

**TUNG KUANG INDUSTRIAL JOINT STOCK COMPANY**  
**FINANCIAL STATEMENTS**

*For the accounting period from January 1, 2025 to December 31, 2025*





**BALANCE SHEET**  
 As at 31 December 2025

*Unit: VND*

<b>ASSETS</b>	<b>Code</b>	<b>Notes</b>	<b>Closing Balance</b>	<b>Opening Balance</b>
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>618,483,026,053</b>	<b>787,828,486,852</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>247,662,419,155</b>	<b>323,732,814,188</b>
1. Cash	111		136,662,419,155	118,173,814,188
2. Cash equivalents	112		111,000,000,000	205,559,000,000
<b>II. Short-term financial investments</b>	<b>120</b>			
1. Trading securities	121			
2. Provision for devaluation of trading securities (*)	122			
3. Held-to-maturity investments	123			
<b>III. Short-term accounts receivable</b>	<b>130</b>		<b>127,543,366,257</b>	<b>72,908,255,946</b>
1. Short-term trade receivables	131		55,872,509,336	68,498,086,573
2. Short-term advances to suppliers	132		62,158,546,616	1,009,680,818
3. Short-term inter-company receivable	133		1,906,157,555	
4. Receivables based on agreed progress of construction contract	134			
5. Short-term loan receivables	135			
6. Other short-term receivables	136		8,456,383,519	4,250,719,324
7. Provisions for short-term bad debts (*)	137		(850,230,769)	(850,230,769)
8. Shortage of assets awaiting resolution	139			
<b>IV. Inventories</b>	<b>140</b>		<b>241,107,643,149</b>	<b>388,015,806,904</b>
1. Inventories	141		241,107,643,149	388,015,806,904
2. Provision for inventories obsolescence (*)	149			
<b>V. Other short-term assets</b>	<b>150</b>		<b>2,169,597,492</b>	<b>3,171,609,814</b>
1. Short-term prepaid expense	151		352,058,620	902,937,072
2. VAT deductibles	152		1,649,594,276	2,243,605,302
3. Tax and receivables from state budget	153		167,944,596	25,067,440
4. Government bonds repurchasing	154			
5. Other short-term assets	155			



ASSETS	Code	Notes	Closing Balance	Opening Balance
<b>B. LONG - TERM ASSETS</b>	<b>200</b>		<b>279,481,969,744</b>	<b>289,226,821,681</b>
<b>I. Long-term receivables</b>	<b>210</b>			
1. Long-term receivables from customers	211			
2. Long-term prepayment to suppliers	212			
3. Working capital in affiliates	213			
4. Long-term internal receivables	214			
5. Long-term loan receivable	215			
6. Other long-term receivables	216			
7. Provision for doubtful long-term receivables(*)	219			
<b>II. Fixed assets</b>	<b>220</b>		<b>189,303,787,405</b>	<b>211,395,956,077</b>
1. Tangible fixed assets	221		189,262,816,088	211,310,288,756
- Cost	222		592,209,628,928	592,694,341,655
- Accumulated depreciation (*)	223		(402,946,812,840)	(381,384,052,899)
3. Intangible fixed assets	227		40,971,317	85,667,321
- Cost	228		547,332,919	547,332,919
- Accumulated depreciation (*)	229		(506,361,602)	(461,665,598)
<b>III. Real estate investments</b>	<b>230</b>		<b>63,542,721,631</b>	<b>66,892,733,815</b>
- Cost	231		83,750,304,619	83,750,304,619
- Accumulated depreciation (*)	232		(20,207,582,988)	(16,857,570,804)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>197,925,629</b>	<b>329,876,048</b>
1. Production costs, long-term work in progress	241			
2. Construction in progress	242		197,925,629	329,876,048
<b>V. Long-term investments</b>	<b>250</b>		<b>14,910,782,302</b>	
1. Investment in subsidiaries	251			
2. Investment in joint ventures and associates	252		14,910,782,302	
3. Investing in other entities	253			
<b>VI. Other long-term assets</b>	<b>260</b>		<b>11,526,752,777</b>	<b>10,608,255,741</b>
1. Long-term prepaid expenses	261		11,526,752,777	10,608,255,741
2. Deferred income tax assets	262			
3. Long-term substituted equipment, supplies and spare parts	263			
4. Other long-term assets	268			
<b>TOTAL ASSETS</b>	<b>270</b>		<b>897,964,995,797</b>	<b>1,077,055,308,533</b>



