



XUAN HOA VIET NAM JOINT STOCK COMPANY

FINANCIAL STATEMENTS

QUARTER 4/2025
(01/10/2025 to 31/12/2025)

BALANCE SHEET

As at 31/12/2025

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

ASSETS	Code	Expla nation	Closing	Opening
1	2	3	4	5
A. SHORT-TERM ASSETS	100		432,667,511,490	473,367,689,438
I. CASH AND CASH EQUIVALENT VALUE	110	V.1	26,782,989,796	32,823,739,526
1. Cash	111		26,782,989,796	15,400,549,526
2. Cash equivalents	112			17,423,190,000
III. SHORT-TERM RECEIVABLES	130		232,428,161,701	265,871,957,975
1. Trade accounts receivables	131	V.2a	74,986,409,127	80,481,717,630
2. Advances to supplies	132	V.4	21,456,549,873	187,113,654,076
3. Short-term inter-company receivables	133			
4. Receivables by the Scheduled Progress of	134			
5. Receivables of short-term loans	135			
6. Other receivables	136	V.3	142,913,342,876	4,643,424,127
7. Provisions for short-term bad debts (*)	137	V.2c	(6,928,140,175)	(6,779,926,310)
8. Pending assets (loss under pendency)	139			413,088,452
IV. INVENTORIES	140	V.5	166,679,106,467	168,797,146,805
1. Inventories	141		168,686,759,431	171,242,237,691
2. Provisions for devaluation of inventories (*)	149		-2,007,652,964	(2,445,090,886)
V. OTHER SHORT-TERM ASSETS	150		6,777,253,526	5,874,845,132
1. Short-term prepaid expenses	151	V.6a	400,885,407	396,082,648
2. Deductible VAT	152		6,066,251,298	5,047,990,746
3. Taxes and other receivables from State Budget	153	V.7b	310,116,821	430,771,738
4. Exchange traded transaction of government bonds	154			
5. Other short-term assets	155			
B. LONG-TERM ASSETS	200		231,869,250,166	202,706,064,674
I. LONG-TERM RECEIVABLE	210		62,922,646,751	16,490,046,751
1. Long-term receivables from customers	211	V.2a	15,623,247,251	15,623,247,251
2. Long-term advances to supplies	212			
3. Working capital in subsidiaries	213			
4. Long-term inter-company receivables	214			
5. Receivables of long-term loans	215			
6. Other long-term receivables	216		48,799,399,500	2,366,799,500
7. Provisions for long-term bad debts (*)	219	V.2c	(1,500,000,000)	(1,500,000,000)
	1			

BALANCE SHEET

As at 31/12/2025

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

I. FIXED ASSETS	220		135,055,334,302	151,511,420,179
1. Tangible fixed assets	221		134,410,441,919	150,613,942,675
- Historical Cost	222	V.8	416,063,919,398	412,629,366,368
- Accumulated depreciation (*)	223		(281,653,477,479)	(262,015,423,693)
2. Financial lease assets	224			
- Historical Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible assets	227	V.9	644,892,383	897,477,504
- Historical Cost	228		4,639,933,998	4,639,933,998
- Accumulated amortization (*)	229		(3,995,041,615)	(3,742,456,494)
III. INVESTMENT PROPERTIES	230			
- Historical Cost	231			
- Accumulated amortization (*)	232			
IV . UNFINISHED LONG-TERM ASSETS	240		456,467,675	456,467,675
1. Long-term work in progress	241			
2. Capital construction in progress	242	V.10b	456,467,675	456,467,675
V. LONG-TERM FINANCIAL INVESTMENTS	250		29,036,701,068	27,336,701,068
1. Investment in subsidiaries	251			
2. Investments in joint venture, corporations	252	V.11	29,036,701,068	27,336,701,068
II. OTHER NON-CURRENT ASSETS	260		4,398,100,370	6,911,429,001
1. Long-term prepayment	261	V.6b	4,398,100,370	6,911,429,001
2. Deferred tax assets	262			
3. Long-term equipment, supplies and spare parts	263			
4. Other non-current assets	268			
TOTAL ASSETS (270 = 100 + 200)	270		664,536,761,656	676,073,754,112

