investee, calculated as the difference between the actual capital contribution of the parties to the other entity and the actual equity, multiplied by the Group's ownership percentage compared to the total actual capital contributions of all parties in the other entity.

The increase or decrease in the provision for impairment of investments in equity instruments of another entity to be recognized at the end of the fiscal year is recorded as a financial expense.

5. Receivables:

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

The classification of receivables as trade receivables or other receivables is made according the following principles:

- Trade receivables reflect amounts due from commercial transactions arising from buy-sell agreements between the Company and independent buyers. This includes receivables from the sale of goods that have been exported and entrusted to another entity for sale.
- Inter-company Receivables reflect amounts due from subsidiaries or units without legal personality and dependent accounting, which are part of the Company's internal transactions.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Provision for doubtful debts is established for each receivable based on the aging of overdue debts or anticipated losses. Specifically:

- For overdue receivables:
 - 30% of the value for receivables overdue between 6 months and less than 1 year.
 - 50% of the value for receivables overdue between 1 year and less than 2 years.
 - 70% of the value for receivables overdue between 2 years and less than 3 years.
 - 100% of the value for receivables overdue 3 years or more.
- For doubtful debts but not yet overdue: provision is based on the estimated level of potential loss.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

6. Inventories:

6.1 Inventories accounting:

Inventory is valued at cost. If the net realizable value is lower than the cost, the inventory must be valued at its net realizable value. The cost of inventory includes purchase costs, processing costs, and other directly related costs incurred to bring the inventory to its present location and condition.

The cost of inventory purchased from external suppliers includes the purchase price, non-refundable taxes, transportation, handling, and storage costs incurred during the purchase process, as well as other costs directly related to purchasing the inventory.

The cost of inventory produced internally includes direct material costs, direct labor costs, fixed production overhead, and variable production overhead incurred during the transformation of raw materials into finished goods.

6.2 Method for Determining the Value of Ending Inventory: The value of ending inventory is determined using the specific identification method.

6.3 Inventory Accounting Method: The company applies the periodic inventory system.

6.4 Allowances for inventories:

Allowances for inventories are made for each inventory item whose cost exceeds its net realizable value. For unfinished services, the provision for the decline in value is determined based on the individual service with a distinct price. Increases or decreases in the balance of the provision for inventory decline at the end of the financial year are recognized in the cost of goods sold.

7. Depreciation accounting of fixed assets:

7.1 Fixed assets:

- Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses incurred by the Company to acquire the asset and bring it to a state of readiness for use.
- Subsequent costs are capitalized to increase the asset's carrying amount only if these costs are expected to provide future economic benefits through the use of the asset. Costs that do not meet this condition are recognized as expenses in the period incurred.
- Depreciation is calculated using the straight-line method and is based on depreciation rates determined by the regulations in Circular No. 45/2013/TT-BTC dated April 25, 2013, and Circular No. 147/2016/TT-BTC dated October 13, 2016, amending and supplementing certain provisions of Circular No. 45/2013/TT-BTC.

7.2 Finance leased fixed assets

Leases are classified as finance leases if the majority of the risks and rewards associated with ownership of the asset are transferred to the lessee. Finance leased fixed assets are presented at cost less accumulated depreciation. The cost of finance leased fixed assets is the lower of the fair value of the leased asset at the inception of the lease and the present value of the minimum lease payments. The discount rate used to calculate the present value of the minimum lease payments for the lease of the asset is the implicit interest rate in the lease agreement or the rate specified in the contract. If the implicit interest rate cannot be readily determined, the borrowing rate at the inception of the lease is used.

Financial lease assets are depreciated using the straight-line method based on their estimated useful life. In cases where it is uncertain whether the Group will have ownership of the asset at the end of the lease term, the asset will be depreciated over the shorter of the lease term and the estimated useful life. The depreciation periods for various types of financial lease assets are as follows:

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

7.3 Investment property:

Investment property refers to land use rights, buildings, part of a building, or infrastructure owned by the Company or held under a finance lease, intended to generate rental income or for capital appreciation. Investment property is stated at cost less accumulated depreciation. The cost of investment property includes all expenses incurred by the Company or the fair value of assets exchanged to acquire the investment property up to the point of purchase or completion of construction.

Subsequent costs related to investment property are expensed, unless these costs are expected to provide additional future economic benefits, in which case they are capitalized to increase the cost of the property.

When investment property is sold, the original cost and accumulated depreciation are written off, and any resulting gains or losses are recognized in the income or expenses for the year.

The transfer from property held for use or inventory to investment property occurs only when the owner ceases using the asset and begins leasing it to another party or when construction is completed. Conversely, the transfer from investment property to property held for use or inventory occurs when the owner starts using the asset or begins preparing it for sale. The transfer from investment property to property held for use or inventory does not change the original cost or carrying value of the asset at the transfer date.

