

**DUC QUAN INVESTMENT AND DEVELOPMENT JSC**  
**FINANCIAL STATEMENTS**

**For the Twelve - month period from 1 Oct 2025 to 31 Dec 2025**



**TABLE OF CONTENTS**

<b><u>CONTENT</u></b>	<b><u>PAGE</u></b>
BALANCE SHEET	2 - 3
INCOME STATEMENT	4 - 4
CASH FLOW STATEMENT	5 - 5
NOTES TO THE FINANCIAL STATEMENTS	6 - 26

**BALANCE SHEET**  
**As at 31 month 12 year 2025**

Unit: VND

ASSETS	Code	Note	01-Jan-2025	31- Dec-2025
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>359.391.703.020</b>	<b>349.286.818.532</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>4</b>	<b>8.733.737.152</b>	<b>584.540.342</b>
1. Cash	111		8.733.737.152	584.540.342
2. Cash Equivalents	112		-	-
<b>II. Short-term financial investments</b>	<b>120</b>	<b>5</b>	<b>1.500.000.000</b>	<b>1.500.000.000</b>
3. Held to maturity investment	123		1.500.000.000	1.500.000.000
<b>III. Short-term receivables</b>	<b>130</b>		<b>198.214.581.624</b>	<b>198.168.201.808</b>
1. Short-term receivables from customers	131	6	389.629.220.935	390.050.731.831
2. Short term pre-payment to suppliers	132	7	219.232.159.404	218.962.101.365
6. Other short-term receivables	136	9	55.043.819.501	54.845.986.828
7. Short-term allowances for doubtful debts (*)	137		(465.690.618.216)	(465.690.618.216)
8. Shortage of assets awaiting resolution	139			
<b>IV. Inventories</b>	<b>140</b>	<b>10</b>	<b>149.990.368.362</b>	<b>148.299.860.065</b>
1. Inventories	141		149.990.368.362	148.299.860.065
2. Provision for inventories (*)	149			-
<b>V. Other current assets</b>	<b>150</b>		<b>953.015.882</b>	<b>734.216.317</b>
1. Short-term prepaid expenses	151	11	692.217.115	609.191.146
2. VAT receivable	152	17	260.798.767	125.025.171
3. Taxes receivable from State Treasury	153	17	-	-
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>280.045.231.203</b>	<b>216.001.151.307</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>24.166.370.318</b>	<b>7.796.795.818</b>
5. Long-term loan receivables	215	8	24.166.370.318	7.796.795.818
<b>II. Fixed assets</b>	<b>220</b>		<b>189.568.222.288</b>	<b>142.485.889.934</b>
1. Tangible fixed assets	221	12	187.729.043.169	141.566.300.359
- Historical costs	222		1.010.421.130.106	1.010.421.130.106
- Accumulated depreciation (*)	223		(822.692.086.937)	(868.854.829.747)
2. Financial leasing fixed assets	224			
3. Intangible fixed assets	227	13	1.839.179.119	919.589.575
- Historical costs	228		7.944.995.383	7.944.995.383
- Accumulated depreciation (*)	229		(6.105.816.264)	(7.025.405.808)
<b>III. Investment property</b>	<b>230</b>			
<b>IV. Long-term asset in progress</b>	<b>240</b>		<b>64.048.708.230</b>	<b>64.098.399.230</b>
1. Long-term work in progress	241			
2. Construction in progress.	242	14	64.048.708.230	64.098.399.230
<b>V. Long-term financial Investments</b>	<b>250</b>	<b>5</b>	<b>-</b>	<b>-</b>
<b>VI. Other long-term assets</b>	<b>260</b>		<b>2.261.930.367</b>	<b>1.620.066.325</b>
1. Long-term prepaid expenses	261	11	2.261.930.367	1.620.066.325
<b>TOTAL ASSETS (270 = 100 + 200)</b>	<b>270</b>		<b>639.436.934.223</b>	<b>565.287.969.839</b>

**BALANCE SHEET (CONTINUED)**

**As at 31 month 12 year 2025**

Unit: VND

CAPITAL SOURCE	Code	Note	01-Jan-2025	31- Dec-2025
<b>C - LIABILITIES</b>	<b>300</b>		<b>1.473.677.534.743</b>	<b>1.554.791.902.984</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>1.461.450.487.820</b>	<b>1.554.791.902.984</b>
1. Short-term account payable to suppliers	311	15	49.041.942.433	51.024.501.869
2. Advances from customers (short-term)	312	16	13.203.737.507	10.426.116.367
3. Taxes and payable to state budget	313	17	21.808.877	148.245.855
4. Payable to employees	314		3.063.601.000	2.324.139.000
5. Short-term accrued expenses	315	18	582.576.965.701	666.432.725.122
8. Short-term unearned revenue	318	19	525.609.091	38.333.333
9. Other short-term payables	319	19	27.621.426.600	26.382.941.937
10. Short-term borrowings and financial lease	320	20	785.272.250.323	797.891.753.213
12. Bonus & welfare fund	322		123.146.288	123.146.288
<b>II. Long-term liabilities</b>	<b>330</b>		<b>12.227.046.923</b>	<b>-</b>
3. Long-term accrued expenses	333	18	4.522.519.923	
8. Long-term borrowings and financial lease	338	21	7.704.527.000	
<b>D - EQUITY</b>	<b>400</b>		<b>(834.240.600.520)</b>	<b>(989.503.933.145)</b>
<b>I. Equity</b>	<b>410</b>	<b>22</b>	<b>(834.240.600.520)</b>	<b>(989.503.933.145)</b>
1. Contributed capital	411		500.000.000.000	500.000.000.000
- Ordinary shares with voting rights	411a		500.000.000.000	500.000.000.000
8. Investment & development funds	418		9.142.927.632	9.142.927.632
11. Undistributed earnings	421		(1.343.383.528.152)	(1.498.646.860.777)
- Accumulated undistributed earnings	421a		(1.297.997.592.990)	(1.462.769.401.012)
- Undistributed earnings	421b		(45.385.935.162)	(35.877.459.765)
<b>II. Other funds</b>	<b>430</b>			
<b>TOTAL EQUITY (440 = 300 + 400)</b>	<b>440</b>		<b>639.436.934.223</b>	<b>565.287.969.839</b>

