

PERIODIC INFORMATION DISCLOSURE FINANCIAL STATEMENTS

To: Hanoi Stock Exchange (HNX)

Pursuant to Clause 3 and Clause 4, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding the disclosure of information on the securities market, PTM Automobile Service, Trading and Manufacturing Joint Stock Company hereby discloses its Quarter IV/2025 Financial Statements to the Hanoi Stock Exchange as follows

1. Organization name: PTM Automobile Service, Trading and Manufacturing Joint Stock Company

Stock code: PTM /

Address: No. 256 Kim Giang Street, Dinh Cong Ward, Hanoi City

Telephone: +84(24)38552550 Fax: +84(24)38552551

Email: ptmgroup@mghaxaco.com.vn

Website: <https://otoptm.com.vn/>.

2. Disclosure Content

- Financial Statements for Q4/ 2025

☐ Separate Financial Statements (the listed organization has no subsidiaries and the superior accounting unit has dependent accounting units);

☒ Consolidated Financial Statements (the listed organization has subsidiaries);

☐ Combined Financial Statements (the listed organization has dependent accounting units with independent accounting apparatus).

- Cases subject to explanation:

+ The auditing firm gives an opinion other than an unqualified opinion on the financial statements (Reviewed financial statements / Audited financial statements):

☐ Yes

☒ No

Explanation letter in case of "Yes":

☐ Yes

☐ No

+ Net profit after corporate income tax in the reporting period differs by 5% or more before and after audit, or changes from loss to profit or vice versa (for the audited Financial Statements of 2025)

☐ Yes

☒ No

Explanation letter in case of "Yes":

☐ Yes

☐ No

+ Net profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period last year:

☒ Yes

☐ No

Explanation letter in case of "Yes":

☒ Yes

☐ No



+ Net profit after tax in the reporting period records a loss or change from profit in the same period last year to loss this period (or vice versa)?

☐ Yes

☒ No

Explanation letter in case of "Yes":

☐ Yes

☐ No

This information has been published on the Company's website on 22/01/2026 at the following link <https://otoptm.com.vn/>.

3. Report on transactions with a value equal to or exceeding 35% of total assets in 2025

The Company did not enter into any transactions with a value equal to or exceeding 35% of its total assets during the year 2025.

In case the listed organization has such a transaction, please provide the following information in detail:

- Transaction content:.....
- Proportion of transaction value to total assets (%) (based on the latest financial statements);.....
- Date of transaction completion:

We hereby certify that the information provided is true and correct and we will bear full responsibility to the law.

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Attached documents:

- Financial Statements for Q4/2025;
- Explanation for data discrepancies.

**PERSONS TO DISCLOSE INFORMATION
GENERAL DIRECTOR OF THE COMPANY**



TRAN VAN MY

**PTM AUTOMOBILE SERVICE, TRADING AND
MANUFACTURING JOINT STOCK COMPANY**

Address: 256 Kim Giang Street, Ward Dinh Cong, Ha Noi city



**CONSOLIDATED FINANCIAL
STATEMENTS
QUARTER 4 OF 2025**



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(CONSOLIDATED) BALANCE SHEET

As at 31st December 2025

Currency: VND

Code	ASSETS	Notes	At as 31/12/2025	At as 31/12/2024
1	2	3	4	5
100	A. SHORT-TERM ASSETS		425,829,919,636	434,679,566,513
110	I. Cash and cash equivalents	V.1	23,237,358,760	157,425,399,323
111	1. Cash		23,237,358,760	47,425,399,323
112	2. Cash equivalents		-	110,000,000,000
120	II. Short-term financial investments	V.2	2,500,000,000	-
123	1. Held to Maturity investments		2,500,000,000	-
130	III. Short-term accounts receivable		83,016,287,478	134,030,118,149
131	1. Short-term trade receivables	V.3	63,192,533,007	12,330,527,492
132	2. Short-term advance payments to suppliers	V.4	5,802,659,692	74,838,664,364
136	3. Other short-term receivables	V.5a	14,354,747,259	47,194,578,773
137	4. Provisions for doubtful receivables	V.6	(333,652,480)	(333,652,480)
140	IV. Inventories	V.7	297,794,384,790	128,140,234,135
141	1. Inventories		299,200,044,697	129,545,894,042
142	2. Provision for obsolete inventory (*)		(1,405,659,907)	(1,405,659,907)
150	V. Other current assets		19,281,888,608	15,083,814,906
151	1. Short-term prepaid expenses	V.8a	4,106,149,540	7,377,506,108
152	2. VAT deductible	V.14	15,173,965,307	7,706,308,798
153	3. Tax receivables	V.14	1,773,761	
200	B. LONG-TERM ASSETS		243,073,796,933	141,170,692,669
210	I. Long-term receivables		2,531,000,000	2,302,000,000
216	2. Other long-term receivables	V.5b	2,531,000,000	2,302,000,000
220	II. Fixed assets		137,088,960,239	122,195,754,947
221	1. Tangible fixed assets	V.9	110,628,757,439	122,181,014,947
222	- Historical cost		159,555,980,308	158,295,360,961
223	- Accumulated depreciation		(48,927,222,869)	(36,114,346,014)
227	2. Intangible fixed assets	V.10	26,460,202,800	14,740,000
228	- Historical cost		26,548,362,800	88,160,000
229	- Accumulated amortization		(88,160,000)	(73,420,000)
240	IV. Non-current unfinished assets		30,410,766,400	609,329,476
242	1. Construction-in-progress		30,410,766,400	609,329,476
250	V. Long-term financial investments		-	-
260	VI. Other non-current assets		73,043,070,294	16,063,608,246
261	1. Long-term prepaid expenses	V.8b	14,676,741,087	16,063,608,246
269	3. Goodwill	V.11	58,366,329,207	-
270	TOTAL ASSETS		668,903,716,569	575,850,259,182