8. Prepaid expenses:

Prepaid expenses related only to the current fiscal year are recognized as operating expenses in the fiscal year.

The allocation of long-term prepaid expenses to operating costs for each accounting period is based on the nature and degree of each type of expense, in order to select appropriate methods and criteria for allocation.

9. Payables and accrued expenses:

Payables and accrued expenses are recognized for amounts owed in the future related to goods and services already received. Accrued expenses are recognized based on reasonable estimates of the amounts owed.

The classification of payables into accounts payable to vendors, accrued expenses, internal payables, and other payables is carried out according to the following principles:

- Accounts payable to vendors reflect amounts owed from commercial transactions related to the purchase of goods, services, or assets, where the seller is an independent entity to the Company, including amounts payable for imports via agents.
- Accrued expenses reflect amounts owed for goods or services received from vendors or provided to buyers but not yet paid, due to the absence of invoices or incomplete accounting documents, as well as payables for employee wages, vacation pay, and accrued production and business expenses.
- Internal payables reflect amounts owed between the parent company and its subsidiaries without legal entity status for accounting purpose.
- Other payables reflect amounts owed that are non-commercial and unrelated to the purchase, sale, or provision of goods or services.

10. Provisions:

Provisions are recognized when the Company has a present obligation (legal or constructive) as a result of a past event, and it is probable that settling the obligation will result in an outflow of economic benefits and the amount of the obligation can be reliably estimated.

If the time value of money is material, provisions will be determined by discounting the future outflows required to settle the obligation using a pre-tax discount rate that reflects current market assessments of the time value of money and the specific risks of the obligation. The increase in the provision due to the passage of time is recognized as a financial expenses.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

11. Recognition Principles for Owner's Equity:

11.1 Capital:

Owner's contributions are recorded according to the actual capital contributed by the shareholders or owners.

11.2 Share premiums:

Share premiums are recorded in accordance with the difference between the issuance price and face value upon the IPO, additional issue or the difference between the re-issuance price and carrying value of treasury stocks and the equity component of convertible bonds upon maturity date. Expenses directly related to the additional issue of stocks and the re-issuance of treasury stocks are recorded as a decrease in share premiums.

11.3 Other owner's equity:

Other equity is formed from the results of business operations, asset revaluation, and the remaining value after deducting taxes payable (if any) related to donated, gifted, or sponsored assets.

11.4 Treasury shares:

When a share capital in the owner's equity is re-purchased, the amount payable including the expenses related to the transaction is recorded as treasury shares and a corresponding decrease in owner's equity then is recognized. When this share capital is re-issued, the difference between the re-issuance price and carrying value of treasury shares is recorded in share premiums.

12. Sales and income:

12.1 Sales of merchandises and finished goods:

Sales of merchandises and finished goods are recognized when the following conditions are satisfied:

- The majority of risks and benefits associated with the ownership of the product or goods have been transferred to the buyer;
- The Company no longer retains control over the goods or the management rights of the goods as the owner;
- Revenue is reasonably certain;
- The Company has received or will receive economic benefits from the transaction;
- The costs related to the transaction can be determined.

12.2 Sales of service provision:

Revenue is recognized when the results of the transaction can be reliably determined. In cases where the service involves multiple periods, revenue is recognized for the portion of work completed as of the balance sheet date of the respective period. The results of the service transaction are determined when the following conditions are satisfied:

- Revenue is reasonably certain;
- It is probable that economic benefits will flow from the transaction ;
- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service transaction can be determined.

12.3 Financial income:

Revenue from interest, royalties, dividends, profits, and other financial activity income is recognized when both of the following conditions are satisfied:

- It is probable that economic benefits will flow from the transaction;
- The revenue is reasonably certain.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

Dividends and profits are recognized when the Company is entitled to receive dividends or profits from its investments.

13. Financial expenses:

Financial expenses include costs related to financial investment activities, borrowing and lending, investments in other entities, losses from short-term securities transfers, securities transaction costs, provisions for devaluation of trading securities, investments in other entities, losses from foreign currency sales, exchange rate losses, etc.

The following items should not be recorded as financial expenses:

- Expenses related to product manufacturing, service provision;
- Selling expenses;
- Administrative expenses;
- Real estate business expenses;
- Investment and construction expenses;
- Expenses covered by other funding sources;
- Other expenses.

Costs related to bond issuance are gradually allocated based on the bond term and recognized as financial expenses if the bond issuance is for regular production and business purposes.

Interest on convertible bonds is calculated as a financial expense for the period, determined by multiplying the initial bond principal at the beginning of the period by the market interest rate for similar bonds without conversion rights or by the general borrowing rate on the market at the time of the convertible bond issuance.

If preferred shares are classified as debt, the related dividends are considered as interest expenses and should be recorded as financial expenses.

14. Corporate income tax:

14.1 Current corporate income tax:

Current income tax is the tax calculated based on taxable income. The difference between taxable income and accounting profit is due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and carried-forward losses.