RESOURCES	Code	Explan ation	Closing	Opening
1	2	3	4	5
C. LIABILITIES	300		259,137,201,615	310,856,852,732
I. CURRENT LIABILITIES	310		235,006,943,920	280,156,595,037
1. Short-term trade accounts payable	311		66,503,407,060	72,494,919,869
2. Short-term advances from customers	312		9,536,984,879	20,357,332,653
3. Tax and other payables to State budget	313	V.7a	217,484,675	336,142,793
	2			

BALANCE SHEET

As at 31/12/2025

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

4. Payables to employees	314		12,029,238,428	10,342,791,924
5. Short-term accrued expenses	315	V.10	255,956,103	952,791,083
6. Short-term inter-company payables	316			
7. Payables by Scheduled Progress of Construction	317			
8. Short-term Unearned Revenue	318			
9. Other short-term payables	319	V.12	3,895,162,820	4,032,880,323
10. Short-term borrowings and debts	320	V.14a	141,518,021,370	171,540,932,351
11. Provision for short-term payables	321			
12. Bonus and welfare fund	322		1,050,688,585	98,804,041
13. Price Stabilization Fund	323			
14. Exchange traded transactions of government bonds	324			
II. LONG-TERM LIABILITIES	330	V14.b	24,130,257,695	30,700,257,695
1. Long-term trade accounts payable	331			
2. Long-term advances from customers	332			
3. Long-term accrued expenses	333			
4. Long-term inter-company payables of business	334			
5. Other Long-term inter-company payables.	335			
8. Long-term loans and borrowings	338		24,130,257,695	30,700,257,695
D. OWNER'S EQUITY	400		405,399,560,041	365,216,901,380
I. OWNER'S EQUITY	410	V.13	405,399,560,041	365,216,901,380
1. Working capital	411		210,965,000,000	210,965,000,000
- Ordinary shares with voting rights	411a			210,965,000,000
- Preferred shares	411b			
4. Other owner's funds	414			
5. Share in fund	415		(100,000,000)	(100,000,000)
6. Differences from Asset Revaluation	416			
9. Support fund and arrangements business	419			
10. Other owner's funds	420			
11. Undistributed profits after tax	421		194,534,560,041	154,351,901,380
- Accumulated Undistributed Profit by The End of	421a		129,265,401,380	101,450,828,627
- Undistributed Profit of the Current Period	421b		65,269,158,661	52,901,072,753
12. Capital construction sources	422			
II. ADMINISTRATIVE FUNDS & OTHERS	430			
1. Administrative funds	431			
2. Fixed assets invested form administrative fund	432			
TOTAL RESOURCES	440		664,536,761,656	676,073,754,112

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Province, Vietnam

Form B01-DN

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Finance on 22/12/2014

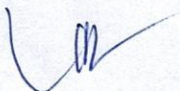
BALANCE SHEET

As at 31/12/2025

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Phu Tho, January 20th, 2026

General Director



Nguyen Anh Tuan

Profit and Loss Statement interim

(Full form)