PTM AUTOMOBILE SERVICE, TRADING AND MANUFACTURING JOINT STOCK COMPANY

Address: 256 Kim Giang Street, Ward Dinh Cong, Ha Noi city

(CONSOLIDATED) BALANCE SHEET

As at 31st December 2025

Code	RESOURCES	Notes	At as 31/12/2025	At as 31/12/2024
1	2	3	4	5
300	C. LIABILITIES		198,479,846,257	109,390,908,343
310	I. Current liabilities		198,479,846,257	109,390,908,343
311	1. Short-term trade payables	V.12	31,066,393,583	21,656,298,959
312	2. Short-term advance payments from customers	V.13	6,771,918,591	17,398,116,809
313	3. Tax and statutory obligations	V.14	10,687,042,059	33,196,578,117
314	4. Payables to employees		5,846,607,924	8,222,966,072
315	5. Short-term accruals		1,006,810,116	558,901,224
319	6. Other short-term payables	V.16	921,364,638	2,357,749,402
320	7. Short-term finance lease loans and liabilities	V.15	142,179,709,346	26,000,297,760
400	D. OWNERS' EQUITY		470,423,870,312	466,459,350,839
410	I. Capital of the owners	V.17	470,423,870,312	466,459,350,839
411	1. Owners' invested equity		320,000,000,000	320,000,000,000
411a	- Common stocks with voting rights		320,000,000,000	320,000,000,000
412	2. Surplus of share capital		20,000,000	20,000,000
418	4. Development Investment Fund		122,922,480	122,922,480
421	2 Undistributed earnings after tax		150,211,355,341	146,316,428,359
421a	- Accumulated undistributed earnings after tax to the end of previous year		114,319,709,537	18,168,587,403
421b	- Accumulated undistributed earnings after tax in current year		35,891,645,804	128,147,840,956
429	3 Benefits of non-controlling shareholders		69,592,491	
430	II. Other capital, funds		-	-
440	TOTAL RESOURCES		668,903,716,569	575,850,259,182

Prepared by

PHAM THI DUYN

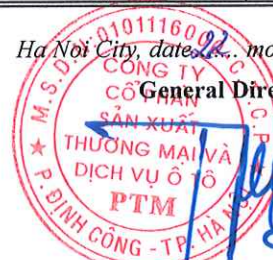
Chief Accountant

LE THI HUYEN

Ha Noi City, date 22... month 01... year 2026

General Director

TRAN VAN MY



(CONSOLIDATED) INCOME STATEMENT

For the fiscal period ended 31st December 2025

Currency: VND

Code	No.	ITEMS	Notes	Reporting period		For the year to date	
				Quarter IV - 2025	Quarter IV - 2024	Curent year	Previous year
1	2	3	4	5	6	5	6
01	1.	Revenues from sale of goods and rendering of services	VI.1	315,858,986,630	542,883,050,871	1,304,025,137,336	1,414,571,804,514
02	2.	Revenue deductions		-	-	-	-
10	3.	Net revenues from sale of goods and rendering of services		315,858,986,630	542,883,050,871	1,304,025,137,336	1,414,571,804,514
11	4.	Cost of goods sold	VI.2	291,555,861,525	455,604,050,686	1,137,289,589,977	1,160,105,606,747
20	5.	Gross profit from sale of goods and rendering of services		24,303,125,105	87,279,000,185	166,735,547,359	254,466,197,767
21	6.	Income from financial activities		8,471,283	198,611,531	568,857,586	232,183,926
22	7.	Expenses from financial activities	VI.3	2,361,391,747	1,561,866,869	8,708,670,709	4,946,880,616
23	- In which: Interest expenses			2,361,391,747	1,561,866,869	8,708,670,709	4,946,880,616
25	9.	Selling expenses	VI.4	21,151,352,624	36,905,593,623	94,184,038,637	80,561,526,115
26	10.	General & administration expenses	VI.5	16,595,315,437	16,055,285,733	65,811,916,818	36,681,062,427
30	11.	Net profit/(loss) from operating activities		(15,796,463,420)	32,954,865,491	(1,400,221,219)	132,508,912,535
31	12.	Other incomes		18,834,173,872	11,387,001,109	47,130,017,320	27,932,908,427
32	13.	Other expenses		335,110,485	(569,883,634)	437,493,690	62,854,953
40	14.	Other profit		18,499,063,387	11,956,884,743	46,692,523,630	27,870,053,474
50	15.	Total pre-tax accounting profit		2,702,599,967	44,911,750,234	45,292,302,411	160,378,966,009
51	16.	Current Corporate Income tax expenses	V.14	588,322,028	9,067,177,157	9,393,305,507	32,231,125,053
52	17.	Deferred Corporate Income tax expenses		-	-	-	-
60	18.	Profit/(loss) after corporate income tax		2,114,277,939	35,844,573,077	35,898,996,904	128,147,840,956
61	19.	Profit after tax of shareholders of holding company		2,110,208,017	35,844,573,077	35,894,926,982	128,147,840,956
62	20.	Benefits of non-controlling shareholders		4,069,922	-	4,069,922	-
70	21.	Gains on stock	VI.6	66	1,272	1,122	9,274
71	22.	Diluted gains on stock	VI.7	66	1,272	1,122	9,274