14.2 Deferred corporate income tax:

Deferred income tax is the corporate income tax that will be payable or refunded due to temporary differences between the book value of assets and liabilities for financial statement purposes and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are only recognized when it is probable that taxable income will be available in the future to utilize the deductible temporary differences.

The book value of deferred tax assets is reviewed at the end of each financial year and adjusted to ensure that sufficient taxable profits will be available to allow for the utilization of all or part of the deferred tax asset. Deferred tax assets that have not been previously recognized are reviewed at the end of the financial year and recognized when it is certain that sufficient taxable profits will be available to use these previously unrecognized deferred tax assets.

THIEN NAM TRADING – IMPORT EXPORT JOINT STOCK COMPANY

Notes to Consolidated Interim Financial Statements (cont.)

Deferred tax assets and liabilities are determined based on the tax rates expected to be applied in the year in which the asset will be recovered or the liability settled, based on the tax rates that are in effect at the end of the financial year. Deferred income tax is recognized in the income statement and is only recognized directly in equity when the tax is related to items directly recorded in equity.

Deferred tax assets and deferred tax liabilities are offset when:

- The company has a legal right to offset current income tax assets against current income tax liabilities;
- The deferred tax assets and deferred tax liabilities relate to income taxes levied by the same tax authority;
- They relate to the same taxable entity;

The company expects to settle the current tax payable and the current tax asset on a net basis, or to recover the asset simultaneously with the payment of the liability in future periods when significant portions of deferred tax liabilities or assets are settled or recovered.

15. Related parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other in making decisions related to financial and operational policies. Parties are also considered related if they are subject to joint control or significant joint influence.

When considering the relationship between related parties, the substance of the relationship is emphasized more than the legal form.

16. Segment reporting

A business segment is a component that can be clearly identified, participates in the production or provision of goods or services, and has risks and economic benefits distinct from those of other business segments.

A geographical segment is a component that can be clearly identified, participates in the production or provision of goods or services within a specific economic environment, and has risks and economic benefits distinct from those of other segments in different economic environments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Company's financial statements.

V. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	Balance at the end	Balance at the beginning
Cash on hand	1.626.075.325	1.227.030.987
Term deposits at banks	6.328.875.645	7.503.754.682
Cash equivalents	100.000.000	100.000.000
<i>In which, bank deposits of which the principal maturity is within 3 months</i>		-
- Vietinbank	100.000.000	100.000.000
Total	8.054.950.970	8.830.785.669

2. Financial investments

2a. Held-to-maturity investments

	Balance at the end of the period		Balance at the beginning of the year	
	Original value	Carrying value	Original value	Carrying value
Long-term	12.400.000.000	12.400.000.000	17.400.000.000	17.400.000.000
Term deposits	12.400.000.000	12.400.000.000	12.400.000.000	12.400.000.000
Bonds		-	5.000.000.000	5.000.000.000
Total	12.400.000.000	12.400.000.000	17.400.000.000	17.400.000.000

2b. Investments in other entities

	Balance at the end of the period		Balance at the beginning of the year	
	Original amounts	Provisions	Original amounts	Provisions
Investments in joint ventures, associates	194.393.397.587	-	194.393.397.587	-
Sai Gon 168 Trading Business Development Corporation ⁽ⁱ⁾	194.393.397.587	-	194.393.397.587	-
Investments in other entities	120.496.100.000	-	120.496.100.000	-
Vung Tau Housing Development Corporation ⁽ⁱ⁾	120.000.000.000	-	120.000.000.000	-
Mien Bac Nahaviwel Joint Stock Company (ii)	496.100.000	-	496.100.000	-
Total	314.889.497.587	-	314.889.497.587	-

(i) Investment in an associate - Sai Gon 168 Trading Business Development Corporation is recognized in accordance to equity method

(ii) According to the Business Registration Certificate No. 3502401667 dated 26 July 2019, granted by Department of Planning and Investment of Ba Ria — Vung Tau Province, the Group invests an amount of VND 120.000.000.000 in Vung Tau Housing Development

(iii) The Company does not have significant influence on operations of Mien Bac Nahaviwel Joint Stock Company, so this investment is presented as investments in other entities.