Trần Thị Quý  
Preparer

Đào Văn Nam  
Chief Accountant

Đỗ Văn Sinh  
General Director  
Jan 19, 2025





# INCOME STATEMENT

For the period from 01 Oct 2025 – 31 Dec 2025

Unit: VND

Item	Code	Note	Quarter III	Cumulative	Quarter III	Cumulative
			Quarter 4 of 2024	Accumulated from the beginning of the year to the end of this quarterd (This year)	Quarter 4 of 2025	Accumulated from the beginning of the year to the end of this quarterd (last year)
1. Revenue from sales of goods and provision of services	1	20	53.433.758.202	182.924.996.098	47.964.961.073	191.913.831.084
2. Revenue deductions	2		145.358.196	145.358.196	23.100.002	75.473.996
3. Net revenue (10 = 01 - 02)	10	21	53.288.400.006	182.779.637.902	47.941.861.071	191.838.357.088
4. Cost of goods sold	11	22	54.297.773.926	182.290.761.045	51.302.088.575	229.940.641.803
5. Gross profit (20 = 10 - 11)	20		(1.009.373.920)	488.876.857	(3.360.227.504)	(38.102.284.715)
6. Financial income	21		81.185.164	6.499.230.699	674.116.007	949.519.555
7. Financial activities expenses	22	23	26.027.400.639	91.367.974.530	19.605.410.423	85.434.600.873
- In which: Interest expense	23		19.311.162.849	75.941.702.791	19.603.836.367	77.628.178.473
8. Selling expenses	25	24	454.104.853	1.795.892.105	353.608.059	992.020.822
9. General & administration expenses	26	24	3.052.597.763	88.073.001.507	2.583.767.277	11.090.812.646
10. Net operating profit/(loss) (30 = 20 + (21 - 22) - 25 - 26)	30		(30.462.292.011)	(174.248.760.586)	(25.228.897.256)	(134.670.199.501)
11. Other income	31	25	29.793.752	110.633.474.840	259.080.404	653.277.258
12. Other expenses	32	26	14.953.436.903	63.673.604.976	10.907.642.913	21.246.410.382
13. Other profit (40 = 31 - 32)	40		(14.923.643.151)	46.959.869.864	(10.648.562.509)	(20.593.133.124)
14. Total earning before tax (for accounting purpose) (50 = 30 + 40)	50		(45.385.935.162)	(127.288.890.722)	(35.877.459.765)	(155.263.332.625)
15. Business income tax charge	51					
16. Deferred business income tax charge	52					
17. Earning after tax (60 = 50 - 51 - 52)	60		(45.385.935.162)	(127.288.890.722)	(35.877.459.765)	(155.263.332.625)

*[Signature]*

Trần Thị Quý/Preparer

*[Signature]*

Đào Văn Nam/Chief Accountant



Đỗ Văn Sinh/General Director

# **CASH FLOW REPORT**

*For the period from 01 Oct 2025 – 31 Dec 2025*

( According to the cash flow indirect method )

Unit: VND

Item	Code	This time		This time	
		Q4 of 2024	Cumulative	Q4 of 2025	Cumulative
<b>I. Cash flow from operating activities</b>					
1. Profit before tax	1	(45.385.935.162)	(127.288.890.722)	(35.877.459.765)	(155.263.332.625)
2. Adjustments for	2				
Depreciation and amortisation	3	11.817.458.018	47.729.940.185	11.667.050.207	47.082.332.354
Allowances and provisions	4		74.381.288.110		
Exchange losses/(gains) arising from revaluation of monetary items					
denominated in foreign currencies	6	6.716.237.790	9.322.127.314	640.413.215	8.442.106.662
Interest expense	8	19.311.162.849	75.941.702.791	19.603.836.367	77.628.178.473
<b>3. Operating profit before changes in working capital</b>		<b>(7.541.076.505)</b>	<b>80.086.167.678</b>	<b>(3.966.159.976)</b>	<b>(22.110.715.136)</b>
Change in receivables	9	3.928.985.716	7.212.962.083	1.045.537.232	2.137.454.280
Change in inventories	10	(3.148.427.487)	(25.930.274.341)	(2.169.311.984)	(2.648.115.671)
Increase/Decrease of payables (interest and payable CIT excluded)	11	(765.122.224)	(98.123.429.269)	(4.396.124.729)	(1.402.368.814)
Change in prepaid expenses	12	854.882.406	1.972.285.069	(363.570.703)	(83.025.969)
<b>Net Cash flows from operating activities</b>	<b>20</b>	<b>(6.670.758.094)</b>	<b>(34.782.288.780)</b>	<b>(9.849.630.160)</b>	<b>(24.106.771.310)</b>
<b>II. Cash flows from investing activities</b>					
3. Granting loans, buying debt instruments of other entities	23		-		-
4. Recovery of loan given and disposals of debt instruments of other entities	24	6.466.868.200	43.973.416.900	7.499.175.000	16.347.574.500
<b>Net cash flows from investing activities</b>	<b>30</b>	<b>6.466.868.200</b>	<b>43.973.416.900</b>	<b>7.499.175.000</b>	<b>16.347.574.500</b>
<b>III. Cash flows from financing activities</b>					
4. Payments to settle loan principals	35	(450.000.000)	(1.545.000.000)		(390.000.000)
<b>Net cash flows from financial activities</b>	<b>40</b>	<b>(450.000.000)</b>	<b>(1.545.000.000)</b>		<b>(390.000.000)</b>
<b>Net cash flows during the year (50 = 20 + 30 + 40)</b>	<b>50</b>	<b>(653.889.894)</b>	<b>7.646.128.120</b>	<b>(2.350.455.160)</b>	<b>(8.149.196.810)</b>
<b>Cash and cash equivalent at the beginning of the year</b>	<b>60</b>	<b>9.387.627.046</b>	<b>1.086.976.013</b>	<b>2.934.995.502</b>	<b>8.733.737.152</b>
<b>Currency translation differences</b>	<b>61</b>		<b>633.019</b>		
<b>Cash and cash equivalent at the end of the year (70 = 50 + 60 + 61)</b>	<b>70</b>	<b>8.733.737.152</b>	<b>8.733.737.152</b>	<b>584.540.342</b>	<b>584.540.342</b>

Trần Thị Quý/Preparer

Đào Văn Nam/Chief Accountant



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**I. General Information*****Forms of capital ownership***

*Duc Quan Investment and Development Joint Stock Company (the "Company") was established and operates according to Enterprise Registration Certificate No. 1000400095 issued by the Department of Planning and Investment of Thai Binh Province for the first time on October 30, 2006, and subsequent amendments. Currently, the Company is operating under the 13th amended Enterprise Registration Certificate dated August 04, 2025.*

**The business sectors and main activities of the Company are as follows:**

*The Company's business activities include: Production and trading of various types of yarn; Weaving fabric production; Fabric finishing; Production of knitted, crocheted and other non-woven fabrics; Production of ready-made garments except fur clothing; Garment production except fur clothing; Production of products from fur; Production of knitted and crocheted garments; Wholesale of fabrics, ready-made garments, and footwear; Construction of all kinds of houses; Construction of railway and road projects; Construction of other civil engineering projects; Demolition; Site preparation; Installation of electrical systems; Installation of water supply and drainage systems, heating and air conditioning; Building completion and finishing; Wholesale of construction materials, installation of other equipment in construction; Retail sale of hardware, paints, glass, and other installation equipment in specialized stores; Road freight transport; Warehouse rental;...*

*"The main business activity of the Company is the production and trading of various types of yarn.*

***The usual production and business cycle***

*The usual production and business cycle of the Company is carried out within a period of no more than 12 months.*

**II. BASIS FOR FINANCIAL REPORTING AND FINANCIAL YEAR****The basis for preparing financial statements.**

*The accompanying financial statements are presented in Vietnamese Dong (VND), based on historical cost principles, and in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime, and the relevant legal provisions governing the preparation and presentation of financial statements.*