Prepared by



PHAM THI DUYEN

Chief Accountant



LE THI HUYEN

Ha Noi City, date 22 month 01 year 2026

General Director



TRAN VAN MY

(CONSOLIDATED) CASH FLOW STATEMENT

For the fiscal period ended 31st December 2025

Currency: VND

S/N	Items	Code	Year-to-date to the end of the current quarter	
			Curent year	Previous year
I.	CASH FLOWS FROM OPERATING ACTIVITIES			
1.	Net profit/(loss) before tax	01	45,292,302,411	160,378,966,009
2.	Adjustments for:		27,485,139,580	16,493,571,140
	- Depreciation and amortisation	02	23,738,221,411	12,836,853,385
	- Provisions	03	-	(51,822,135)
	- (Profit)/ loss from investing activity	05	(4,961,752,540)	(1,238,340,726)
	- Interest expense	06	8,708,670,709	4,946,880,616
3.	Operating income/(loss) before changes in working capital	08	72,777,441,991	176,872,537,149
	- (Increase)/decrease in receivables	09	42,904,592,453	(85,883,962,767)
	- (Increase)/decrease in inventory	10	(169,588,628,086)	(69,553,703,544)
	- Increase/(decrease) in payables (excluding interest payable, CIT payables)	11	(3,234,713,102)	(27,873,102,580)
	- Increase/(decrease) in prepaid expenses	12	(53,963,285,494)	(18,131,109,471)
	- Interest paid	13	(8,708,670,709)	(4,946,880,616)
	- Corporate income tax (CIT) paid	14	(32,270,189,772)	(2,386,458,270)
	- Other cash outflows from operating activities	16	-	-
	Net cash inflows/(outflows) from operating activities	20	(152,083,452,719)	(31,902,680,099)
II.	CASH FLOWS FROM INVESTING ACTIVITIES		-	-
1.	Purchase of fixed assets and other long-term assets	21	(136,456,782,226)	(100,880,718,588)
2.	Proceeds from disposals of fixed assets and other long-term assets	22	72,065,045,452	26,348,709,091
3.	Loans to other entities and payments for purchase of debt instruments of other entities	23	(2,500,000,000)	-
4.	Interest and dividends received	27	568,627,344	232,183,926
	Net cash inflows(outflows) from investing activities	30	(66,323,109,430)	(74,299,825,571)
III.	CASH FLOW FROM FINANCING ACTIVITIES		-	-
1.	Proceeds from issue of stocks, capital contribution of the owner	31	-	278,000,000,000
2.	Proceeds from borrowings	33	755,696,061,266	803,881,224,552
3.	Repayments of borrowing principal	34	(639,516,649,680)	(826,062,792,392)
4.	Dividends, gains paid to the owner	36	(31,960,890,000)	-
	Net cash inflows/(outflows) from financing activities	40	84,218,521,586	255,818,432,160
	Net cash inflows/(outflows) in year	50	(134,188,040,563)	149,615,926,490
	Cash and cash equivalents at the beginning of the year	60	157,425,399,323	7,809,472,833
	Impact of exchange rate fluctuation	61	-	-
	Cash and cash equivalents at the end of the year	70	23,237,358,760	157,425,399,323

Prepared by



PHAM THI DUYEN

Chief Accountant



LE THI HUYEN

Ha Noi City, date 22 month 01 year 2026



TRAN VAN MY

NOTES TO THE (CONSOLIDATED) FINANCIAL STATEMENTS

For the fiscal period ended 31st December 2025

These notes form an integral part of and should be read in conjunction with the (consolidated) financial statements for the period ended 31st December 2025 of PTM Automobile Service, Trading and Manufacturing Joint Stock Company and one direct subsidiary (hereinafter referred to as the "Group")

I. OPERATIONAL FEATURES

1. Form of ownership

PTM Automobile Service, Trading and Manufacturing Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company.

2. Lines of business

Business lines of the Group is trading and service.

3. Business activities

- Wholesale of automobiles and other motor vehicles;
- Dealers of automobiles and other motor vehicles;
- Sale of automobile parts and accessories of autos and other motor vehicles;
- Maintenance and repair of motorcycles and motorbikes;
- Sale of parts and accessories of motorcycles and motorbikes;
- Retail of passenger cars (up to 9 seats) (excluding auction-related activities)
- Maintenance and repair of automobiles and other motor vehicles
- Real estate business; rights to use land owned, used, or leased by the entity. Details: Real estate business (excluding investment in the construction of cemetery infrastructure for the purpose of transferring land use rights associated with such infrastructure, as stipulated in Appendix I, Section A,7 of Decree No, 31/2021/NĐ-CP)
- Other road passenger transport activities, Details: Passenger transport business by automobiles on fixed route; contract-based passenger transport by automobile; tourist passenger transport by automobile
- Road freight transport activities, Details: Goods transport business by automobile
- Insurance agency and brokerage activities, Details: Insurance agency services
- Rental of motor vehicles.