Fair value

The group has not identified the fair value of the investments because there was no instruction given on identification method

3. Short-term trade receivables

	Balance at the end	Balance at the beginning
Receivables from related parties	25.356.230.887	17.588.030.887
Sai Gon 168 Trading Business Development Corporation	329.442.887	329.442.887
Thien Nam Hoa Service Trading Joint Stock Company	25.026.788.000	17.258.588.000
Receivables from customers that account for more than 10% of the total trade receivables	177.434.068.254	179.484.068.254
Nguyen Minh Steel Group Joint Stock Company	164.954.574.333	167.004.574.333
Nguyen Minh Steel Manufacturing - Trading Corporation	12.479.493.921	12.479.493.921
Receivables from other customers	284.564.353.370	309.222.713.227
Other customers	284.564.353.370	309.222.713.227
Total	487.354.652.511	506.294.812.368

4. Short-term prepayments to suppliers

	Balance at the end	Balance at the beginning
<i>Prepayments to suppliers whose balance accounts for more than 10% of the prepayments</i>	<i>688.709.830</i>	<i>688.709.830</i>
Visa Steel Manufacturing Trading And Import Export Co., Ltd	688.709.830	688.709.830
<i>Other suppliers</i>	<i>186.418.440</i>	<i>106.195.720</i>
Total	875.128.270	794.905.550

5. Other receivables

5a. Other short-term receivables

	Balance at the end of the period		Balance at the beginning of the year	
	Value	Allowance	Value	Allowance
<i>Receivables form related parties</i>	<i>10.569.403.124</i>	-	<i>8.460.000.000</i>	-
Mr. Nguyen Quang Hoa	4.499.403.124	-	1.740.000.000	-
Company	6.070.000.000	-	6.720.000.000	-
<i>Receivables from other organizations and individuals</i>	<i>37.456.484.970</i>	-	<i>31.135.036.567</i>	-
Receivables from employees	161.448.550	-	78.513.574	-
Short-term deposits, collateral	155.600.000	-	155.600.000	-
Over-disbursement fund	9.294.637.078	-	8.978.601.418	-
SoHo NewYork Trading Investment Corporation	20.375.000.000	-	20.375.000.000	-
Other short-term receivables	7.469.799.342	-	1.547.321.575	-
Total	48.025.888.094	-	39.595.036.567	-

5b. Other long-term receivables

	Balance at the end of the period		Balance at the beginning of the year	
	Value	Allowance	Value	Allowance
Long-term deposits, collateral	3.158.346.641	-	3.458.346.641	-
Other long-term receivables	179.721.382	-	179.721.382	-
Total	3.338.068.023	-	3.638.068.023	-

6. Deficit assets for treatment

	Balance at the end	Balance at the beginning
Inventories	20.288.106	20.288.106
Total	20.288.106	20.288.106

7. Inventories

	Balance at the end of the period		Balance at the beginning of the year	
	Value	Allowance	Value	Allowance
Goods in transit	867.377.923	-	876.611.423	-
Materials and supplies	64.878.818	-	64.878.818	-
Tools	442.554.555	-	442.554.555	-
Work-in-process	23.842.165	-	23.842.165	-
Merchandises	1.086.149.669.453	-	1.086.984.214.898	-
<i>In which</i>				
- Cost of goods	1.044.928.249.441	-	1.045.742.794.886	-
- Gifts	156.000.000	-	176.000.000	-
- Real estate	41.065.420.012	-	41.065.420.012	-
Total	1.087.548.322.914	-	1.088.392.101.859	-

8. Prepaid expenses

8a. Short-term prepaid expenses

	Balance at the end	Balance at the beginning
Expenses of tools	42.090.000	42.090.000
Constructing and repairing expenses	97.524.998	-
Expenses on UPAS L/C	2.280.000	2.280.000
Other short-term prepaid expenses	-	119.655
Total	141.894.998	44.489.655

8b. Long-term prepaid expenses

	Balance at the end	Balance at the beginning
Repairing expenses	480.182.884	588.667.173
Fee on transfer of premises lease right	104.166.689	291.666.686
Credit insurance expenses	387.499.993	1.549.999.996
Other long-term prepaid expenses	34.375.871	118.117.496
Total	1.006.225.437	2.548.451.351

9. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical cost					
Balance at the beginning of the year	14.903.899.727	27.297.650.468	5.610.955.762	103.618.190	47.916.124.147
Liquidation of fixed assets during the period	-	(324.370.000)	(352.591.909)	-	(676.961.909)
Balance at the end of the period	14.903.899.727	26.973.280.468	5.258.363.853	103.618.190	47.239.162.238
depreciated but still in use	7.743.507.747	18.342.277.855	3.569.721.796	138.278.000	29.793.785.398
Depreciation					
Balance at the beginning of the year	11.818.621.157	21.031.034.905	4.391.900.666	87.157.030	37.328.713.758
Depreciation during the period	227.885.621	753.738.395	239.323.965	4.485.015	1.225.432.996
Liquidation of fixed assets during the period	-	(324.370.000)	-	-	(324.370.000)
Balance at the end of the period	12.046.506.778	21.460.403.300	4.422.281.271	91.642.045	38.020.833.394
Net book values					
Balance at the beginning of the year	3.085.278.570	6.266.615.563	1.219.055.096	16.461.160	10.587.410.389
Balance at the end of the period	2.857.392.949	5.512.877.168	836.082.582	11.976.145	9.218.328.844

Some tangible fixed assets, of which the net book values are 2.872.030.013 VND have been mortgaged to secure the loans from banks (see Note No. V.19a).