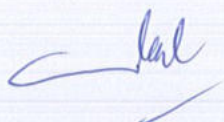
ASSETS	Code	Notes	Closing Balance	Opening Balance
<b>C. LIABILITIES</b>	<b>300</b>		<b>344,811,709,404</b>	<b>531,439,987,917</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>339,785,227,716</b>	<b>526,413,506,229</b>
1. Short-term trade payables	311		19,543,915,084	69,590,549,914
2. Short-term advances from customers	312		21,258,456,476	44,780,224,456
3. Taxes and statutory obligations	313		9,425,573,762	9,737,578,792
4. Payables to employees	314		7,896,187,623	8,816,060,096
5. Short-term accrued expenses payables	315		183,363,879	176,427,429
6. Short-term internal payables	316			
8. Other payables	319		12,040,171,987	5,972,240,434
9. Short-term loans and finance lease liabilities	320		243,824,463,576	363,687,165,111
11. Provision for short-term payables	321			
12. Bonus and welfare funds	322		25,613,095,329	23,653,259,997
<b>II. Long-term liabilities</b>	<b>330</b>		<b>5,026,481,688</b>	<b>5,026,481,688</b>
7. Other payables	337		5,026,481,688	5,026,481,688
8. Long-term loans and finance lease liabilities	338			
<b>D. OWNER'S EQUITY</b>	<b>400</b>		<b>553,153,286,393</b>	<b>545,615,320,616</b>
<b>I. Owner's equity</b>	<b>410</b>		<b>553,153,286,393</b>	<b>545,615,320,616</b>
1. Contributed legal capital	411		468,813,980,000	468,813,980,000
- Common shares with voting rights	411a		468,813,980,000	468,813,980,000
- Preference shares	411b			
7. Exchange rate difference	417			
8. Investment and development fund	418		7,268,779,772	36,447,441,077
9. Enterprise Arrangement Support Fund	419			
10. Other equity fund	420		24,805,623,208	22,174,626,876
11. Undistributed profit after tax	421		52,264,903,413	18,179,272,663
- Undistributed post-tax profits accumulated by the prior year-end	421a		43,633,677,411	(34,440,653,968)
- Undistributed post-tax profits of current year	421b		8,631,226,002	52,619,926,631
<b>II. Other capital and funds</b>	<b>430</b>			
<b>TOTAL RESOURCE</b>	<b>440</b>		<b>897,964,995,797</b>	<b>1,077,055,308,533</b>