4. Normal operating cycle

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

5. Consolidated subsidiaries

Total number of subsidiaries: 01 company

Subsidiaries include:

PTM AUTOMOBILE SERVICE, TRADING AND MANUFACTURING JOINT STOCK COMPANY

Address: 256 Kim Giang, Dinh Cong Ward, Hanoi City

Notes to the (Consolidated) Financial Statements

For the fiscal period ended 31st December 2025

No.	Name of Subsidiary	Head office	Ownership interest		Voting rights		Beneficial interest	
			As at 01/01/2025	As at 31/12/2025	As at 01/01/2025	As at 31/12/2025	As at 01/01/2025	As at 31/12/2025
01	Dat Viet Construction and Trading Joint Stock Company	No, 97 Ngo Quyen Street, Le Thanh Nghi Ward, Hai Phong City	0%	99.33%	0%	99.33%	0%	99.33%

6. Employees

As at 31/12/2025, there are 474 employees who are working at the Group (there are 585 employees at the beginning of year).

II. ACCOUNTING PERIOD, AND REPORTING CURRENCY**1. The Company's fiscal year**

The fiscal year starts on 1st January and ends on 31st December of each calendar year.

2. Reporting currency and methods of foreign currency translation

The standard currency unit used is Vietnam Dong (VND) because the Company uses the main accounting currency unit which is Vietnam Dong (VND) for selling and purchasing.

III. ADOPTED ACCOUNTING REGIME AND STANDARDS**Applicable accounting regime**

The Company has applied the Accounting Standards and the Vietnamese Corporate Accounting System in accordance with the Circular No. 200/2014/TT-BTC dated 22nd December 2014 (which is amended and supplemented according to the Circular No. 53/2016/TT-BTC dated 21st March 2016) and the Circular No. 202/2014/TT-BTC dated 22nd December 2014 as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the (consolidated) Financial statements.

IV. ADOPTED ACCOUNTING POLICIES**1. Basis for preparing the (consolidated) Financial statements**

The (consolidated) financial statements include the financial statements of parent Company and all subsidiaries. The financial statements of subsidiaries are prepared for the same fiscal year as well as applied the same accounting policies of parent Company. Adjusted entries are applied for any different accounting policy in order to ensuring the consistency of parent Company and all subsidiaries.

All inter-company balances and transactions, including recognised profits arising from inter-group transactions, have been eliminated in full. Unrealized losses are eliminated in (consolidated) financial statements, except where irrevocable expenses.

Non-controlling interests represent the portion of profit or loss and net assets not attributable to the shareholders of the Company and are presented separately in the consolidated statement of profit or loss and the consolidated balance sheet,

Minority interest showed the profit/loss and net assets which are not held by the Company's shareholders and are presented by a separate item on the (consolidated) Income Statement and the (consolidated) Balance Sheet.

Subsidiaries are (consolidated) since the date of parent Company obtains control and cease to be (consolidated) since the date of parent Company do not obtain control that subsidiary. In case of parent Company has no longer the right of control the subsidiaries, the (consolidated) financial statements will include the period's business result which is still obtained control by parent Company.

PTM AUTOMOBILE SERVICE, TRADING AND MANUFACTURING JOINT STOCK COMPANY

Address: 256 Kim Giang, Dinh Cong Ward, Hanoi City

Notes to the (Consolidated) Financial Statements

For the fiscal period ended 31st December 2025

The financial statements of subsidiaries subject to business combinations under common control are included in the Company's (consolidated) financial statements in accordance with the book value method of accounting. The financial statements of the other subsidiaries are (consolidated) into the Company's reports under the purchase method whereby assets and liabilities are recorded at fair value at the date of a business combination.

2. Cash and cash equivalents

Cash includes cash on hand, demand deposits and cash in transit.

Cash equivalents are short-term investments with a maturity of three months or less from the date of purchase, which are easily convertible into a determined amount of cash and subject to an insignificant risk of changes in value.

3. Financial investments

Investments in subsidiaries

A subsidiary is an enterprise that is controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities.

Investments in subsidiaries are initially recognised at cost, including the purchase price or capital contribution, together with directly attributable costs related to the investment. In cases where investments are made by non-cash assets, the investment cost is recognised at the fair value of the non-cash assets at the date the investment arises.

Dividends and profits of prior years, earned before the acquisition date, are accounted for as a reduction of the carrying amount of the investment. Dividends and profits earned after the acquisition date are recognised as income. Stock dividends received are recorded only as an increase in the number of shares held, with no recognition of the value of the shares received.

Provision for impairment losses on investments in subsidiaries is made when the subsidiary incurs losses, with the provision amount being equal to the difference between the Company's actual capital contribution and its share of equity in the subsidiary. Where the subsidiary is required to prepare consolidated financial statements, the basis for determining the impairment provision is the consolidated financial statements.

4. Receivables

Receivables are presented by book value subtracting the provisions for doubtful receivables.