10. Intangible fixed assets

	Land use right	Ground leveling	Computer software	Total
Initial cost				
Balance at the beginning of the year	25.255.147.500	2.620.320.917	319.531.500	28.194.999.917
Balance at the end of the period	25.255.147.500	2.620.320.917	319.531.500	28.194.999.917
<i>In which: assets fully amortized but still in use</i>			319.531.500	319.531.500

Amortization

Balance at the beginning of the year	-	960.706.605	319.531.500	1.280.238.105
Balance at the end of the period	-	960.706.605	319.531.500	1.280.238.105

Net book value

Balance at the beginning of the year	25.255.147.500	1.659.614.312	-	26.914.761.812
Balance at the end of the period	25.255.147.500	1.659.614.312	-	26.914.761.812

- Some intangible fixed assets, of which the net book values are 25.255.147.500 VND have been mortgaged to secure the loans from BIDV - Ho Chi Minh City Branch (see Note No. V.19a).

11. Investment property

Investment property of the Group only includes infrastructure and land use right. Details are as follows:

	Historical costs	Accumulated depreciation	Net book values
Balance at the beginning of the year	106.202.325.022	49.241.934.067	56.960.390.955
Depreciation during the period		3.127.143.840	
Balance at the end of the period	106.202.325.022	52.369.077.907	53.833.247.115

- Investment property that fully depreciated but still for lease or holding: 2.754.664.482 VND.

- All investment properties, of which the net values are 53.833.247.115 VND have been mortgaged to secure the loans form banks (see Note No. V.19a).

List of investment properties as at the balance sheet date as follows:

	Historical costs	depreciation	Net book values
House, No. 451-453 Nguyen Tri Phuong Street	141.035.215	141.035.215	-
House, No. 01-03 Ngo Gia Tu Street	225.346.533	225.346.533	-
House, No. 355-365 Ngo Gia Tu Street	1.090.075.017	944.973.945	145.101.072
House, No. 192-198 Ngo Gia Tu Street	523.520.568	523.520.568	-
House, No. 07-09 Ly Thai To Street	59.117.794	59.117.794	-
Office, No. 355 Ngo Gia Tu Street	291.231.724	252.465.453	38.766.271
Office, No. 192-198 Ngo Gia Tu Street	1.627.213.182	1.627.213.182	-
Office, No. 451-453 Nguyen Tri Phuong Street	178.431.190	178.431.190	-
Office Building, No.111-121 Ngo Gia Tu Street	22.794.709.320	13.672.057.252	9.122.652.068
Store and Office, No.277B Cach Mang Thang 8 Street	79.271.644.479	34.744.916.775	44.526.727.704
Total	106.202.325.022	52.369.077.907	53.833.247.115

12. Short-term trade payables

	Balance at the end	Balance at the beginning
International Logistics Goods Joint Stock Company	120.501.408.656	181.558.578.033
SoHo NewYork Trading Investment Corporation	75.842.849.763	121.753.112.106
Hanwa Vietnam Company Limited	82.136.602.042	82.166.602.042
Other suppliers	287.050.913.549	299.684.870.573
Total	565.531.774.010	685.163.162.754

13. Short-term advances from customers

	Balance at the end	Balance at the beginning
a. Advances from related parties (see Note No.34)	-	49.667.103.523
Sai Gon 168 Trading Business Development Corporation	-	49.667.103.523
b. Advances from the third party	111.322.193.703	45.541.256.921
United Nations International Investment Joint Stock Company	36.870.147.194	36.870.147.194
Long Hoang Limited Company	23.609.750.759	-
Tinh Phat Vina Trading Service Company Limited	18.519.279.237	2.431.306.795
Trieu Hai Tires Trading Co.,Ltd	18.802.325.581	-
Tri Viet Investment Service Trading Joint Stock Company	13.359.000.000	-
Other customers	161.690.932	6.239.802.932
Total	111.322.193.703	95.208.360.444

14. Tax and other obligations to the State Budget

	Balance at the beginning of the year	Payables during the period	Amount paid	Balance at the end of the period
VAT on local sales	4.296.739.168	3.393.107.628	(3.052.486.085)	4.637.360.711
Corporate income tax	(849.080.400)	12.885.355.233	-	12.036.274.833
Personal income tax	572.919.278	97.765.707	(8.419.547)	662.265.438
License tax	-	12.000.000	(12.000.000)	-
Other taxes	(21.853.026)	12.000.000	(12.000.000)	(21.853.026)
Fees and other payables	29.600.000	3.886.499.808	(29.600.000)	3.886.499.808
Total	4.028.325.020	20.286.728.376	(3.114.505.632)	21.200.547.764

In which:

Taxes and other receivables to the State Budget	873.297.676	873.297.676
Taxes and other payables to the State Budget	4.901.622.696	22.073.845.440
	4.028.325.020	21.200.547.764

Value added tax (VAT)

The Group companies have paid VAT in accordance with the deduction method. The tax rates applied are as follows

- Export goods	0%
- Local sales	5%
- Goods for domestic consumption and other services	10%

Export-import duties

The Group companies have declared and paid these duties in line with the Customs' notices.