Dong Nai, January 01, 2026

Prepared by

Chief accountant

General Director


Tran Thi Thanh Ngan

Vu Nguyen Thi Hanh

Luu Chien Hung



# INCOME STATEMENT

Quarter IV of 2025

Unit: VND

Items	Code	Notes	Quarter IV		Cumulative from the beginning of the year	
			Current year	Previous year	Current year	Previous year
1. Revenue from sale of goods and rendering of services	01		163,714,025,614	199,947,182,244	691,053,898,956	819,057,551,385
2. Deductible items	02					109,753,500
3. Net revenue from sale of goods and rendering of services	10		163,714,025,614	199,947,182,244	691,053,898,956	818,947,797,885
4. Cost of goods sold	11		140,458,984,645	161,339,228,973	589,326,574,745	683,969,634,272
5. Gross profit from sale of goods and rendering of services	20		23,255,040,969	38,607,953,271	101,727,324,211	134,978,163,613
6. Income from financial activities	21		5,438,981,335	4,757,206,491	16,810,089,443	8,243,052,630
7. Expenses from financial activities	22		3,632,998,580	6,406,970,914	16,502,612,613	14,169,230,307
- In which: Interest expenses	23		2,268,643,805	3,035,154,844	10,807,784,469	7,481,610,138
8. Selling expenses	25		1,758,750,864	7,837,605,033	12,697,437,588	25,152,001,733
9. General and administration expenses	26		10,404,837,418	10,021,287,928	40,876,364,894	39,250,587,282
10. Operating profit	30		12,897,435,442	19,099,295,887	48,460,998,559	64,649,396,921
11. Other income	31		96,401,057	916,206,006	265,779,396	890,999,277
12. Other expenses	32		1,597,701,076	1,448,741,333	6,428,891,006	3,629,491,840
13. Other profit	40		(1,501,300,019)	(532,535,327)	(6,163,111,610)	(2,738,492,563)
14. Profit before tax	50		11,396,135,423	18,566,760,560	42,297,886,949	61,910,904,358
15. Current Corporate Income Tax expense	51		2,764,909,421	3,286,667,339	9,888,151,321	9,290,977,727
16. Deferred Income Tax expense	52					
17. Net profit after tax	60		8,631,226,002	15,280,093,221	32,409,735,628	52,619,926,631
18. Earnings per share (*)	70		184	326	691	1122
19. Diluted earnings per share (*)	71		184	326	691	1122

Prepared by

Chief accountant

Dong Nai, January 19, 2026

General Director



Tran Thi Thanh Ngan

Vu Nguyen Thi Hanh

Luu Chien Hung



**CASH FLOW STATEMENT**  
*(Under Indirect method)*  
 From 01 January 2025 to 31 December 2025

Unit: VND

Items	Code	Notes	Cumulative from the beginning of the year	
			Current year	Previous year
<b>I. Cash flows from operating activities</b>				
<b>1. Profit before tax</b>	<b>01</b>		<b>42,297,886,949</b>	<b>61,910,904,358</b>
<b>2. Adjustments for</b>				
- Depreciation of fixed assets and investment real property	02		25,587,140,856	26,681,237,307
- Allowances and provisions	03		850,230,769	850,230,769
- (Gain)/loss on unrealized foreign exchange	04			1,391,192,368
-(Gain)/loss on investing activities	05		(16,810,089,443)	(3,630,286,440)
- Interest expenses	06		10,807,784,469	7,481,610,138
- Other adjustments	07			
<b>3. Operating income (loss) before changes in working capital</b>	<b>08</b>		<b>62,732,953,600</b>	<b>94,684,888,500</b>
- Increase/Decrease in receivables	09		(54,635,110,311)	(33,477,065,767)
- Increase/Decrease in inventory	10		146,908,163,755	35,192,139,348
- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)	11		(83,380,063,111)	51,009,982,577
- Increase/Decrease in prepaid expenses	12		(367,618,584)	(1,833,860,577)
- Interest paid	13		(10,807,784,469)	(7,546,789,828)
- Corporate income tax paid	14		(9,290,977,727)	(640,756,148)
- Other receipts from operating activities	15		265,779,396	
- Other expenses on operating activities	16		(6,428,891,006)	(686,191,000)
<b>Net cash from operating activities</b>	<b>20</b>		<b>44,996,451,543</b>	<b>136,702,347,105</b>
<b>II. Cash flows from investing activities</b>				
- Purchase and construction of fixed assets and other long-term assets	21		(144,960,000)	(922,285,880)
- Proceeds from disposals of fixed assets and other long-term assets	22		629,672,727	808,021,125
- Loans to other entities and purchase of debt instruments of other entities	23			