Receivables are classified as trade receivables and other receivables comply with the following principles:

- Trade receivables reflect commercial receivables arising from purchase and sale transactions between the Group and the buyer, who is an independent entity from the Group.
- Other receivables reflect non-commercial receivables that are not related to purchase and sale transactions.

Provisions for doubtful debts are made for each doubtful receivable based on the overdue age of the debts or the estimated potential loss that may occur. For receivables that are not yet overdue but are deemed unlikely to be recoverable: a provision shall be made based on the estimated loss.

Any increase or decrease in the allowance for doubtful debts that needs to be recognized as of the end of the accounting period shall be recorded in administrative expenses.

PTM AUTOMOBILE SERVICE, TRADING AND MANUFACTURING JOINT STOCK COMPANY

Address: 256 Kim Giang, Dinh Cong Ward, Hanoi City

Notes to the (Consolidated) Financial Statements

For the fiscal period ended 31st December 2025

5. Inventories

Inventories are stated at the lower of their historical costs or their net realizable values.

Historical costs of inventories are determined as follows:

- Raw materials, goods: including the acquisition cost and other direct related expenses arising to obtain inventory in current status and place.
- Work-in-process: including the costs of automobile fix-in-process,

Net realizable values is the estimated selling price of inventory in normal operating cycle except for the estimated costs to complete and necessary cost to consume them.

The value of inventories are recognized at the specific identification method (for motorcycles), the weighted average method (for other kinds of goods) and recorded at the perpetual method.

Provision for devaluation of inventory is made for each item based on their costs is higher than their net realizable values, For services provided in progress, the provision for impairment is calculated for each of service which has a separate price. Increase/Decrease in the balance of provision for devaluation of inventory must be made as at the end of the accounting period and are recognized in the cost of goods sold.

6. Prepaid expenses

Prepaid expenses include short-term prepaid expenses or long-term prepaid expenses on interim balance sheet and are allocated in the prepaid period or the time brings corresponding economic benefits thanks to these expenses.

Prepaid expenses include the actual arising costs but related to the operating results of numerous accounting periods, The Group's prepaid expenses include:

Tools

Expenses on tools being put into use are allocated into expenses in accordance with the straight line method for the maximum period of 36 months.

7. Tangible fixed assets

Tangible fixed assets are determined by the historical costs less (-) accumulated depreciation. Historical costs of tangible fixed assets include all the expenses of the Group to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring more economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses during the period,.

When tangible fixed assets are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in line with straight-line method to gradually write off the historical costs of fixed assets over their estimated useful lives:

<u>Kinds of fixed asset</u>	<u>Years</u>
Buildings and structures	05 – 20
Machineries and equipments	05 – 10
Vehicles, transmissions	06 – 10
Management equipments, tools	03 – 10
Other tangible fixed assets	10

8. Intangible fixed assets

Intangible fixed assets are determined by the historical costs less (-) accumulated amortization.

Historical costs of intangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use. Other expenses incurred subsequent to the initial recognition are included in expenses during the period only if they attached to the specific intangible fixed asset and bring more economic benefits thanks to the use of these assets.

When intangible fixed assets are disposed or liquidated, their historical costs and accumulated amortization are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

Land - use rights

Land - use rights comprise all actual costs incurred by the Group that are directly attributable to the land in use, including payments made to obtain the land use rights and registration fees (land use right registration fee), etc.

Land use rights are amortised on a straight-line basis over the land use term as stated in the Land Use Right Certificate, Land use rights with an indefinite term are not amortised.

Computer software

Costs related to Computer software programs that are not an integral part of the related hardware are capitalized, Historical costs of computer software include all the expenses of the Company to pay until the date the software is put into use, Computer software is amortized in line with straight-line method within 04 - 06 years.

9. Liabilities and accruals

Liabilities and accruals are recognized for payable amounts in the future related to the received goods and services. Accruals are recognized based on the reasonable estimates of the payable amounts.

Payables are classified as trade payables, accruals, inter-company payables and other payables comply with the following principles:

- Seller payables reflect the commercial elements arising from purchasing transactions of goods, services, assets and the seller is an independent entity, include payables from import by a trustee.
- Accruals reflect the payables to the received goods and services from seller or provided to buyer but not yet paid due to do not have invoice or insufficient accounting records and vouchers and payable to employees on sabbatical salary, operating costs must be accrued.
- Other payables reflect the non-commercial elements, unrelated to selling - purchasing transactions, rendering of services.

10. Owners' equity

Owner's invested equity

Owner's invested equity is recognized according to the shareholders' actual capital.

Surplus of share capital

Surplus of share capital is recognized at differences between issued actual value and the nominal value of stocks when they first issued, supplement issue, differences between re-issued value and the book value of treasury stocks and capital structure of the convertible bonds at maturity. Direct costs related to the issuance of additional stocks and the re-issuance of treasury stocks is reversed on Surplus of share capital,

11. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriating for funds in accordance with the Company's Charter as well as regulations and being approved by General Meeting of Shareholders.

Distribution of profits to shareholders is considered non-monetary items in undistributed earnings after tax which can affect the cash flows and ability to pay dividends such as profit from revaluation of the contributed assets, revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recorded as liabilities when being approved by General Meeting of Shareholders.