Excise tax

The Group companies have declared and paid these duties in line with the Customs' notices.

Corporate income tax

The Group companies have to pay corporate income tax on taxable income at the rate of 20%.

Determination of corporate income tax liability of the Group is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Consolidated Financial Statements can be changed upon the inspection of tax authorities.

15. Payables to employees

	Balance at the end	Balance at the beginning
Salary to be paid	469.744.397	195.548.847
Total	469.744.397	195.548.847

16. Short-term accrued expenses

	Balance at the end	Balance at the beginning
Loan interest expenses	64.127.410.619	31.483.127.952
Personal income tax paid on other's behalf	436.150.000	643.200.000
Accruals for land rental expenses	1.310.681.627	563.878.004
Accruals for UPAS L/C expenses	46.803.888.552	38.008.819.014
Other short-term accrued expenses	175.691.412	207.729.386
Total	112.853.822.210	70.906.754.356

17. Short-term unearned revenue

	Balance at the end	Balance at the beginning
Advance kindergarten tuition payment	248.927.833	870.563.105
Advance investment properties leases	149.453.091	92.103.634
Total	398.380.924	962.666.739

18. Other payables

18a. Other short-term payables

	Balance at the end	Balance at the beginning
<i>Payables to related parties</i>	<i>131.059.789.133</i>	<i>54.186.744.872</i>
Mr. Nguyen Quang Hoa	20.623.647.996	46.812.744.872
Sai Gon 168 Trading Business Development Corporation	110.436.141.137	7.374.000.000
<i>Payables to other organizations and individuals</i>	<i>153.239.817.977</i>	<i>150.765.845.305</i>
Saigon Joint Stock Commercial Bank - Payment guarantee	147.253.598.838	147.253.598.838
Short-term deposits, collateral	217.750.000	298.610.000
Other short-term payables	5.768.469.139	3.213.636.467
Total	284.299.607.110	204.952.590.177

18b. Other long-term payables

	Balance at the end	Balance at the beginning
Receipt of long-term deposits, collateral	15.695.823.085	9.880.012.085
Total	15.695.823.085	9.880.012.085

19. Borrowings and financial lease

19a. Short-term borrowings and financial lease

Details of short-term borrowings and financial lease arise as follows:

	Balance at the beginning of the year	Arising during the period		Balance at the end of the period
		Proceeds from borrowings	Repayments of borrowings	
Short-term loans from banks	496.616.721.415	64.977.501.004	(84.841.009.699)	476.753.212.720
- BIDV - HCMC Branch	326.875.004.152	-	(19.805.100.000)	307.069.904.152
- Ngân hàng Quân Đội	117.831.800.203	-	(15.834)	117.831.784.369
- Ngân hàng TMCP Quốc tế Việt Nam	16.856.892.195	-	-	16.856.892.195
BIDV - Hocmon Branch	35.053.024.865	64.977.501.004	(65.035.893.865)	34.994.632.004
Other short-term borrowings	10.950.000.000	-	-	10.950.000.000
Total	507.566.721.415	64.977.501.004	(84.841.009.699)	487.703.212.720

Summary of short-term borrowings and financial lease arise as follows:

	Balance at the beginning of the year	Arising during the period		Balance at the end of the period
		Proceeds from borrowings	Repayments of borrowings	
Short-term loans from banks	496.616.721.415	64.977.501.004	(84.841.009.699)	476.753.212.720
Other short-term borrowings	10.950.000.000	-	-	10.950.000.000
Total	507.566.721.415	64.977.501.004	(84.841.009.699)	487.703.212.720

19b. Long-term borrowings and financial lease

20. Bonus and welfare funds

	Balance at the beginning of the year	Gain due to appropriation from profit	Disbursement during the year	Balance at the end of the period
Bonus fund	430.995.987	-	-	430.995.987
Welfare fund	170.459.625	-	(154.187.000)	16.272.625
Bonus fund for the Executive Officers	(9.580.057.030)	-	(161.848.660)	(9.741.905.690)
Total	(8.978.601.418)	-	(316.035.660)	(9.294.637.078)

21. Off-consolidated balance sheet items

	Balance at the end	Balance at the beginning
* Foreign currencies		
- USD	1.322,23	1.352,44
Total	1.322,23	1.352,44

22. Owner's equity

22a. Details of owner's equity

	Rate	Balance at the end	Balance at the beginning
- Capital contribution from other organizations and individuals	100%	495.762.640.000	495.762.640.000
Total	100%	495.762.640.000	495.762.640.000