Items	Code	Notes	Cumulative from the beginning of the year	
			Current year	Previous year
- Repayment from borrowers and proceeds from sales of debt instruments of other entities	24			
- Investments in other entities	25		(14,910,782,302)	
- Proceeds from sale of investments in other entities	26			
- Interest and dividends received	27		16,810,089,443	2,849,325,609
<b>Net cash flows from (used in) investing activities</b>	<b>30</b>		<b>2,384,019,868</b>	<b>2,735,060,854</b>
<b>III. Cash flows from financing activities</b>				
1. Receipts from stocks issuing and capital contribution from equity owners	31			
2. Fund returned to equity owners, issued stock redemption	32			
3. Long-term and short-term borrowings received	33		784,802,413,592	625,537,633,398
4. Loan repayment	34		(904,665,115,127)	(442,658,425,615)
5. Finance lease principle paid	35			
6. Dividends, profit paid to equity owners	36		(3,588,164,909)	(18,011,663,000)
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>(123,450,866,444)</b>	<b>164,867,544,783</b>
<b>Net cash flows within the period</b>	<b>50</b>		<b>(76,070,395,033)</b>	<b>304,304,952,742</b>
<b>Cash and cash equivalents at the beginning of year</b>	<b>60</b>		<b>323,732,814,188</b>	<b>19,913,552,686</b>
Impact of exchange rate fluctuation	61			(485,691,240)
<b>Cash and cash equivalents at end of financial year</b>	<b>70</b>		<b>247,662,419,155</b>	<b>323,732,814,188</b>

Prepared by



Tran Thi Thanh Ngan

Chief accountant



Vu Nguyen Thi Hanh

Dong Nai, January 19, 2026

General Director



Liu Chien Hung



## **NOTES TO THE FINANCIAL STATEMENTS**

**From January 1, 2025 to December 31, 2025**

### **I. OPERATION FEATURES**

#### **01. Ownership form**

Joint Stock Company.

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

#### **02. Line of business**

Business line of the Company are production and services.

#### **03. Principal operations**

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

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

#### **04. The regular cycle of production business**

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

### **II. FINANCIAL YEAR AND STANDARD CURRENCY USED IN ACCOUNTING**

#### **01. Financial year**

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

#### **02. Standard currency unit**

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

### **III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**

#### **01. Accounting System**

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



**02. Announcement on compliance with Vietnamese standards and accounting system**

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

**IV. ACCOUNTING POLICIES**

**01. The type of exchange rates applied in accounting**

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

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

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

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

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

**02. Recognition of cash and cash equivalents**

Cash include cash on hand and cash at bank.

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

**03. Recognition of receivables**

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

**04. Accounting policies of inventory**

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



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

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

Inventory is recorded on the basis of perpetual method.

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

#### **05. Recognition and depreciation of fixed assets**

##### *Principle of recording tangible, intangible fixed assets*

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

##### *Method of depreciation of tangible fixed assets*

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

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

#### **06. Principle of capitalization of prepaid expenses**

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

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

#### **07. Recognition of liabilities and accrued expenses payables**

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

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

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



**08. Recognition of loans**

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

**09. Recognition of owner's equity**

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

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

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

**10. Principles and method of recording revenue**

***Revenue from sale of goods, finished goods***

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

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

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

***Revenue from rendering of services***

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

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

***Revenue from processing***

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

***Financial income***

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

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



**11. Principles and method of recording cost of goods sold**

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

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

**12. Recognition of financial expenses**

Items recorded into financial expenses consist of:

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

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

**13. Recognition of current corporate income tax expenses**

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

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

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

**V. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN BALANCE SHEET**

Unit: VND

**01. Cash and cash equivalents**

	<u>Closing balance</u>	<u>Opening balance</u>
- Cash on hand	177.286.705	367.172.508
- Demand deposits	136.485.132.450	117.806.641.680
- Cash equivalents (*)	111.000.000.000	205.559.000.000
<b>Total</b>	<b><u>247.662.419.155</u></b>	<b><u>323.732.814.188</u></b>

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

Unit: VND

**02. Trade receivables**

	<u>Closing balance</u>	<u>Opening balance</u>
<b>a. Short-term trade receivables</b>	<b><u>55.872.509.336</u></b>	<b><u>68.498.086.573</u></b>
- HONG KY MECHANICAL JOINT STOCK COMPANY	104.582.500	634.452.500
- SIEMENS LTD - BINH DUONG BRANCH	10.954.549.469	9.394.327.896
- Others	44.813.377.367	58.469.306.177
<b>Total</b>	<b><u>55.872.509.336</u></b>	<b><u>68.498.086.573</u></b>