Quarter 4 of 2025

Unit: VND

Description	Code	Note	Quarter 4/2025		Accumulation	
			Current period	Previous period	Current year	Previous year
1	2	3	4	5	6	7
1. Gross sales of merchandise	01	V.15	133,114,645,513	152,766,876,633	499,674,127,239	554,979,957,823
2. Deductions	02	V.16	2,076,292,333	2,738,176,000	9,402,670,005	9,026,616,774
3. Net sales of merchandise (10 = 01 - 02)	10		131,038,353,180	150,028,700,633	490,271,457,234	545,953,341,049
4. Cost of goods sold	11	V.17	115,060,637,678	125,484,050,883	420,731,200,214	463,506,102,993
5. Gross profit from sales of merchandise (20 = 10 - 11)	20		15,977,715,502	24,544,649,750	69,540,257,020	82,447,238,056
6. Financial income	21	V.18	150,169,869	813,652,870	64,385,199,847	52,495,519,803
7. Financial expenses	22	V.19	2,205,244,526	3,883,508,102	10,112,093,005	18,285,283,231
- In which: Interest expense	23		2,365,118,043	3,288,618,068	9,692,601,288	17,358,386,749
8. Selling expenses	25		5,168,468,917	6,159,465,107	21,682,436,741	22,561,442,868
9. General and administration expenses	26		8,732,431,104	12,277,642,707	36,882,170,143	41,621,983,557
10. Operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		21,740,824	3,037,686,704	65,248,756,978	52,474,048,203
11. Other income	31		245,546,348	68,202,731	258,745,511	535,505,638
12. Other expenses	32				2,670,316	108,481,088
13. Other profit (40 = 31 - 32)	40		245,546,348	68,202,731	256,075,195	427,024,550
14. Net profit before tax (50 = 30 + 40)	50		267,287,172	3,105,889,435	65,504,832,173	52,901,072,753
15. Current tax expense	51	V.20		569,962,078	235,673,512	
16. Deferred tax expense	52					
17. Net profit after tax (60 = 50 - 51 - 52)	60		267,287,172	2,535,927,357	65,269,158,661	52,901,072,753
18. Profit from basic shares (*)	70	V.21	13	120	3,095	2,509
19. Diluted earnings per shares (*)	71					

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

Form B02a-DN

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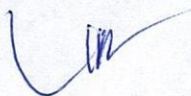
Profit and Loss Statement interim

(Full form)

Quarter 4 of 2025

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Phu Tho, January 20th, 2026

General Director



Nguyen Anh Tuan

STATEMENT OF CASH FLOWS INTERIM(Full form)
Quarter 4 of 2025

Unit: VND

Description	Code	Explanat ion	Accumulated from opening to the end of this quarter	
			This year	Prior year
1	2	3	4	5
I. Cash flows from operating activities				
1. Sales receipts	01		522,198,325,460	589,602,924,981
2. Cash paid to suppliers	02		-393,447,254,553	-352,186,240,478
3. Cash paid to employees	03		-78,552,397,798	-62,945,226,202
4. Interest paid	04		-9,735,082,543	-17,479,898,141
5. Corporation income tax paid	05		-124,400,000	-420,450,626
6. Receipts from other items	06		25,775,997,668	679,242,393
7. Expenses on other items	07		-56,817,536,457	-3,170,436,636
Net cash flows from operating activities	20		9,297,651,777	154,079,915,291
II. Cash flows from investing activities				
1. Acquisition of fixed assets and other long-term	21		-6,221,759,593	-17,080,863,186
2. Proceeds from sale of fixed assets	22			
3. Payments for borrowings	23		-33,870,000,000	-16,905,000,000
4. Recovery from borrowings	24			
5. Payments for investment in other entities	25		-2,700,000,000	
6. Recovery of investment in other entities	26			
7. Proceeds from investments	27		62,970,352,559	50,523,774,133
Net cash flows from investing activities	30		20,178,592,966	16,537,910,947
III. Cash flows from financing activities				
1. Receipts from capital contribution	31			
2. Fund returned to equity owners	32			
3. Proceeds from borrowings	33		409,139,533,572	428,871,454,283
4. Debt payments	34		-445,732,444,553	-592,083,342,666
5. Payments for debt from finance leasing	35			
6. Share income paid to investors	36			
Net cash flows from financing activities	40		-36,592,910,981	-163,211,888,383
Net cash flows in the period (50=20+30+40)	50		-7,116,666,238	7,405,937,855
Cash at the beginning of the period	60		32,823,739,526	24,443,523,576
Effect of foreign exchange difference on cash	61		1,075,916,508	974,278,095
Cash at the end of the period (70=50+60+61)	70		26,782,989,796	32,823,739,526

XUAN HOA VIETNAM JSC

Form B03a-DN

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Province, Vietnam (Issued by No. 200/2014/TT-BTC of the Minister of Finance on 22/12/2014)

STATEMENT OF CASH FLOWS INTERIM

(Full form)

Quarter 4 of 2025

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Phu Tho, January 20th, 2026
General Director



Nguyen Anh Tuan

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

I. Particular of operate enterprise

1. Form of capital ownership: Joint stock company
2. Business field: Industrial production and commercial business
3. Business lines: + Manufacturing and trading tables, chairs and interior furniture
+ Manufacturing and trading bicycles, motorbikes and bicycle and motorbike spare parts, auto spare parts.
+ Joint ventures, association in production and trading of related products
4. Characteristics of business operations during the fiscal year that affect financial statements:

Xuan Hoa Company conducts production and business in difficult conditions due to the impact of economic recession, the Russia-Ukraine war, declining export and domestic markets, many small orders; reduced consumption prices, increased costs for new products put into production due to new product technology, etc.