*The accompanying financial statements are not intended to reflect the financial position, operating results, and cash flow situation according to generally accepted accounting principles and practices in countries other than Vietnam*

**Accounting year.**

*The Company's financial year begins on January 1st and ends on December 31st each year.*

**III. Applicable Accounting Standards and Regime**

*"The Company applies the Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, of the Ministry of Finance, and Circular No. 53/2016/TT-BTC dated March 21, 2016, of the Ministry of Finance amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC. The Company has fully complied with the requirements of the current Vietnamese Accounting Standards in preparing and presenting financial statements.*

*The applied accounting method: Computerized accounting.*

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**IV. SUMMARY OF KEY ACCOUNTING POLICIES**

**Accounting Estimates**

*The preparation of financial statements in compliance with Vietnamese accounting standards, enterprise accounting regime, and relevant legal regulations on the preparation and presentation of financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported figures of liabilities, assets, and the presentation of contingent liabilities and assets as of the date of the financial statements as well as the reported figures of revenues and expenses during the period. Although accounting estimates are made with the best knowledge of the Board of General Directors, actual results may differ from the estimates and assumptions made.*

**Cash and Cash Equivalents**

*Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with an original maturity of no more than 3 months, which are highly liquid, easily convertible to cash, and subject to an insignificant risk of changes in value.*

**Financial Investments**

**Held-to-Maturity Investments**

*Held-to-maturity investments include investments that the Company intends and has the ability to hold until maturity. These held-to-maturity investments include: term deposits at banks (including promissory notes and term notes), bonds, preferred shares where the issuer is required to repurchase at a specified date in the future, and loans held-to-maturity with the purpose of earning periodic interest and other held-to-maturity investments*

*Held-to-maturity investments are recognized from the purchase date and initially measured at purchase cost and transaction-related costs. Interest income from held-to-maturity investments after the purchase date is*

*recognized in the Income Statement on an accrual basis. Interest earned before the Company holds the investment is deducted from the principal at the time of purchase*

*Held-to-maturity investments are measured at cost less any allowance for doubtful accounts.*

*Allowance for doubtful accounts of held-to-maturity investments is made in accordance with current accounting regulations.*

**Loans**

*Loans are measured at cost less any allowance for doubtful accounts. The allowance for doubtful accounts of the Company's loans is made in accordance with current accounting regulations*

**Receivables**

*Receivables are amounts that can be recovered from customers or other parties. Receivables are presented at their book value less any allowance for doubtful accounts. Allowance for doubtful accounts is made for overdue receivables recorded in economic contracts, loan agreements, commitment contracts, or debt commitments, and for receivables not yet due but are unlikely to be recoverable. The provision for overdue receivables is based on the original debt repayment time according to the initial sales contract, regardless of any debt extensions between the parties. Allowance is also made for receivables not yet due but for which the debtor has gone bankrupt, is in the process of liquidation, is missing, or has absconded*



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

### IV. SUMMARY OF KEY ACCOUNTING POLICIES (CONTINUED)

#### Inventories

*Inventories are measured at the lower of cost and net realizable value. The cost of inventories includes direct materials cost, direct labor cost, and manufacturing overhead, if any, to bring the inventories to their present location and condition. The cost of inventories is determined using the weighted average method. Net realizable value is determined based on estimated selling prices less estimated costs of completion and the costs necessary to make the sale, including marketing, selling, and distribution expenses.*

*The Company's provision for inventory devaluation is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make a provision for devaluation of obsolete, damaged, substandard inventories, and in cases where the cost of inventories is higher than their net realizable value as of the end of the reporting period.*

#### Tangible Fixed Assets and Depreciation

*Tangible fixed assets are presented at original cost less accumulated depreciation.*

*The original cost of tangible fixed assets includes the purchase price and all other directly related costs incurred to bring the asset to its ready-to-use condition.*

	<u>Number of Years</u>
Buildings and Structures	05 - 25
Machinery and Equipment	05 - 15
Transportation Vehicles	06 - 10
Office Equipment and Tools	03 - 15

#### Prepayments

*Prepayments include actual costs that have been incurred but relate to the business operation results of multiple accounting periods. Prepayments include the value of tools, instruments, small components that have been used, and costs that are expected to bring future economic benefits to the Company. These costs are capitalized as prepayments and allocated to the Income Statement using the straight-line method in accordance with current accounting regulations*

#### Revenue Recognition

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

- (a) The enterprise has transferred most of the risks and rewards associated with ownership of the goods to the buyer;
- (b) The enterprise no longer holds management rights or control over the goods;
- (c) Revenue can be reliably measured;
- (d) The enterprise is expected to gain economic benefits from the sales transaction; and
- (e) Costs related to the sales transaction can be measured.

Interest income is recognized on an accrual basis, determined by the balance of deposit accounts and the applicable interest rates, unless the recoverability of the interest is uncertain.

#### Borrowing Costs

*Borrowing costs are recognized as production and business expenses in the year they are incurred, except when capitalized in accordance with the accounting standard "Borrowing Costs." Accordingly, borrowing costs directly related to the acquisition, construction, or production of qualifying assets that require a substantial period to get ready for their intended use or sale are added to the original cost of these assets until the asset is ready for use or sale. Income earned from the temporary investment of specific borrowings is deducted from the cost of the related asset. For specific borrowings used for the construction of fixed assets or investment properties, interest is capitalized even if the construction period is less than 12 months.*

#### Taxes

*Corporate income tax represents the total value of current tax payable and deferred tax.*

*Current tax payable is calculated based on the taxable income for the year. Taxable income differs from net profit presented in the income statement because taxable income excludes income or expenses that are taxable or deductible in different years (including carry-forward losses, if any) and also excludes items that are not taxable or not deductible.*



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

### IV. SUMMARY OF KEY ACCOUNTING POLICIES (CONTINUED)

*Deferred income tax is calculated on the differences between the carrying amounts and the tax base of assets or liabilities in the Financial Statements and is recognized using the balance sheet method. Deferred income tax liabilities are recognized for all temporary differences, while deferred income tax assets are only recognized when it is probable that future taxable profits will be available to deduct the temporary differences*

*Deferred income tax is determined based on the tax rate expected to apply in the year the asset is recovered or the liability is settled. Deferred income tax is recognized in the income statement and is only recorded in equity when the tax relates to items that are recorded directly in equity.*

*Deferred income tax assets and deferred income tax liabilities are offset when the Company has a legally enforceable right to offset current income tax assets against current income tax liabilities, and when the deferred income tax assets and deferred income tax liabilities relate to corporate income taxes levied by the same taxation authority and the Company intends to settle current income tax on a net basis.*

*The determination of the Company's income tax is based on the current tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of the examination by the competent tax authorities.*

*Taxes are applied in accordance with the current tax laws in Vietnam.*

#### **Foreign Currencies**

*The Company applies exchange rate differences handling according to the guidelines of Vietnamese Accounting Standard No. 10 (VAS 10) "Effects of Changes in Exchange Rates." Accordingly, transactions arising in foreign currencies are converted at the exchange rate on the transaction date. The balances of monetary items denominated in foreign currencies at the end of the accounting period are converted at the exchange rate on that date. Exchange rate differences arising are accounted for in the Income Statement*