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

		Unit: VND	
03. Other receivable			
		Closing balance	
		Value	Provision
<i>a) Short-term</i>		8.456.383.519	-
- Receivables from employees		-	-
- Advances		1.100.000	-
- Short-term margin, margin		-	-
- Others		-	-
+ Term deposit interest		8.455.283.519	-
+ Personal income tax receivables		-	-
+ Insurance overpayment		324.822.707	-
+ Other receivables		8.130.460.812	-
<i>b) Long-term</i>		-	-
<b>Total</b>		<b>8.456.383.519</b>	<b>-</b>
		Opening balance	
		Value	Provision
		4.250.719.324	-
		21.100.000	-
		4.229.619.324	-
		803.402.734	-
		-	-
		3.426.216.590	-
		-	-
		<b>4.250.719.324</b>	<b>-</b>
04. Inventories			
		Closing balance	
		Historical cost	Provision
- Purchased goods are on the way		-	-
- Raw materials		63.605.113.398	-
- Tools and supplies		896.893.523	-
- Work in progress		106.861.625.579	-
- Finished goods		69.744.010.649	-
- Goods		-	-
<b>Total</b>		<b>241.107.643.149</b>	<b>-</b>
		Opening balance	
		Historical cost	Provision
		97.809.897.533	-
		65.055.960.626	-
		1.248.151.413	-
		150.695.411.336	-
		73.197.834.316	-
		8.551.680	-
		<b>388.015.806.904</b>	<b>-</b>



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

Unit: VND

**05. Movements in tangible fixed asset**

Item	Buildings & Architectures	Machinery & Equipment	Means of transportation	Management tools and equipment	Total
<b>I. Historical Cost</b>					
<i>Opening Balance</i>	171.243.117.289	409.191.879.821	8.971.359.502	3.287.985.043	592.694.341.655
- Newly purchased			144.960.000		144.960.000
- Newly constructed					
- Transferring to investment real estate					
- Sold, disposed (*)			629.672.727		629.672.727
- Other decreases					
<b>Closing Balance</b>	171.243.117.289	409.191.879.821	8.486.646.775	3.287.985.043	592.209.628.928
<b>II. Accumulated depreciation</b>					
<i>Opening Balance</i>	77.381.057.677	293.771.275.076	7.151.391.434	3.080.328.712	381.384.052.899
- Depreciation for the year	5.801.811.492	15.570.545.919	723.479.325	96.595.932	22.192.432.668
- Other increases					
- Sold, disposed (*)			629.672.727		629.672.727
- Other decreases					
<b>Closing Balance</b>	83.182.869.169	309.341.820.995	7.245.198.032	3.176.924.644	402.946.812.840
<b>III. Net book value</b>					
<i>1. Opening Balance</i>	93.862.059.612	115.420.604.745	1.819.968.068	207.656.331	211.310.288.756
<i>2. Closing Balance</i>	88.060.248.120	99.850.058.826	1.241.448.743	111.060.399	189.262.816.088



Unit: VND

**06. Movements in intangible fixed asset**

Items	Computer software	Total
<b>I. Historical Cost</b>		
<i>Opening Balance</i>	547.332.919	547.332.919
- Purchased	-	-
- Other increases	-	-
- Sold, disposed	-	-
- Other decreases	-	-
<i>Closing Balance</i>	547.332.919	547.332.919
<b>II. Accumulated depreciation</b>		
<i>Opening Balance</i>	461.665.598	461.665.598
- Depreciation	44.696.004	44.696.004
- Other increases	-	-
- Sold, disposed	-	-
- Other decreases	-	-
<i>Closing Balance</i>	506.361.602	506.361.602
<b>III. Net book value</b>		
<i>1. Opening Balance</i>	85.667.321	85.667.321
<i>2. Closing Balance</i>	40.971.317	40.971.317