II. Financial year, unit of currency using

1. Financial year (the first date 1/01 the last date 31/12)
2. Unit of currency used the year: VND dong

III. Accounting standard and system using

1. Accounting system using: Enterprise accounting regime (according to Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Minister of Finance)
2. Proclaim obeying accounting standard system: The company's financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regime.
3. Applicable accounting form: Apply computerized accounting form.

IV . The accounting policies applied (in the case of continuous business operations)

1. The principle of converting financial statements prepared in foreign currencies into Vietnam dong (School of bookkeeping currency other than Vietnam Dong) ; The impact (if any) resulting from the conversion of financial statements of foreign curren
2. The type of exchange rate applied in accounting .
 - Principle of inventory recording: According to original cost method
 - Method of calculating inventory value: According to the weighted average method
 - Inventory accounting method: According to the perpetual inventory method
 - Method of setting up inventory price reduction
 - Provision for inventory devaluation is established based on the larger difference between the original price and the net realizable value of the inventory.
 - The amount of additional provision (or reversal) this year is calculated as the difference between the amount required to be set aside this year and the unused balance of provision made last year.

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

3. The principles for determining the actual interest rate (effective rate) used to discount cash flows .

- Principles of recording fixed assets (tangible, intangible): Fixed assets are recorded at original cost. In the Balance Sheet, fixed assets are reflected

- Principle of recording fixed assets (financial lease): Recorded at the lower of the fair value of the leased asset and the present value of the minimum lease

- Fixed asset depreciation method (tangible, intangible, financial lease): Straight-line method

4. The principle of posting cash and cash equivalents

- Principle of recording investment real estate: Record at original cost.

- Investment real estate depreciation method: Straight-line method

5. Accounting Principles financial investments

- Investments in subsidiaries, associated companies, capital contributions to jointly controlled businesses: Investments in subsidiaries and associated

- In the consolidated financial statements: Investments in subsidiaries are prepared on a consolidated basis; investments in associates are presented using

- Short-term securities investments: Recorded using the cost method

- Other short-term and long-term investments: Recorded using the cost method

- Method of making provision for short-term and long-term investment depreciation: + Provision is made based on the larger difference between the original price and the net realizable value of short-term and long-term investments.

6. Accounting Principles debts

- Prepaid expenses: Capitalized to gradually allocate into production and business costs including: Labor tools belonging to fixed assets, molds, tools with high value when used.

- Capitalization rate used to determine the amount of borrowing costs capitalized during the period:

7. Principle of posting inventories

- Prepaid expenses: Capitalized to gradually allocate into production and business costs including: Labor tools belonging to fixed assets, molds, tools with high value when used.

- Other expenses: Some expenses for training, advertising, exhibitions, etc. must be allocated to many periods.

- Prepaid expense allocation method: Allocation by straight-line method

- For used labor Tools: Value is gradually allocated to costs over time of use.

- Method and time of allocating commercial advantage: Not yet arisen

8. Principles for recording payable expenses: Product warranty costs according to product supply contracts, warranty period according to contract and estimated percentage of warranty cost value / Product sales revenue.

9. Principles and methods of recording provisions for payables:

10. Principle and method of posting the expenses of deferred corporate income tax

- Principles for recording owner's capital investment, equity surplus, and other owner's capital:

- + Owner's equity is recorded according to the owner's actual capital contribution.

- + Share capital surplus: None

For the accounting period of Quarter 4/2025 (From October 1, 2025 to December 31, 2025)

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

+ Other owner's capital: Recorded according to the remaining value of assets given, donated, gifted... After deducting taxes payable related to these assets.