12. Recognition of revenues and income

Revenues are recognized when the Company may get economic benefits that can be determined reliably. Revenues are measured at the fair value of received or receivable accounts after deducting trade discounts, sales discounts and sales returns.

Revenues from sale of goods: automobiles, spare parts...

Revenues from sale of goods are recognized when satisfying the following conditions at the same time:

- Most of risk and benefits associated with the goods ownership are transferred to customers;
- There are no rights to manage or to control the goods;
- Revenues can be determined reliably;
- Getting or will get reliable economic benefits from providing service;
- Expenses related to providing and completing service can be determined,

Revenues from rendering of services: auto repair services, ...

Revenues from rendering of services transaction are recognized when the result of transaction is determined reliably. Where the service is rendered during numerous periods, revenue in period is recognized based on the results of work completely as at balance sheet date. The results of rendering of services transaction are determined when satisfying all the following conditions:

- Revenue is determined rather reliably;
- Be able to gain economic benefits from the transactions;
- Determining work completely as at Balance Sheet date;
- Determining expenses related to rendering of services.

Revenue from providing car rental services, business locations

Revenue from the transaction of providing car rental services and business locations is recognized when the outcome of the transaction can be determined reliably. In case the service is performed over many periods, the revenue recognized in the period is based on the results of the work completed at the end of the fiscal year. The result of the service provision transaction is determined when all the following conditions are satisfied:

- Revenue is determined with relative certainty.
- It is possible to obtain economic benefits from the transaction of providing that service.
- Determine the portion of work completed by the end of the fiscal year.
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

Interest

Interest is recognized on an accrual basis, determined on the deposit account balance and the actual interest rate for each period.

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Dividends and profit distributions

Dividends and profit distributions are recognized when the Company becomes entitled to receive dividends or profits from its investments. Dividends received in the form of shares are only tracked by the increase in the number of shares, without recognizing the value of the shares received.

13. Cost of goods sold

Cost of goods sold is total cost of goods, expenses directly of provided services, other expenses are included in the cost of goods.

14. Expenses from financial activities

Expenses from financial activities are the costs related to financial activities include borrowing costs, loss of the short-term securities transfers, transaction costs of selling securities, provision for devaluation of trading securities, provision for loss of investments in other entities.

Borrowing costs

Borrowing costs include interest and other costs incurred directly related to loans.

Borrowing costs will be capitalized when they are directly related to the construction or the production of an asset in progress, which has taken a substantial period of time (over 12 months) to get ready for intended use or sales of the asset. Otherwise, the borrowing costs will be recognized into expenses during the period. For private loans serve the construction of fixed assets, investment properties, interest is capitalized even if the construction period of less than 12 months. The income arising from the temporary investment of loans is recorded reducing the historical cost of the relevant assets.

In the event of general borrowings which are partly used for acquiring, constructing or producing an asset in progress, the costs eligible for capitalization will be determined according to the capitalization rates applied to average accumulated expenditure on that asset. The capitalization rates are computed at the average interest rates on the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

15. Selling expenses and General & administration expenses

Selling expenses and General & administration expenses are all costs related to the process of selling products, goods, rendering of services and general administration expenses of the Company.

16. Taxes and statutory obligations

Value added tax (VAT) is in accordance with the deduction method.

The Company has paid Corporate income tax (CIT) at rate of 20% (twenty percent) of profit gained from the operation activities.

Other taxes will be paid according to prevailing regulations.

Corporate Income Tax ("CIT")

Corporate income tax expenses include current corporate income tax and deferred corporate income tax.

Current corporate income tax

Current corporate income tax expense is recognized based on taxable income. Taxable income is different from accounting profit due to the adjustments of differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

The current corporate income tax rate applied by the unit is 20%.

Deferred income tax

Deferred income tax represents the corporate income tax payable or refundable in future periods as a result of temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their respective tax bases. Deferred income tax liabilities are recognised for all taxable temporary differences. Deferred income tax assets are recognised only when it is probable that future taxable profits will be available against which the deductible temporary differences can be utilised.

The carrying amount of deferred income tax assets is reviewed at the end of each accounting period and reduced to the extent that it is no longer probable that sufficient taxable profits will be available to allow the benefit of part or all of the deferred income tax assets to be utilised. Deferred income tax assets not previously recognised are reassessed at the end of each accounting period and are recognised to the extent that it is probable that sufficient future taxable profits will be available to allow these deferred income tax assets to be utilised.

Deferred income tax assets and deferred income tax liabilities are measured using the tax rates expected to apply in the period when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted at the end of the accounting period. Deferred income tax is recognised in the statement of profit or loss, except to the extent that it relates to items recognised directly in equity, in which case it is recognised directly in equity.

Deferred income tax assets and deferred income tax liabilities are offset when:

- The Group has a legally enforceable right to offset current income tax assets against current income tax liabilities; and
- The deferred income tax assets and deferred income tax liabilities relate to corporate income taxes levied by the same taxation authority:
 - for the same taxable entity; or
 - the Company intends to settle current income tax liabilities and current income tax assets on a net basis, or to realise the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred income tax liabilities or deferred income tax assets are expected to be settled or recovered.

17. Related parties

A party is considered as a related party of the company in case that party is able to control the company or to cause material effects on the financial decisions as well as the operations of the company. A party is also considered a related party of the company in case that party is under common control or significant influence.