22b. Capital transactions, dividend and profit distribution

	Current period	Previous period
- <i>Capital</i>		
+ Balance at the beginning of the year	495.762.640.000	495.762.640.000
+ Increases during the period		
+ Decreases during the period		
+ Balance at the end of the period	495.762.640.000	495.762.640.000
- Dividend, profit distributed		

	Balance at the end	Balance at the beginning
22c. Shares		
- Number of shares registered to be issued	49.576.264	49.576.264
- Number of shares sold to the public	49.576.264	49.576.264
+ Common shares	49.576.264	49.576.264
+ Preferred shares		
- Number of shares repurchased	344.954	344.954
+ Common shares	344.954	344.954
+ Preferred shares		
- Number of outstanding shares	49.231.310	49.231.310
+ Common shares	49.231.310	49.231.310
+ Preferred shares		

* Face value of outstanding shares: 10.000 VND per share

22d. Dividends

- Dividends disclosed after the end of fiscal year	
+ Dividends on common stock	
+ Dividends on preferred stock	
- Accumulated unrealized dividends on preferred stock	

21d. Funds	31.763.082.105	31.763.082.105
- Investment and Development Fund	31.763.082.105	31.763.082.105

22e. Statement of fluctuation in owner's equity

	Capital	Share premiums	Treasury shares	Investment and development fund	Retained earnings	Non-controlling interest	Total
Beginning balance of the previous period	495.762.640.000	4.034.353.637	(11.978.525.300)	31.763.082.105	67.150.227.154	(5.054.320.784)	581.677.456.812
Profit/(loss) in the previous period	-	-	-	-	(36.168.549.644)	(355.057.054)	(36.523.606.698)
Appropriation for bonus and welfare funds in the previous period	-	-	-	-	(500.229.102)	-	(500.229.102)
Appropriation for fund of Executive Officers in the previous period	-	-	-	-	(250.114.551)	-	(250.114.551)
Other increases/decreases during the period							
- Adjustment of accumulated retained earnings until the end of the previous period.	-	-	-	-	(18.210.428.711)		(18.210.428.711)
Balance at the end of the previous period	495.762.640.000	4.034.353.637	(11.978.525.300)	31.763.082.105	12.020.905.146	(5.409.377.838)	526.193.077.750
Balance at the beginning of the current year	495.762.640.000	4.034.353.637	(11.978.525.300)	31.763.082.105	(12.982.536.378)	(5.535.900.556)	501.063.113.508
Profit/(loss) in the current year	-	-	-	-	(43.658.274.462)	(393.860.329)	(44.052.134.790)
Appropriation for bonus and welfare funds in the current year	-	-	-	-	-	-	-
Appropriation for fund of Executive Officers in the current year	-	-	-	-	-	-	-
Other increases/decreases during the period							
- Adjustment of accumulated retained earnings until the end of the previous period.	-	-	-	-	-	-	-
Balance at the end of the current period	495.762.640.000	4.034.353.637	(11.978.525.300)	31.763.082.105	(56.640.810.839)	(5.929.760.885)	457.010.978.718

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT

1. Sales

	Quarter 3/2025	Quarter 3/2024
Sales of merchandises	39.205.312.353	30.146.930.166
Sales of finished goods	9.075.166.174	13.144.493.559
Sales of other services	1.790.939.621	3.043.686.089
Total	50.071.418.148	46.335.109.814

2. Sales deductions

3. Cost of sales

	Quarter 3/2025	Quarter 3/2024
Cost of merchandises sold	39.338.211.246	30.191.203.033
Expenses for investment property trading	2.627.492.453	4.638.987.936
Cost of other services provided	891.145.524	2.149.414.838
Total	42.856.849.223	36.979.605.807

4. Financial income

	Quarter 3/2025	Quarter 3/2024
Term deposit interest	439.523.696	1.075.344.292
Demand deposit interest	(119.679)	1.490.965
Interest on bonds	-	296.128.898
Total	439.404.017	1.372.964.155

5. Financial expenses

	Quarter 3/2025	Quarter 3/2024
Loan interest expenses	11.385.248.010	13.276.684.131
Exchange loss due to the revaluation of monetary items in foreign currencies	10.239.149	-
Total	11.395.487.159	13.276.684.131

6. Selling expenses

	Quarter 3/2025	Quarter 3/2024
Staff costs	517.564.714	558.523.409
Depreciation/amortization of fixed assets	23.587.923	235.711.314
External services rendered	805.762.603	709.482.416
- <i>Utility expenses</i>	215.384.611	68.801.947
- <i>Warehouse rental and maintenance expenses</i>	563.449.117	583.180.469
- <i>Other external services rendered</i>	26.928.875	57.500.000
Other expenses	416.455.270	345.069.787
Total	1.763.370.510	1.848.786.926