Principles for recording asset revaluation differences:

- Principle of recording exchange rate differences: Recorded according to the difference (if any) of the exchange rate arising or the end-of-period revaluation of foreign currency items of unfinished construction investment activities.

- Principle of recording undistributed profits: Undistributed profits after tax reflected on the balance sheet are profits from the business's operations minus current year's corporate income tax expenses and adjustments due to retroactive application (due to changes in accounting policies or retroactive material errors of previous years).

11. Accounting Principles upfront costs .

D. Sales revenue: Comply with 5 conditions for recording sales revenue according to Accounting Standard No. 14.

- Revenue from providing services: Comply with 4 conditions for recognizing revenue from services according to Accounting Standard No. 14.

- D. Financial revenue: Comply with 2 conditions for recognizing Financial Revenue according to Accounting Standard No. 14.

- D. Construction contract collection:

12. Principles and methods of recording financial expenses: Total financial expenses incurred during the period.

13. Principles and methods of recording current corporate income tax expenses and deferred income tax expenses:

14. Foreign exchange risk hedging transactions: Monetary items with foreign currency at the end of the period are revalued at the average interbank exchange rate announced by the State Bank of Vietnam at the end of the accounting period.

15. Other accounting principles and methods

V. Supplementary informations of categories posted in the balance sheet**01- Cash and cash equivalent:****Cash**

- Cash on hand

- Cash and short-term bank deposits

- Money in transit

Total**2. Receivables from customers**

a) Customer receivables short - term

Hung Phat DT Company

Limited

FIREWIND INDUSTRIAL JOINT STOCK COMPANY

KSH Consulting and Investment Company Limited

Amber equipment ltd

CÔNG TY TNHH GREAT STAR VIỆT NAM

Receivables from other customers

Total

b) Customer receivables long - term

Hanoi Furniture and Technical Equipment Joint Stock Company

	(Unit: VND)	
	<u>Ending balance</u>	<u>Beginning balance</u>
	13,373,492	473,581,963
	26,769,616,304	14,926,967,563
		17,423,190,000
	26,782,989,796	32,823,739,526
	<u>Ending balance</u>	<u>Beginning balance</u>
	3,392,573,806	3,992,573,806
	2,707,214,620	2,707,214,620
	1,762,840,080	3,691,299,808
	88,588,080	5,927,674,359
	188,986,731	4,266,449,358
	66,846,205,810	59,896,505,679
	74,986,409,127	80,481,717,630
	15,623,247,251	15,623,247,251

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

Total	15,623,247,251	15,623,247,251
c) Provisions for short-term bad debts		
Sort term		
Nguyen Duc Cultural & Commercial One-Member Limited Liability Company	1,367,032,288	1,367,032,288
Mr Phạm Hoàng Hiệp	693,200,000	693,200,000
Contrexim Hồng Hà JSC	584,991,799	584,991,799
Receivables from other customers	4,282,916,088	4,134,702,223
Total	6,928,140,175	6,779,926,310
Long term		
Công ty cổ phần nội thất và thiết bị kỹ thuật Hà Nội	1,500,000,000	1,500,000,000
Total	1,500,000,000	1,500,000,000
d) Receivables from customers are related parties		
TOYOTA BOSHOKU HA NOI Limited liability	2,475,739,718	2,297,150,124
Xuan Hoa Elevator Joint Stock Company	572,009,905	572,009,905
Xuan Hoa Vietnam Joint Stock Company - Southern Region	1,424,154,472	
Xuan Hoa Power Joint Stock Company	140,940,000	140,940,000
Total	4,612,844,095	3,010,100,029
3. Other receipts	<u>Ending balance</u>	<u>Beginning balance</u>
a) Sort term	498,360,000	4,015,601,870
- Receipt of employees;	342,816,769	51,359,303
- Collateral , collateral;	142,072,166,107	576,462,954
- Other receivables.	142,913,342,876	4,643,424,127
Total		
b) Long term	46,432,600,000	
Shinhan Bank Vietnam Limited - Pham	2,366,799,500	2,366,799,500
- Collateral , collateral ;	48,799,399,500	2,366,799,500
Total		
4. Payable	<u>Ending balance</u>	<u>Beginning balance</u>
Advance payments to sellers- short term		
Công ty cổ phần nội thất Hà Vũ	2,123,646,508	2,547,451,708
Dongguan Tongda Storage Serve Co, LTD	1,162,275,337	1,963,468,795
Công ty Cổ phần Timber Holding House	2,371,314,586	2,449,588,645
Công ty TNHH MTV xuất nhập khẩu gỗ Hải Dương	1,341,977,632	
ANHUI LAITE GAS SPRING CO.,LTD	715,064,644	
Công ty TNHH BHUTAN		10,991,138,144
Đối tượng khác	13,742,271,166	169,162,006,784
Total	21,456,549,873	187,113,654,076
5. Inventories:	<u>Ending balance</u>	<u>Beginning balance</u>
Original price		
Materials and supplies	107,258,374,565	91,453,811,392