#### **Earnings per Share**

*Basic earnings per share are calculated by dividing the net profit or loss attributable to ordinary shareholders of the Company (after adjustments for appropriation to bonus and welfare funds) by the weighted average number of ordinary shares outstanding during the year.*

*Diluted earnings per share are calculated by dividing the net profit (or loss) attributable to ordinary shareholders of the Company (after adjustments for dividends of convertible preferred shares) by the weighted average number of ordinary shares outstanding during the year and the weighted average number of ordinary shares that would be issued if all potential ordinary shares that have a dilutive effect were converted into ordinary shares.*

#### **Related Parties**

*Related parties are considered to be enterprises - including parent companies, subsidiaries, and associates - and individuals, directly or indirectly through one or more intermediaries, that have control over the Company or are under the control of the Company, or are under common control with the Company. Related parties also include individuals who directly or indirectly hold voting rights in the Company that have significant influence over the Company, key management personnel such as directors and officers of the Company, close family members of these individuals or related parties, and companies associated with these individuals.*



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

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

**4. Cash**

	<b>01 Jan 2025</b>	<b>'31 Dec 2025</b>
	<b>VND</b>	<b>VND</b>
Cash	7.852.596.810	454.972.541
Bank deposit	881.140.342	129.567.801
	<b>8.733.737.152</b>	<b>584.540.342</b>

**5. Financial investments**

	<b>01 Jan 2025</b>		<b>31 Dec 2025</b>	
	Original price	Book value	Original price	Book value
	VND	VND	VND	VND
<b>a. Invest and hold until maturity.</b>	<b>1.500.000.000</b>	<b>1.500.000.000</b>	<b>1.500.000.000</b>	<b>1.500.000.000</b>
Ho Chi Minh City Development Joint Stock Commercial Bank, Hai Phong Branch (*)	1.500.000.000	1.500.000.000	1.500.000.000	1.500.000.000
	<b>1.500.000.000</b>	<b>1.500.000.000</b>	<b>1.500.000.000</b>	<b>1.500.000.000</b>

(\*) Fixed deposit contract number 203704060000177 dated June 23, 2023, of Ho Chi Minh City Development Commercial Joint Stock Bank – Hai Phong Branch – Hai Dang Transaction Office. The deposit contract term is 12 months. The principal amount for the original deposit term. The deposit interest rate is 5.4% per year. The deposit contract serves as collateral for the performance guarantee letter of contract number 0002/25PGDHDa/HĐCBL/BL-HDB01 dated September 19, 2025, with Hung Yen Power Company – Branch of Northern Power Corporation.

**6. Short-term receivables from customers.**

	<b>01 Jan 2025</b>	<b>'31 Dec 2025</b>
	<b>VND</b>	<b>VND</b>
<b>a. Collecting from customers.</b>	<b>378.861.891.342</b>	<b>379.283.402.238</b>
Công ty Cổ phần Tân An	134.228.246.412	134.225.113.612
Công ty Cổ phần Đầu tư & Phát triển Phú Việt	138.920.055.754	138.920.055.754
Công ty TNHH XDTM Dịch vụ Phú Hoàng Phát	101.730.497.200	101.730.497.200
Doanh nghiệp tư nhân Trịnh Chung		
Công ty TNHH thương mại dệt may An Nam	573.006.178	
BHARTIA YARNS PVT, LTD		1.356.156.179
BALLAA INDUSTRIES PRIVATE LIMITED	933.949.887	
MADHAV YARN TRADERS LLP		390.701.928
Other accounts receivable from customers	2.476.135.911	2.660.877.565
<b>b. Accounts receivable are the stakeholders.</b>	<b>10.767.329.593</b>	<b>10.767.329.593</b>
Công ty Cổ phần Đầu tư 3GR	10.767.329.593	10.767.329.593
	<b>389.629.220.935</b>	<b>390.050.731.831</b>

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)**

**7. Pay in advance to the short-term seller.**

	01 Jan 2025	'31 Dec 2025
	VND	VND
<b>a. Pay in advance to the seller.</b>	<b>147.012.911.294</b>	<b>146.742.853.255</b>
TONGKOOK INTERNATIONAL TRADING CO., LIMITED (*)	138.716.007.074	138.716.007.074
Thai Polyester CO.LTD	959.836.940	390.046.194
NANYANG TEXTILE CO.LTD		370.562.888
Other subjects	7.337.067.280	7.266.237.099
<b>b. Paying in advance to the seller involves the relevant parties.</b>	<b>72.219.248.110</b>	<b>72.219.248.110</b>
CÔNG TY CỔ PHẦN ĐẦU TƯ 3GR (**)	72.219.248.110	72.219.248.110
	<b>219.232.159.404</b>	<b>218.962.101.365</b>

(\*) This includes contracts for the purchase of machinery and equipment intended for the Duc Quan 6 factory project. However, the Company has not yet proceeded with the importation of these machines and equipment due to the temporary suspension of construction activities at the Duc Quan 6 yarn factory. The decline in production demand, caused by overall market difficulties, has led to a significant drop in customer orders. As current production capacity is not fully utilized, further investment during this period is deemed inefficient.

**8. Phải thu về cho vay**

	01 Jan 2025	'31 Dec 2025
	VND	VND
<b>Receivables from long-term loans.</b>	<b>24.166.370.318</b>	<b>7.796.795.818</b>
Công ty Cổ phần Tập đoàn Đại Cường (*)	24.045.370.318	7.697.795.818
Other subjects	121.000.000	99.000.000
	<b>24.166.370.318</b>	<b>7.796.795.818</b>

(\*) Including loan agreements.

Loan to Đại Cường Group Joint Stock Company under contract number TC18032021/HĐVT dated March 18, 2021, for an amount of 70,000,000,000 VND. The loan term is 24 months, with an interest rate of 9% per annum. The loan is unsecured and intended for business operations. On March 17, 2022, an addendum to the contract number 01/TC18032021/HĐVT/PL was signed between Đức Quân Investment and Development Joint Stock Company and Đại Cường Group Joint Stock Company, changing the loan term to 60 months from the date the borrower receives the money.

In 2025, no interest will be charged on loans under the non-interest agreement for loan contracts number TT/ĐC-ĐQ/01.2025.