**07. Movements in real estate**

Items	Opening Balance	Increase during the year	Decreased during the year	Closing Balance
<b>I. Historical Cost</b>				
- Building	83.750.304.619	-	-	83.750.304.619
- Infrastructure				
<b>II. Accumulated depreciation</b>				
- Building	16.857.570.804	3.350.012.184	-	20.207.582.988
- Infrastructure				
<b>III. Net book value</b>				
- Building	66.892.733.815		3.350.012.184	63.542.721.631
- Infrastructure				



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

Unit: VND

**08. Loans and liabilities**

	Opening balance		During the period		Closing balance	
	Value	Recoverable amount	Increases	Decreases	Value	Recoverable amount
<b>- Short-term loans Bank loans</b>	<b>363.687.165.111</b>	<b>363.687.165.111</b>	<b>784.802.413.592</b>	<b>904.665.115.127</b>	<b>243.824.463.576</b>	<b>243.824.463.576</b>
+ Hua Nan Commercial Bank, LTD - Ho Chi Minh City Branch	1.885.650.183	1.885.650.183		1.885.650.183	-	-
+ Taipei Fubon Vietnam Commercial Bank (a)	500.000.000	500.000.000	51.241.453.793	21.526.596.656	30.214.857.137	30.214.857.137
+ Joint Stock Commercial Bank for Foreign Trade of Vietnam – Bien Hoa Branch	96.686.784.939	96.686.784.939	6.829.389.725	103.516.174.664	-	-
+ Indovina Bank Limited - Dong Nai Branch (b)	51.032.805.848	51.032.805.848	65.734.961.901	71.999.704.405	44.768.063.344	44.768.063.344
+ Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Nai Branch	162.139.960.180	162.139.960.180	103.634.905.335	265.774.865.515	-	-
+ Mega ICBC Bank – Ho Chi Minh City Branch (c)	51.441.963.961	51.441.963.961	72.773.084.549	100.103.504.570	24.111.543.940	24.111.543.940
+ CTBC Bank - Ho Chi Minh City Branch			5.022.364.488	5.022.364.488	-	-
+ ACB Bank - Dong Nai Branch (d)			444.854.038.399	330.558.038.399	114.296.000.000	114.296.000.000
+ Cathay Bank - Ho Chi Minh City Branch (e)			34.712.215.402	4.278.216.247	30.433.999.155	30.433.999.155



(a) Short-term loan from Taipei Fubon Commercial Bank Vietnam - Ho Chi Minh City Branch, under credit letter number 250611-TFB00232531 dated June 11, 2025. This loan is used to finance short-term working capital, with a limit of USD 5,000,000. The maximum loan term is no more than 180 days from the date of disbursement. The interest rate is specified on each promissory note.

(b): This loan from Indovina Bank Limited – Dong Nai Branch, under Credit Limit Agreement No. IVB-DN/CL/1025/181 dated November 27, 2025, is for financing working capital needs, issuing guarantees, and opening Letters of Credit (L/C), with a limit of USD 2,000,000. The loan term is a maximum of 6 months from the date of loan disbursement. The interest rate changes periodically each month based on the base interest rate.

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

(d): Loans from Asia Commercial Bank – Dong Nai Branch under Credit Agreement No. DNA.DN.4696.040425 dated April 8, 2025, for working capital supplementation with a credit limit of VND 125 billion, and Credit Agreement No. DNA.DN.4524.070325 dated March 11, 2025, for working capital supplementation and issuance of sight L/C to support production and business activities with a credit limit of VND 125 billion. The credit term is 12 months from the date of contract signing, with interest rates as per each promissory note.

(e) : The loan from Cathay United Bank - Ho Chi Minh City Branch, under Credit Agreement No. CL502/25 dated March 17, 2025, is for supplementing working capital and purchasing goods and services, with a credit limit of USD 3,000,000, to finance the issuance of deferred and immediate L/C for the import of raw materials, with a commercial credit limit of USD 3,000,000. The credit limit is valid for one year from the date of signing the Agreement, and the loan matures 180 days from the date of disbursement. Interest rates are applied per disbursement.