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

Tools and instruments ;	942,855,976	534,871,250
Production costs of unfinished business	20,344,424,527	26,339,997,666
Finished products	35,502,559,803	33,128,277,882
Merchandise	4,638,544,560	19,785,279,501
Provision for devaluation of	-2,007,652,964	-2,445,090,886
Finished products	-1,723,262,405	-2,160,700,327
Materials and supplies	-284,390,559	-284,390,559
Total	166,679,106,467	168,797,146,805

6. Prepaid expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short - term		
Tools, instruments and consumables ;	299,156,819	129,545,885
Others ;	101,728,588	266,536,763
Total	400,885,407	396,082,648
b) Long-term		
Tools, instruments and consumables ;	4,191,207,304	6,745,083,083
Others ;	206,893,066	166,345,918
Total	4,398,100,370	6,911,429,001

7. Taxes and other amounts payable to the State

	<u>Opening</u>	<u>Total payable in</u>	<u>The number was actually paid</u>	<u>Closing</u>
a, Payable				
VAT on local sales		7,285,437,776	7,285,437,776	
VAT on imports		402,230,025	402,144,544	85,481
- Import, export tax		179,346,146	179,346,146	
- Income tax from enterprise	-309,623,830			-309,623,830
- Personal income tax	177,344,778	696,757,943	674,173,441	199,929,280
- Environmental protection and other				
- Land and house tax, land lease	667,243,665	299,830,052		17,469,914
Total	534,964,613	8,863,601,942	7,375,977,725	-92,139,155
b, Receivable				
VAT on imports				
- Income tax from enterprise				
Total				

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

8. Increase or decrease in tangible fixed assets :

Description	Buildings and Architecture	Machinery and equipment	Transportation and transmit instrument	Instruments, tools for management	Total
Cost of fixed assets					
Opening	127,400,602,344	251,822,346,671	18,300,888,939	16,763,445,524	414,287,283,478
Increases in year		1,321,635,920	455,000,000		1,776,635,920
- New purchase		1,013,635,920	455,000,000		1,468,635,920
- Finished construction					
- Others		308,000,000			308,000,000
- Switch to real estate investment					
- Liquidation					
- Others					
Closing	127,400,602,344	253,143,982,591	18,755,888,939	16,763,445,524	416,063,919,398
Accumulated depreciation					
Opening	73,827,967,971	179,878,022,142	13,876,675,790	9,267,589,341	276,850,255,244
- Charge for the year	903,276,582	3,378,464,595	184,223,257	337,257,801	4,803,222,235
- Accumulated depreciation increased					
- Switch to real estate investment					
- Liquidation					
- Others					
Closing	74,731,244,553	183,256,486,737	14,060,899,047	9,604,847,142	281,653,477,479
Net book value					
- Opening	53,572,634,373	71,944,324,529	4,424,213,149	7,495,856,183	137,437,028,234
- Closing	52,669,357,791	69,887,495,854	4,694,989,892	7,158,598,382	134,410,441,919

- Original cost of fixed assets at end of year and still in use: 160.693.793.247 VND