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)**

**9. Short-term receivables are different.**

	<b>01 Jan 2025</b>	<b>'31 Dec 2025</b>
	<b>VND</b>	<b>VND</b>
Advance	200.547.787	75.547.787
Must collect interest on loans.	3.276.970.543	3.276.970.543
Công ty Cổ phần Bất động sản New City (*)	50.000.000.000	50.000.000.000
Must collect differently.	1.566.301.171	1.493.468.498
	<b>55.043.819.501</b>	<b>54.845.986.828</b>

(\*) Receivables from New City Real Estate Joint Stock Company under Investment Cooperation Contract No. 06/2019 between Đức Quân Investment and Development Joint Stock Company (Investor) and New City Real Estate Joint Stock Company (Company) signed on June 5, 2019, regarding the investment and construction project of a residential area in accordance with urban planning standards issued in the decision approving the detailed planning adjustment at a scale of 1/500 for the Southern Urban Area of Thai Binh city, Thai Binh province, No. 3249/QĐ-UBND dated December 31, 2014, for a land area located in Tran Lam ward, Thai Binh city, Thai Binh province with a total project land area of 490,185.3 m<sup>2</sup> for building townhouse plots, commercial buildings, green parks, traffic land, and technical land. Accordingly, the Investor agreed to contribute capital to develop the project with an amount of 50,000,000,000 VND, to be contributed before December 31, 2019; the Investor will transfer the capital contribution to the investment account; the implementation of the investment cooperation contract is carried out within 24 months from the effective date of the Contract. After the successful implementation of the project, the Company is responsible for handing over to the Investor the right to exploit and use 15 villa plots with an area of 6,000 m<sup>2</sup> or the Company must return the entire contributed capital and interest at the rate of 7% per annum on the total amount actually contributed by the Investor for the period from the date the Investor transfers the capital contribution until the Company fully repays.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)**

**10. Inventory**

	'01 Jan 2025		'31 Dec 2025	
	Must collect	Must pay	Must collect	Must pay
	VND	VND	VND	VND
Value-added tax	260.798.767		125.025.171	
Import and export tax				22.267.599
Corporate income tax		21.808.877		113.978.256
Personal income tax				12.000.000
Land rent				
Other types of taxes				
<b>Sum</b>	<b>260.798.767</b>	<b>21.808.877</b>	<b>125.025.171</b>	<b>148.245.855</b>

**11. Prepaid expenses**

	01 Jan 2025	'31 Dec 2025
	VND	VND
a. Short term	692.217.115	609.191.146
b. Long-term	2.261.930.367	1.620.066.325
<b>Sum</b>	<b>2.954.147.482</b>	<b>2.229.257.471</b>



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)

12. Tangible fixed assets

	Nhà cửa, vật kiến trúc	Máy móc, thiết bị	Phương tiện vận tải	Thiết bị văn phòng	Tổng
	Houses and architectural structures.	Machines, equipment	Transportation means	Office equipment	Total
ORIGINAL PRICE	VNĐ	VNĐ	VNĐ	VNĐ	VNĐ
At the date 01 Jan 2025	166.134.512.310	838.324.657.276	2.003.636.364	3.958.324.543	1.010.421.130.493
Increase during the period					
Decrease during the period					
At the date 31 Dec 2025	166.134.512.310	838.324.657.276	2.003.636.364	3.958.324.543	1.010.421.130.493
Cumulative Depreciation Value					
At the date 01 Jan 2025	90.055.930.973	727.862.854.948	1.824.298.401	2.949.002.615	822.692.086.937
Depreciation for the period	7.218.200.428	38.362.149.499	109.550.115	472.842.768	46.162.742.810
Depreciation decreased during the period.					
At the date 31 Dec 2025	97.274.131.401	766.225.004.447	1.933.848.516	3.421.845.383	868.854.829.747
REMAINING VALUE					
At the date 01 Jan 2025	76.078.581.337	110.461.802.328	179.337.963	1.009.321.928	187.729.043.556
At the date 31 Dec 2025	68.860.380.909	72.099.652.829	69.787.848	536.479.160	141.566.300.746

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)**

**13. Intangible fixed assets**

	Phần mềm máy tính Computer software	Tổng Sum
	VND	VND
<b>ORIGINAL PRICE</b>		
At the date 01 Jan 2025	7.944.995.383	7.944.995.383
Increase during the period		-
At the date 31 Dec 2025	<b>7.944.995.383</b>	<b>7.944.995.383</b>
<b>Cumulative Depreciation Value</b>		
At the date 01 Jan 2025	6.105.816.264	6.105.816.264
Depreciation for the period	919.589.544	919.589.544
At the date 31 Dec 2025	<b>7.025.405.808</b>	<b>7.025.405.808</b>
<b>REMAINING VALUE</b>		
At the date 01 Jan 2025	<b>1.839.179.119</b>	<b>1.839.179.119</b>
At the date 31 Dec 2025	<b>919.589.575</b>	<b>919.589.575</b>

**14. Basic construction costs are incomplete.**

	01 Jan 2025	'31 Dec 2025
	VND	VND
The German Quan 6 Spinning Factory Project (*)	64.048.708.230	64.098.399.230
	<b>64.048.708.230</b>	<b>64.098.399.230</b>

(\*) The Duc Quan 6 Spinning Factory project was initiated in April 2015 at the Tien Hai Gas Industrial Zone, Thai Binh Province, with a total investment of VND 505,749,772,160. However, construction is currently suspended due to several compounding challenges. Initially, the COVID-19 pandemic had a significant impact, and the textile industry in Vietnam continues to face a series of persistent difficulties. One major issue is the decline in orders from key markets such as the United States and the European Union, driven by weakened consumer demand and high inventory levels. Additionally, global supply chain disruptions have caused a sharp rise in the cost of imported raw materials. The industry remains heavily reliant on fabric and yarn sources from China, making it vulnerable to these shifts. From a market perspective, Vietnam faces intense competition from countries with lower labor costs such as Bangladesh and India, prompting many orders to shift abroad. Another substantial obstacle is tariffs and trade barriers—especially in the U.S. market, where trade protection policies implemented during President Donald Trump's administration increased the risk of higher import taxes and stricter origin verification for export goods. To benefit from Free Trade Agreements (FTAs) such as EVFTA and RCEP, businesses must meet high standards for origin certification, which not all companies are equipped to fulfill. Moreover, pressure from international standards regarding sustainable development, traceability, and green transformation also requires considerable investment in technology and governance. Finally, labor recruitment has become increasingly difficult, as younger workers are more drawn to businesses in supporting technology sectors.



NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)

15. Must pay the short-term seller.

	'01 Jan 2025		'31 Dec 2025	
	Value	Ability to repay debt	Value	Ability to repay debt
	VND	VND	VND	VND
Accounts payable to suppliers				
CÔNG TY TNHH VŨ MINH	318.373.100	318.373.100	189.820.160	189.820.160
CÔNG TY CP BAO BÌ ÓNG GIẤY HẢI DƯƠNG	1.083.185.632	1.083.185.632	1.516.072.010	1.516.072.010
CÔNG TY TNHH XUẤT NHẬP KHẨU API	672.822.586	672.822.586	343.791.870	343.791.870
Công ty điện lực Thái Bình	1.469.645.281	1.469.645.281	779.544.656	779.544.656
Công ty TNHH Hoa Thắng	251.173.130	251.173.130	212.373.130	212.373.130
Công ty TNHH Trịnh Trung L.A	20.870.601.784	20.870.601.784	15.050.601.784	15.050.601.784
DO BEST CO.; LTD	493.399.976	493.399.976	3.619.619.328	3.619.619.328
NEW DO BEST CO.; LTD			1.368.206.115	1.368.206.115
Công ty CP Xuất nhập khẩu thủy sản Miền trung	19.180.435.650	19.180.435.650	19.180.435.650	19.180.435.650
Must pay other entities.	4.702.305.294	4.702.305.294	8.764.037.166	8.764.037.166
	49.041.942.433	49.041.942.433	51.024.501.869	51.024.501.869