Unit: VND

**09. Other payables**

	<b>Closing balance</b>	<b>Opening balance</b>
<b>a) Short-term</b>	<b>12.040.171.987</b>	<b>5.972.240.434</b>
- Union fee	-	-
- Social insurance	201.750	-
- Dividends payable	-	145.514.574
- Others	12.039.970.237	5.826.725.860
+ Goods temporarily imported	-	-
+ Others	-	-
<b>b) Long-term</b>	<b>5.026.481.688</b>	<b>5.026.481.688</b>
<b>Total</b>	<b>17.066.653.675</b>	<b>10.998.722.122</b>

**VI. SUPPLEMENTARY INFORMATION FOR THE ITEMS PRESENTED IN INCOME STATEMENT**

Unit: VND

**01. Revenue from sales of goods and rendering of services**

	<b>From 01/01/2025 to 31/12/2025</b>	<b>From 01/01/2024 to 31/12/2024</b>
Real estate business revenue	35.991.361.296	33.709.872.960
Revenue from sale of finished goods	638.732.665.318	777.989.457.746
Revenue from rendering services	16.329.872.342	7.248.467.179
<b>Total</b>	<b>691.053.898.956</b>	<b>818.947.797.885</b>

**02. Cost of goods sold**

	<b>From 01/01/2025 to 31/12/2025</b>	<b>From 01/01/2024 to 31/12/2024</b>
Real estate business cost	5.005.172.919	3.080.385.282
Cost of finished goods sold	575.704.326.142	671.448.320.511
Cost of services rendered	8.617.075.684	9.440.928.479
Provision for inventory write-down	-	-
<b>Total</b>	<b>589.326.574.745</b>	<b>683.969.634.272</b>

**03. Financial income**

	<b>From 01/01/2025 to 31/12/2025</b>	<b>From 01/01/2024 to 31/12/2024</b>
- Interest income	11.167.030.193	2.849.325.609
- Gain from foreign exchange difference	5.643.059.250	5.393.727.021
<b>Total</b>	<b>16.810.089.443</b>	<b>8.243.052.630</b>



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

**04. Financial expenses**

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
- Interest expenses	10.807.784.469	7.481.610.138
- Loss from foreign exchange difference	5.694.828.144	6.687.620.169
<b>Total</b>	<b>16.502.612.613</b>	<b>14.169.230.307</b>

**05. Other income**

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
- Gain from disposed of fixed assets	-	780.960.831
- Scrap sales income	-	-
- Compensation received	-	-
- Others	265.779.396	110.038.446
<b>Total</b>	<b>265.779.396</b>	<b>890.999.277</b>

**06. Other expenses**

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
- Cost of liquidation and sale of fixed assets	-	-
- Administrative fines	-	91.405.647
- Debt settlement	-	-
- Others	6.428.891.006	3.538.086.193
<b>Total</b>	<b>6.428.891.006</b>	<b>3.629.491.840</b>

**07. Current Corporate Income Tax (CIT) expenses**

	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
- Corporate income tax on taxable income of current year	9.888.151.321	9.290.977.727
- Adjustment for corporate income tax of previous years and current year	-	-
<b>- Total current Corporate Income Tax expense</b>	<b>9.888.151.321</b>	<b>9.290.977.727</b>


**VII. OTHER INFORMATION**

Prepared by



**Tran Thi Thanh Ngan**

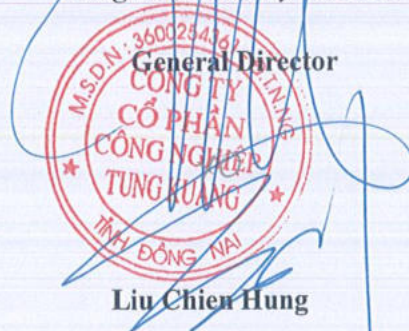
Chief Accountant



**Vu Nguyen Thi Hanh**

Dong Nai, January 19, 2025

General Director



**Luu Chien Hung**