In considering any related party relationship, attention is directed more to the substance of the relationship than to the legal form.

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For the fiscal period ended 31st December 2025**V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE (CONSOLIDATE) BALANCE SHEET (Currency: VND)****1. Cash and cash equivalents**

	<u>As at 31/12/2025</u>	<u>As at 31/12/2024</u>
- Cash on hand	2,293,233,057	6,863,847,488
- Demand deposits	20,944,125,703	40,561,551,835
- Cash equivalents		110,000,000,000
Total	23,237,358,760	157,425,399,323

2. Short-term financial investments

	<u>As at 31/12/2025</u>	<u>As at 31/12/2024</u>
Held-to-maturity investments	2,500,000,000	-
Total	2,500,000,000	-

3. Short-term trade receivables

	<u>As at 31/12/2025</u>	<u>As at 31/12/2024</u>
<i>Receivable from related parties</i>	-	-
<i>Receivables from other Customers</i>	63,192,533,007	12,330,527,492
Viet Future Group Joint Stock Company	27,723,976,345	-
Other customers	35,468,556,662	12,330,527,492
Total	63,192,533,007	12,330,527,492

4. Short – term advance payments to suppliers

	<u>As at 31/12/2025</u>	<u>As at 31/12/2024</u>
<i>Advance payment to related parties</i>	-	-
<i>Advance payments to other suppliers</i>	5,802,659,692	74,838,664,364
Thang Long Electrical Construction Joint Stock Company	5,001,000,001	26,456,345,601
Others	801,659,691	48,382,318,763
Total	5,802,659,692	74,838,664,364

5. Other receivables**5a. Other short-term receivables**

Almost all of the balance represents bonuses and support receivable arising in accordance with the sales policy of SAIC Motor Vietnam Co., Ltd

5b. Other long-term receivables

	<u>As at 31/12/2025</u>	<u>As at 31/12/2024</u>
Other long-term receivables from related parties	-	-
Other long-term receivables	2,531,000,000	2,302,000,000
- TDP Investment and Development Joint Stock Company	1,040,000,000	1,040,000,000
- Other suppliers	1,491,000,000	1,262,000,000
Total	2,531,000,000	2,302,000,000

These notes form an integral part of and should be read in conjunction with the (Consolidated) Financial Statement

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6. Provision for doubtful short-term receivables

	As at 31/12/2025			As at 31/12/2024		
	Overdue time	Historical cost	Recoverable value ^(*)	Overdue time	Historical cost	Recoverable value ^(*)
<i>Related parties</i>	-	-	-	-	-	-
<i>Other organizations and individuals</i>	-	333,652,480	-	-	333,652,480	-
- Technical Materials Import Export Company	Over 3 years	68,800,000	-	Over 3 years	68,800,000	-
- DMC – FER joint venture	Over 3 years	53,650,000	-	Over 3 years	53,650,000	-
- TBI Vietnam Technology Transfer and Production Joint Stock Company	Over 3 years	41,987,000	-	Over 3 years	41,987,000	-
- Others	Over 3 years	169,215,480	-	Over 3 years	169,215,480	-
Total		333,652,480	-		333,652,480	-

^(*) Recoverable value is equal to original cost minus provision for loan receivables,

7. Inventories

	As at 31/12/2025		As at 31/12/2024	
	Historical cost	Provision	Historical cost	Provision
- Goods in transit	21,592,500	-	-	-
- Materials and supplies	7,708,684,750	(1,405,659,907)	3,688,991,886	(1,405,659,907)
- Tools, instruments	311,102,397	-	343,994,681	-
- Work-in-process	1,421,888,056	-	520,067,148	-
- Merchandise	289,736,776,994	-	124,992,840,327	-
Total	299,200,044,697	(1,405,659,907)	129,545,894,042	(1,405,659,907)

8. Prepaid expenses

8a. Short-term prepaid expenses

	As at 31/12/2025	As at 31/12/2024
- Tools in use	881,800,786	2,004,920,456
- Fire insurance premium	159,629,165	135,434,040
- Others	3,064,719,589	5,237,151,612
Total	4,106,149,540	7,377,506,108

8b. Long-term prepaid expenses

	As at 31/12/2025	As at 31/12/2024
- Office maintenance	6,244,642,952	6,966,522,938
- Tools in use	6,435,486,533	4,399,131,224
- Others	1,996,611,602	4,697,954,084
Total	14,676,741,087	16,063,608,246

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For the fiscal period ended 31st December 2025**9. Tangible fixed assets**

Details of the Tangible fixed assets are presented in the attached Appendix No, 01 - Increase and decrease of tangible fixed assets.