7. General and administration expenses

	Quarter 3/2025	Quarter 3/2024
Staff costs	1.200.700.418	1.830.505.978
Materials, packages	56.545.360	38.228.249
Depreciation/amortization of fixed assets	290.269.469	291.959.898
External services rendered	3.165.247.476	3.174.059.496
Other expenses	250.126.374	283.268.332
Total	4.962.889.097	5.618.021.953

8. Other income

	Quarter 3/2025	Quarter 3/2024
Penalty for breach of contract	-	122.839.000
Other income	120.455.752	23.405
Total	120.455.752	122.862.405

9. Other expenses

	Quarter 3/2025	Quarter 3/2024
Tax penalties and arrears	21.006.485	-
Fines for violation of the contract	-	264.151.534
Other expenses	171.088	1.600.117
Total	21.177.573	265.751.651

10. Operating costs

	Quarter 3/2025	Quarter 3/2024
Materials and supplies	56.545.360	38.228.249
Labor costs	1.718.265.132	2.765.990.595
Depreciation/amortization of fixed assets	1.425.424.231	1.639.984.698
External services rendered	5.114.460.079	10.922.236.463
Other expenses	1.444.198.975	(1.111.228.352)
Total	9.758.893.777	14.255.211.653

11. Corporate income tax

	Quarter 3/2025	Quarter 3/2024
- Corporate income tax on taxable income	-	-
- Prior-period adjustments to corporate income tax	-	-
Total	-	-

12. Corporate income tax payable and earning after tax

	Quarter 3/2025	Quarter 3/2024
Total accounting profit before tax	(10.368.495.645)	(10.157.914.094)
- Upward adjustments	-	-
- Downward adjustments	-	-
Taxable income	(10.368.495.645)	(10.157.914.094)
Corporate income tax	20%	20%
<i>Corporate income tax payable at the standard tax rate</i>	-	-
<i>Adjustment of corporate income tax payable from previous years</i>	-	-
Total Corporate Income Tax	-	-
Total deferred corporate income tax	-	-
Earning after tax	(10.368.495.645)	(10.157.914.094)

13. Earning per share

13a. Basic earning per share

	Quarter 3/2025	Quarter 3/2024
Accounting profit after tax	(10.299.097.209)	(10.015.654.093)
-Appropriation for bonus and welfare funds	-	(1.802.817.737)
Profit used to calculate basic earning per share	(10.299.097.209)	(11.818.471.830)
The weighted average number of common shares outstanding during the year	49.231.310	49.231.310
Basic earning per share	(209)	(240)

VII. OTHER DISCLOSURE

1. Transactions with related parties

1a. Related parties

Organizations	Relationship
Thien Nam Foodstuff Technology Company Limited	Subsidiary
Thien Nam Education Investment Corporation	Subsidiary
Nahaviwel Joint Stock Company	Subsidiary
Sai Gon 168 Trading Business Development Corporation	Affiliated company
Thien Nam Hoa Service Trading Joint Stock Company	Company having the same members of the Board
Ba Ria - Vung Tau House Development Joint Stock Company	Related party
Board of Management, Institute of Internal Auditors, Board of Supervisors, Board of Directors, Chief Accountant	Executive Officers
- Mr. Nguyen Quang Hoa	Chairman of the Board of Directors

1b. During Quarter III/2025, the Company engage in transactions with related parties as follow

Related parties	Note	Transaction value
Mr. Nguyen Quang Hoa	Loan repayment	7.634.000.000

1c. As of September 30, 2025, receivable and payable balances to related parties as follows

Related parties	Details	at the end of the period	beginning of the year
Mr. Nguyen Quang Hoa	Other receivables	1.740.000.000	1.740.000.000
	Other payables	33.737.244.872	46.812.744.872
Development Corporation	Short-term receivables	329.442.887	329.442.887
	Advance from customers	79.977.141.137	49.667.103.523
	Other payables	-	7.374.000.000
Stock Company	Short-term receivables	21.919.508.000	17.258.588.000
	Other receivables	6.070.000.000	6.720.000.000

1d. Income of key managers during the period

	Quarter 3/2025	Quarter 3/2024
Mr. Nguyen Van Nghia - General Director	145.200.000	-
Mr. Nguyen Minh Thu - Deputy General Director	92.400.000	216.000.000
Ms. Le Thi Thanh Thao – Chief Accountant	84.600.000	79.923.913
Total	322.200.000	295.923.913

2. Segment information

- Mainly implemented in the territory of Vietnam
- Principal business activities: commercial trading, trading iron and steel

3. Subsequent events

There are no material subsequent events which are required adjustments or disclosures in the Consolidated Financial Statements



Nguyen Thi Thu Hien
Preparer



Le Thi Thanh Thao
Chief Accountant



Hồ Chí Minh, October 25, 2025



Nguyen Van Nghia
General Director