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

9. Increase or decrease in intangible fixed assets :

Description	Computer software	Other intangible fixed assets	Copyrights, patents	Trademarks	Total
Cost of fixed assets					
Opening	4,505,881,498	134,052,500			4,639,933,998
- New purchase					
- Others					
- Liquidation					
- Others					
Closing	4,505,881,498	134,052,500			4,639,933,998
Accumulated depreciation					
Opening	3,800,718,156	134,052,500			3,934,770,656
- Charge for the year	60,270,959				60,270,959
- Accumulated depreciation increased					
- Liquidation					
- Others					
Closing	3,860,989,115	134,052,500			3,995,041,615
Net book value					
- Opening	705,163,342				705,163,342
- Closing	644,892,383				644,892,383

10. Investments in joint ventures, associates

TOYOTA BOSHOKU HA NOI Limited liability
Xuan Hoa Elevator Joint Stock Company
Demy furniture joint stock company
Xuan Hoa Power Joint Stock Company
Xuan Hoa Vietnam Joint Stock Company - Southern Region
Total

<u>Ending balance</u>	<u>Beginning balance</u>
16,336,701,068	16,336,701,068
3,800,000,000	3,800,000,000
3,800,000,000	3,800,000,000
3,400,000,000	3,400,000,000
1,700,000,000	
29,036,701,068	27,336,701,068

11. Other payables

a) Short - term
- Redundant assets pending ;
- Funding for the union ;
- Social Insurance ;
- Discount sales
- Annual target bonus
- Dividends and profits to pay ;
- Accounts payable , other payable .
Total

<u>Ending balance</u>	<u>Beginning balance</u>
297,105,000	
68,701,824	68,701,824
855,000,000	1,447,324,344
1,186,875,747	1,066,343,607
121,926,000	228,611,000
1,365,554,249	1,221,438,548
3,895,162,820	4,032,419,323

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

12. Equity

a) The table of comparison volatility of equity

Note	The item under equity			
	Invested by owners	Profit after tax distribution	Treasury shares	Total
Date 1/1/ 2024	210,965,000,000	103,450,828,627	- 100,000,000	314,315,828,627
- Profits of the year		52,901,072,753		52,901,072,753
- Setting aside reward and welfare funds	-	2,000,000,000	-	2,000,000,000
Date 31/12/ 2024	210,965,000,000	154,351,901,380	- 100,000,000	365,216,901,380
Date 1/1/ 2025	210,965,000,000	154,351,901,380	- 100,000,000	365,216,901,380
- Profits of the year		65,269,158,661		65,269,158,661
- Setting aside reward and welfare funds	-	4,000,000,000	-	4,000,000,000
Dividends payable to shareholders according to the Resolution of the General Meeting (*)	-	21,086,500,000	-	21,086,500,000
Date 31/12/ 2025	210,965,000,000	194,534,560,041	- 100,000,000	405,399,560,041

b) Details of the owner's investment capital

	Proportion (%)	1/1/ 2025	Proportion (%)	31/12/ 2025
VAC Viet Nam JSC	25.73	54,270,000,000	25.73	54,270,000,000
Bao Viet Fund Managerment LLC	11.37	24,000,000,000	11.37	24,000,000,000
Mr Nguyễn Việt Anh	8.36	17,630,430,000	8.36	17,630,430,000
Mr Nguyễn Hoàng Hải	11.33	23,902,820,000	11.33	23,902,820,000
Mr Lê Tú Anh	6.21	13,100,110,000	6.21	13,100,110,000
Mrs Trần Thị Thu Hà	8.13	17,153,960,000	8.13	17,153,960,000
Mrs Nguyễn Thị Minh Hiền	5.89	12,430,230,000	5.89	12,430,230,000
Other shareholders	22.93	48,377,450,000	22.93	48,377,450,000
Treasury shares	0.05	100,000,000	0.05	100,000,000
Total	100.00	210,965,000,000	100.00	210,965,000,000

NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

	<u>Ending balance</u>	<u>Beginning balance</u>
c) Shares		
- The number of registered shares issued	21,096,500	21,096,500
- Number of shares sold to the public	21,096,500	21,096,500
+ Common Stock	21,096,500	21,096,500
+ Preferred stock (type classified as equity)		
- Number of shares acquired (treasury shares)	10,000	10,000
+ Common Stock	10,000	10,000
+ Preferred stock (type classified as equity)		
- Number of shares in issue	21,086,500	21,086,500
+ Common Stock	21,086,500	21,086,500
+ Preferred stock (type classified as equity)		
* Par value of shares outstanding : (VND/shares)	10,000	10,000

13. Loans

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short-term loans	141,518,021,370	166,760,430,631
Shinhan Bank	29,258,236,537	33,559,983,416
Viettinbank	49,746,281,438	69,044,462,964
Vietcombank	9,324,030,583	29,680,221,964
Agri bank	38,050,625,635	34,475,762,287
BIDV bank	13,618,583,606	
Commercial Bank MB bank	1,520,263,571	
b) Current portion of long-		4,780,501,720
Viettinbank		4,780,501,720
b) Long-term loans	24,130,257,695	30,700,257,695
Viettinbank	24,130,257,695	30,700,257,695
Total	165,648,279,065	202,241,190,046

VII . Additional information for items presented in the report on results of operations

	<u>Ending balance</u>	<u>Beginning balance</u>
14. Total revenue from sales and services		
a) Revenue		
- Sales of goods ;	499,674,127,239	554,979,957,823
Total	499,674,127,239	554,979,957,823

15. The deduction from revenue

Among them :

<u>Ending balance</u>	<u>Beginning balance</u>
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NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

- Commercial discounts ;	9,402,670,005	9,026,616,774
- Goods sold are returned ;		
Total	9,402,670,005	9,026,616,774
16. Cost of goods sold	<u>Ending balance</u>	<u>Beginning balance</u>
- Cost of products, goods sold ;	420,731,200,214	463,506,102,993
Total	420,731,200,214	463,506,102,993
17. Revenue from financing activities	<u>Ending balance</u>	<u>Beginning balance</u>
- Interest on deposits , loans	71,565,931	820,407,342
- Dividends and profits are distributed	62,898,786,628	50,513,740,715
- Interest, exchange rate differences	1,414,746,839	1,161,371,746
Total	64,385,099,398	52,495,519,803
18. Financial expenses	<u>Ending balance</u>	<u>Beginning balance</u>
- Loan interest ;	9,692,601,288	14,084,843,416
- Payment discount , deferred sales rate ;	350,754,849	285,231,442
- Loss from disposal of financial investments ;	68,736,868	31,700,271
- Loss of exchange rate differences ;		
- Other financial expenses .		
Total	10,112,093,005	14,401,775,129
19. Income tax expense Current	<u>Ending balance</u>	<u>Beginning balance</u>
- The cost of corporate income tax calculated on the taxable income of the current year	235,673,512	111,015,189
- Total income tax expense Current	235,673,512	111,015,189
20. Basic earnings per share	<u>Ending balance</u>	<u>Beginning balance</u>
Net profit after tax	65,269,158,661	52,901,072,753
Number of shares sold to the public	21,086,500	21,086,500
Profit from basic shares	3,095	2,509
21. Comparative data		

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

For the accounting period of Quarter 4/2025 (From October 1, 2025 to December 31, 2025)

Form No. B09-DN

*Issued by No. 200/2014/TT-BTC of the
Minister of Finance on 22/12/2014*


NOTES TO THE FINANCIAL STATEMENT

Quarter 4 of 2025

Comparative figures of the Balance Table sheet are figures on the financial statements for the end in 31st-Dec-2024, comparative figures of the Income Statement and Cash Flow Statement are figures on the financial statements for the same period of the previous year. Some comparative figures on the financial statements have been restated to ensure comparability with figures of this period, in accordance with the provisions on preparing financial statements in Circular No. 200/2014/TT-BTC dated 22nd-Dec-2014 of the Ministry of Finance guiding the Enterprise Accounting Regime

Phu Tho, Jannuary 20th, 2026

Preparer


Dang Thi Hoa

Chief Accountant


Nguyen Thi Hieu

General Director


Nguyen Anh Tuan