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)

16. The buyer makes a short-term advance payment.

	'01 Jan 2025		'31 Dec 2025	
	Value	Ability to repay debt	Value	Ability to repay debt
	VND	VND	VND	VND
CÔNG TY TNHH DỆT TUẤT THỊNH	7.438.341	7.438.341		
CÔNG TY TNHH DỆT MAY HOÀNG NGUYỄN	573.743.977	573.743.977	1.683.329	1.683.329
CÔNG TY TNHH VẢI SỢI TÍN THÀNH	10.647.413	10.647.413		
CÔNG TY CP TM DỆT MAY TÍN THÀNH			448.111.481	448.111.481
CÔNG TY TNHH MỘT THÀNH VIÊN NAM TRUNG			270.014.217	270.014.217
CÔNG TY TNHH ĐỨC HIẾU	4.492.824.404	4.492.824.404	5.115.207.771	5.115.207.771
CÔNG TY TNHH DỆT MAY HOÀNG QUÂN	1.590.868.337	1.590.868.337		
CÔNG TY TNHH BÔNG VẢI SỢI KIM THỊNH			558.273.358	558.273.358
CÔNG TY TNHH TM DỊCH VỤ DỆT MAY AN TUẤN	2.529.365.350	2.529.365.350	940.064.985	940.064.985
CÔNG TY TNHH DỆT MAY TIỀN ANH	2.697.474.506	2.697.474.506	827.958.101	827.958.101
CÔNG TY TNHH DỆT MAY XUẤT KHẨU BẢO HÂN			654.468.944	654.468.944
CÔNG TY TNHH DỆT KIM HÀ BẮC	1.301.375.179	1.301.375.179	1.610.334.181	1.610.334.181
The buyer pays in advance differently.	13.203.737.507	13.203.737.507	10.426.116.367	10.426.116.367

17. Taxes and receivables/payables to the government.

	'01 Jan 2025		'31 Dec 2025	
	Must collect	Must pay	Must collect	Must pay
	VND	VND	VND	VND
Value-added tax	260.798.767		125.025.171	
Import and export tax				
Corporate income tax		21.808.877		22.267.599
Personal income tax				113.978.256
Land rent				12.000.000
Other types of taxes				
Sum	260.798.767	21.808.877	125.025.171	148.245.855

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)**

**18. Cost to be paid**

	<b>01/01/2025</b>	<b>31/12/2025</b>
	<b>VND</b>	<b>VND</b>
<b>Short term</b>	<b>582.576.965.701</b>	<b>666.432.725.122</b>
Interest expenses from the Vietnam Development Bank - Thai Binh Branch (*)	363.949.201.392	405.528.503.569
Interest expenses of the Vietnam Joint Stock Commercial Bank for Industry and Trade.	218.627.764.309	260.904.221.553
Other accrued expenses		
<b>Long-term</b>	<b>4.522.519.923</b>	<b>0</b>
Interest expenses from the Vietnam Development Bank - Thai Binh Branch (*)	4.522.519.923	
	<b>587.099.485.624</b>	<b>666.432.725.122</b>

(\*) According to the amendment contracts No. 01A/2014/HDODA-NHPT dated December 31, 2014, and No. 03/2014/HDTDDT-NHPT dated December 31, 2014, with the Vietnam Development Bank - Thai Binh Branch. The total accrued but unpaid interest as of November 30, 2014, is 46,898,504,116 VND. This interest will be paid according to the detailed repayment schedule in the contract from 2016 to January 2023. Interest expenses arising from December 1, 2014, will be paid monthly.

According to the inheritance contract of rights and obligations of credit contract No. 05/2015/HĐTD-NHPT dated December 31, 2015, with the Vietnam Development Bank - Thai Binh Branch, the total accrued but unpaid interest as of September 30, 2014, is 82,522,519,923 VND. This interest will be paid according to the detailed repayment schedule in the contract from 2016 to the first quarter of 2025. Interest expenses arising from December 1, 2014, will be paid monthly

**19. Short-term liabilities differ.**

	<b>01 Jan 2025</b>	<b>'31 Dec 2025</b>
	<b>VND</b>	<b>VND</b>
<b>Short term</b>	<b>27.621.426.600</b>	<b>26.382.941.937</b>
Union funds	236.223.000	153.684.000
Social insurance, health insurance, liability insurance.	17.082.473.965	16.604.139.413
Deposit for renting the workshop.	7.819.043.524	7.508.543.524
Other payables and dues	2.483.686.111	2.116.575.000
<b>Unrealized revenue</b>	<b>525.609.091</b>	<b>38.333.333</b>
Unrealized revenue	525.609.091	38.333.333
<b>Sum</b>	<b>28.147.035.691</b>	<b>26.421.275.270</b>



## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

## V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)

## 20. Short-term financial lease liabilities and debts.

	'01 Jan 2025		Arise		'31 Dec 2025	
	Value	The number has the ability to repay the debt.	Increase	Reduce	Value	The number has the ability to repay the debt.
	VND	VND	VND	VND	VND	VND
Short-term bank loan	438.907.483.958	438.907.483.958	4.545.147.600	390.000.000	443.062.631.558	443.062.631.558
Loan in VND	298.310.551.358	298.310.551.358	-	390.000.000	297.920.551.358	297.920.551.358
Vietnam Joint Stock Commercial Bank for Industry and Trade	298.310.551.358	298.310.551.358		390.000.000	297.920.551.358	297.920.551.358
Loan in USD	140.596.932.600	140.596.932.600	4.545.147.600	-	145.142.080.200	145.142.080.200
Vietnam Joint Stock Commercial Bank for Industry and Trade	140.596.932.600	140.596.932.600	4.545.147.600		145.142.080.200	145.142.080.200
VP_Bank	-	-			-	-
Long-term loan due for repayment.	346.364.766.365	346.364.766.365	8.464.355.290	-	354.829.121.655	354.829.121.655
(Presentation of long-term loan explanation)		-				-
Sum	785.272.250.323	785.272.250.323	13.009.502.890	390.000.000	797.891.753.213	797.891.753.213

Short-term loan from the Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch under credit limit contract No. 01/2019/1497403/HĐTD dated July 30, 2019. The short-term loan and L/C opening limit is 570 billion VND. The maximum short-term loan balance is 270 billion VND. The discount limit is 100 billion VND. The loan purpose is to supplement working capital, guarantee, and open L/C. The credit limit granting period is 06 months from the contract signing date but not beyond January 31, 2020. The loan term and interest rate are determined according to each specific credit contract. The collateral includes machinery assets belonging to the 1,740-ton production line, auxiliary materials warehouse, mortgage contract of apartment ownership dated June 13, 2016, signed between Mr. Lê Mạnh Thường, Ms. Bùi Thị Hằng, and the bank, pledge contract No. 01/2017/1497403/CC/HĐBĐ dated February 20, 2017, signed between the company and the bank, combing and baling machine, coarse carding machine, yarn tensile strength tester, server and auxiliary systems, etc.

**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)**

**21. Long-term financial lease liabilities and debts.**

	'01 Jan 2025		'31 Dec 2025	
	Value	The number has the ability to repay the debt.	Increase	Reduce
	VND	VND	VND	VND
Long-term loan	354.069.293.36 5	354.069.293.36 5	759.828.290	354.829.121.655
The long-term loans of the Company.	94.497.667.853	94.497.667.853	300.572.290	94.798.240.143
<i>Borrowing from credit institutions in VND.</i>	85.199.940.781	85.199.940.781	-	85.199.940.781
Interest expenses from the Vietnam Development Bank - Thai Binh Branch (ii)	50.595.561.349	50.595.561.349	-	50.595.561.349
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi North Branch (i)	34.604.379.432	34.604.379.432	-	34.604.379.432
<i>Borrowing from a credit institution in USD.</i>	9.297.727.072	9.297.727.072	300.572.290	9.598.299.362
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi North Branch (i)	9.297.727.072	9.297.727.072	300.572.290	9.598.299.362
Inherited loans from Dai Cuong Group Joint Stock Company.	259.571.625.51 2	259.571.625.51 2	459.256.000	260.030.881.512
<i>Borrowing from credit institutions in VND.</i>	245.365.269.51 2	245.365.269.51 2	-	245.365.269.512
Interest expenses from the Vietnam Development Bank - Thai Binh Branch (iii)	237.605.269.51 2	237.605.269.51 2	-	237.605.269.512
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi North Branch (iv)	7.760.000.000	7.760.000.000	-	7.760.000.000
<i>Borrowing from a credit institution in USD.</i>	14.206.356.000	14.206.356.000	459.256.000	14.665.612.000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi North Branch (iv)	14.206.356.000	14.206.356.000	459.256.000	14.665.612.000
Repay long-term debt due.	346.364.766.365	346.364.766.36 5	8.464.355.290	354.829.121.655
Sum	7.704.527.000	7.704.527.000	0	0



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**Details of long-term debt due for repayment.**

	'01 Jan 2025		'31 Dec 2025	
	Value	The number has the ability to repay the debt.	Value	The number has the ability to repay the debt.
	VND	VND	VND	VND
The company's loans.				
<b>Loan in VND</b>				
Interest expenses from the Vietnam Development Bank - Thai Binh Branch (iv)	94.497.667.853	94.497.667.853	94.798.240.143	94.798.240.143
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi North Branch (vi)	85.199.940.781	85.199.940.781	85.199.940.781	85.199.940.781
	50.595.561.349	50.595.561.349	50.595.561.349	50.595.561.349
	34.604.379.432	34.604.379.432	34.604.379.432	34.604.379.432
<b>Loan in USD</b>				
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi North Branch (vi)	9.297.727.072	9.297.727.072	9.598.299.362	9.598.299.362
Các khoản vay kế thừa từ Công ty Cổ phần Tập đoàn Đại Cường	9.297.727.072	9.297.727.072	9.598.299.362	9.598.299.362
	251.867.098.512	251.867.098.512	260.030.881.512	260.030.881.512
<b>Loan in VND</b>				
Interest expenses from the Vietnam Development Bank - Thai Binh Branch (v)	237.660.742.512	237.660.742.512	245.365.269.512	245.365.269.512
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi North Branch (vii)	229.900.742.512	229.900.742.512	237.605.269.512	237.605.269.512
	7.760.000.000	7.760.000.000	7.760.000.000	7.760.000.000
<b>Loan in USD</b>				
Vietnam Joint Stock Commercial Bank for Industry and Trade - Hanoi North Branch (vii)	14.206.356.000	14.206.356.000	14.665.612.000	14.665.612.000
	14.206.356.000	14.206.356.000	14.665.612.000	14.665.612.000
<b>Sum</b>	<b>346.364.766.365</b>	<b>346.364.766.365</b>	<b>354.829.121.655</b>	<b>354.829.121.655</b>



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**Long-Term Loans and Finance Leases (Continued)**

(i) Including the following loan contracts:

Contract No. 150/2007/0320 dated March 6, 2007, and the supplementary long-term credit contract No. 150/2007/0320/PL dated October 6, 2016, with a total loan amount of 49 billion VND, including converted foreign currency, not exceeding 70% of the actual total investment of the project. The loan purpose is to finance machinery and construction of the Đại Cường Thái Bình textile factory project with a capacity of 4,500 tons/year. The loan term is 84 months from the first loan receipt date, with the final principal repayment period in Q4 2021. The loan interest rate is floating. The loan security includes: all assets formed after the investment from own capital and loans from the Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch, which is Đức Quân 2 Factory (capacity of 4,500 tons/year) and other assets owned by the Company and third parties; revenue from economic contracts where the Company is the beneficiary; all account balances of the Company at the Joint Stock Commercial Bank for Investment and Development of Vietnam - North Hanoi Branch and other credit institutions.

Long-term loan contract number 15082000222569 has been replaced by contract number 401500222569 according to official dispatch number 109/BIDV.LBHN-KH2 dated September 1, 2023, with the amount of 20,696,920,000 VND, disbursed on September 28, 2018. The loan term is 10 years. The loan purpose is to invest in Đức Quân 6 factory.

(ii) Including the following loan contracts

Investment credit loan contract No. 03/2007/HĐTD dated January 10, 2007, and the amended and supplemented contract No. 03/2014/HĐTĐĐT-NHPT dated December 31, 2014. The total loan amount from state investment credit sources is up to 90,400,000,000 VND, but the total loan from both sources shall not exceed 70% of the total fixed asset investment. The loan purpose is to implement the investment project for the Đại Cường Thái Bình spinning and weaving factory (Đức Quân 2 factory). The loan term is 15 years from the first loan receipt date, with principal and interest payments arising monthly from December 2014 onward. The unpaid interest until November 30, 2014, will be repaid according to the detailed repayment schedule in the amended and supplemented contract from January 2016 to January 2023. The on-time interest rate is 7.8% per annum, and the overdue interest rate is 150% of the on-time interest rate. The loan security includes assets formed from own capital and loans from VDB - Thai Binh Branch, which is Đức Quân 2 factory (capacity of 4,500 tons/year) of the Company; other collateral assets of the Company equivalent to at least 10% of the total loan amount to secure the loan.

ODA KFW loan contract No. 01/2007/HĐTD dated January 10, 2007, and the amended and supplemented contract No. 01A/2014/HĐODA-NHPT dated December 31, 2014. The total loan amount from ODA sources is up to 34,600,000,000 VND, but the total loan from both sources shall not exceed 70% of the total fixed asset investment. The loan purpose is to implement the investment project for the Đại Cường Thái Bình spinning and weaving factory (Đức Quân 2 factory). The loan term is 15 years from February 2008, with principal and interest payments arising monthly from December 2014 onward. The unpaid interest until November 30, 2014, will be repaid according to the detailed repayment schedule in the amended and supplemented contract from January 2016 to January 2023. The on-time interest rate is 9%, and the overdue interest rate is 150% of the on-time interest rate. The loan security includes assets formed after the investment from own capital and loans from VDB - Thai Binh Branch, which is Đức Quân 2 factory (capacity of 4,500 tons/year) of the Company; other collateral assets of the Company equivalent to at least 10% of the total loan amount to secure the loan.



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)**  
**Long-Term Loans and Finance Leases (Continued)**

- (iii) *Contract No. 08/2008/HĐTD dated March 26, 2008. The loan term is 15 years from the first loan receipt date. The on-time loan interest rate is 6.9% per annum, and the overdue interest rate is 150% of the on-time interest rate. The loan balance at the time of inheritance is 205,304,527,000 VND. The collateral includes machinery and equipment formed after the investment (including both loan and own capital) of the Đại Cường 5 factory construction project (capacity of 8,700 tons/year); benefits and yields from the mortgaged assets*
- Contract No. 01/2011/HĐTĐT-NHPT dated January 28, 2008. The loan term is 14 years from the first loan receipt date. The on-time loan interest rate is 9.6% per annum, and the overdue interest rate is 150% of the on-time interest rate. The loan balance at the time of inheritance is 82,700,000,000 VND. The collateral includes machinery and equipment formed after the investment (including both loan and own capital) of the Đại Cường 5 factory construction project (capacity of 8,700 tons/year); benefits and yields from the mortgaged assets.*
- (iv) *According to the long-term debt transfer contract No. 150/1497403/HĐ/01 dated December 31, 2015, the Company receives the transfer of all loans (including principal and unpaid interest) corresponding to the contributed assets from Đại Cường Group Joint Stock Company. The transferred loan is based on the original contract No. 150/2006/151 dated February 13, 2006. The total principal debt received is 27,500,000,000 VND and 556,000 USD. The principal repayment period is quarterly, with the final principal repayment period in Q4 2020. The interest rate is floating. The loan security includes assets formed from the loan capital, including workshops and machinery of the PE workshop (part of Đại Cường 1 factory) of the Company; the Company's deposit accounts at the bank; receivables from economic contracts in which the Company is the beneficiary.*



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET (CONTINUED)****22. EQUITY**

	01 Jan 2025	31 Dec 2025
	VND	VND
Owner's investment capital		
- <i>Initial capital contribution at the beginning of the year</i>	500.000.000.000	500.000.000.000
- <i>Initial capital contribution at the beginning of the year.</i>	-	-
- <i>Capital contribution decreased during the year.</i>	-	-
- <i>Year-end capital contribution</i>	500.000.000.000	500.000.000.000

## Equity capital (continued)

**Stocks**

	Year-end number	The number at the beginning of the year.
	Stocks	Stocks
The number of shares registered for issuance.	50.000.000	50.000.000
The number of shares that have been sold to the public.	50.000.000	50.000.000
- <i>Common stock</i>	50.000.000	50.000.000
The number of shares repurchased.		
- <i>Common stock</i>		
The number of shares outstanding.	50.000.000	50.000.000
- <i>Common stock</i>	50.000.000	50.000.000

**23. REVENUE FROM GOODS AND SERVICE PROVISION**

	Quarter IV of 2025	Quarter IV of 2024
	VND	VND
Total revenue from sales and service provision	47.964.961.073	53.433.758.202
Revenue reduction items	23.100.002	145.358.196
Net revenue from sales of goods and provision of services.	47.941.861.071	53.288.400.006

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

## VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BUSINESS OPERATIONS REPORT

## 24. COST OF GOODS SOLD

	Quarter IV of 2025 VNĐ	Quarter IV of 2024 VNĐ
Cost of goods sold.	51.302.088.575	54.297.773.926
Cost of goods sold		
<b>Sum</b>	<b>51.302.088.575</b>	<b>54.297.773.926</b>

## 25. FINANCIAL OPERATING REVENUE

	Quarter IV of 2025 VNĐ	Quarter IV of 2024 VNĐ
Financial operating revenue	674.116.007	81.185.164
<b>Sum</b>	<b>674.116.007</b>	<b>81.185.164</b>

## 26. FINANCIAL COSTS

	Quarter IV of 2025 VNĐ	Quarter IV of 2024 VNĐ
Loan interest	19.603.836.367	19.311.162.849
Exchange rate gains (losses)	1.574.056	6.716.237.790
<b>Sum</b>	<b>19.605.410.423</b>	<b>26.027.400.639</b>

## 27. The management and selling expenses incurred during the period.

	Quarter IV of 2025 VNĐ	Quarter IV of 2024 VNĐ
<b>Management expenses incurred during the period.</b>		
Salary and deductions from salary	1.160.500.000	1.432.894.000
Security service fee	252.000.000	252.000.000
Allocation of fixed asset costs.		8.584.579
Bank fees	86.230.332	81.312.931
Depreciation of fixed assets	569.719.515	584.148.420
Trích lập dự phòng khoản phải thu khó đòi		
Other expenses	515.317.430	693.657.833
Điều chỉnh chi phí		
<b>Sum</b>	<b>2.583.767.277</b>	<b>3.052.597.763</b>
<b>Selling expenses incurred during the period.</b>		
Selling expenses	353.608.059	454.104.853
<b>Sum</b>	<b>353.608.059</b>	<b>454.104.853</b>

## 28. OTHER INCOME

	Quarter IV of 2025 VNĐ	Quarter IV of 2024 VNĐ
Other sources of income	259.080.404	29.793.752
<b>Sum</b>	<b>259.080.404</b>	<b>29.793.752</b>



**NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)**

These notes are an integral part and should be read in conjunction with the accompanying financial statements.

**29. OTHER EXPENSES**

	Quarter IV of 2025	Quarter IV of 2024
	VND	VND
Other expenses	175.646.753	225.778.501
Costs due to production stoppage (depreciation, prepaid expenses, electricity for machine operation, etc.)	10.731.996.160	14.727.658.402
<b>Sum</b>	<b>10.907.642.913</b>	<b>14.953.436.903</b>


**VII. OTHER INFORMATION****1. Segment Reporting**


According to Standard No. 28 and the guiding Circular of this Standard, the Company is required to prepare segment reports. Accordingly, a segment is a distinguishable part of the Company involved in providing related products or services (business segment) or providing products and services within a specific economic environment (geographical segment), each of which is subject to risks and generates economic benefits different from other segments. The Board of Directors assesses that the Company operates in one main business segment, which is yarn production, and the main geographical segment is in Vietnam. Therefore, the Company does not prepare segment reports

**2. Transactions and balances with related parties.**

<u>Related parties</u>	<u>The relationship</u>
Công ty CP đầu tư 3GR	The company is involved.

	01 Jan 2025	30 Dec 2025
	VND	VND
Accounts receivable from customers	10.767.329.593	10.767.329.593
Công ty Cổ phần Đầu tư 3GR	10.767.329.593	10.767.329.593
Pay in advance to the short-term seller.	72.219.248.110	72.219.248.110
Công ty Cổ phần Đầu tư 3GR	72.219.248.110	72.219.248.110

  
Trần Thị Quý  
Preparer

  
Đào Văn Nam  
Chief Accountant

  
  
Đỗ Văn Sinh  
General Director  
Jan 19, 2025