10. Intangible fixed assets

	Land use rights with an indefinite term	Management software	Total
Historical cost			
As at 31/12/2024	-	88,160,000	88,160,000
Increase during period	26,460,202,800	-	26,460,202,800
Decrease during period	-	-	-
As at 31/12/2025	<u>26,460,202,800</u>	<u>88,160,000</u>	<u>26,548,362,800</u>
Amortization			
As at 31/12/2024	-	73,420,000	73,420,000
Increase during period	-	14,740,000	14,740,000
Decrease during period	-	-	-
As at 31/12/2025	<u>-</u>	<u>88,160,000</u>	<u>88,160,000</u>
Net book value			
As at 31/12/2024		14,740,000	14,740,000
As at 31/12/2025	<u>26,460,202,800</u>	<u>-</u>	<u>26,460,202,800</u>

11. Goodwill

Goodwill arises from the acquisition of subsidiaries	As at 31/12/2024	Increase during period	Allocation during period	As at 31/12/2025
Dat Viet Construction and Trading Joint Stock Company	-	58,777,137,155	(410,807,948)	58,366,329,207
Total	<u>-</u>	<u>58,777,137,155</u>	<u>(410,807,948)</u>	<u>58,366,329,207</u>

12. Short term trade payables

	As at 31/12/2025	As at 31/12/2024
Payable to related parties	25,779,000,000	-
Can Tho Automobile Mechanical Joint Stock Company	25,779,000,000	-
Payable to suppliers	5,287,393,583	21,656,298,959
Saic Motor Vietnam Co., Ltd.	2,364,003,762	15,211,720,004
Others	2,923,389,821	6,444,578,955
Total	<u>31,066,393,583</u>	<u>21,656,298,959</u>

13. Short-term advance payments from customers

This is the advance payments for purchasing cars and car repair service.

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14. Taxes and statutory obligations

	As at 31/12/2025		As at 31/12/2024	
	Payable	Receivable	Payable	Receivable
Value added tax (VAT)	916,800,602	-	641,338,247	-
Corporate income tax (CIT)	9,283,736,047	1,773,761	32,160,620,312	-
Personal income tax (PIT)	486,505,410	-	394,619,558	-
Housing land tax and Land rent	-	-	-	-
Other taxes	-	-	-	-
Total	10,687,042,059	1,773,761	33,196,578,117	-

14a. Value added tax (VAT)

The Group pay value added tax in accordance with deduction method.

14b. Corporate income tax (CIT)

The Group pays corporate income tax on taxable income at a tax rate of 20%.

Estimated corporate income tax (CIT) payable during the year is as follows:

	Current year	Previous year
Total pre-tax accounting profit	45,292,302,411	160,378,966,009
Adjustments to increase/(decrease) accounting profit in determining taxable income:	-	-
- Amortisation of goodwill during the period	410,807,948	-
- Gain/(loss) adjustments from business combination accounting	-	-
- Non-deductible expenses	1,326,058,205	424,135,551
Taxable income	47,029,168,564	160,803,101,560
Tax-exempt income	-	-
Carry forward of previous years losses	(610,488,331)	-
Taxed income	46,418,680,233	161,099,156,117
Corporate income tax (CIT) rate	20%	20%
CIT payable under the taxed income during period	9,283,736,047	32,160,620,312
Adjustment of CIT from previous years	109,569,460	70,504,741
Total corporate income tax (CIT) payable	9,393,305,507	32,231,125,053

14c. Other taxes

The Company declares and pays in accordance with legal regulations.

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For the fiscal period ended 31st December 2025**15. Short-term finance leases loans and liabilities**

	As at 31/12/2025		As at 31/12/2024	
	Amount	Ability to Repay	Amount	Ability to Repay
Liabilities payable to related parties	-	-	-	-
Liabilities payable to other organizations and individuals	142,179,709,346	142,179,709,346	26,000,297,760	26,000,297,760
Vietnam Joint Stock Commercial Bank for Industry and Trade – West Saigon Branch	59,643,273,856	59,643,273,856	16,954,000,000	16,954,000,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hai Duong Branch	17,191,200,000	17,191,200,000	9,046,297,760	9,046,297,760
Joint Stock Commercial Bank for Investment and Development of Vietnam - Tan Binh Branch	16,287,060,480	16,287,060,480	-	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Long Bien Branch	18,652,885,440	18,652,885,440	-	-
HSBC Bank Limited	30,405,289,570	30,405,289,570	-	-
Total	142,179,709,346	142,179,709,346	26,000,297,760	26,000,297,760

Situation Movements in short-term loans and liabilities during the year were as follows:

	As at 31/12/2024	Loan proceeds	Loan amount paid during the period	As at 31/12/2025
Short-term bank loans	26,000,297,760	755,696,061,266	(639,516,649,680)	142,179,709,346
Total	26,000,297,760	755,696,061,266	(639,516,649,680)	142,179,709,346

16. Other short-term payables

	As at 31/12/2025	As at 31/12/2024
Short-term payables to related parties	-	-
Other short-term payables	921,364,638	2,357,749,402
-Saigon Boulevard Complex Company Limited	420,000,000	420,000,000
- Other customers	501,364,638	1,937,749,402
Total	921,364,638	2,357,749,402

17. Owners' equity**17a. The Movement on the Owners' equity**

Details of the movement on the owner's equity are presented in the attached Appendix No. 02.

17b. Details of the charter capital contribution are as follows:

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	As at 31/12/2025		As at 31/12/2024	
	Common stock capital	Rate (%)	Common stock capital	Rate (%)
- Hang Xanh Motors Service Joint Stock Company	165,179,600,000	51.62	165,179,600,000	51.62
- Other shareholders	154,820,400,000	48.38	154,820,400,000	48.38
Total	320,000,000,000	100.00	320,000,000,000	100.00

The status of charter capital contribution is as follows:

	According to the Certificate of Business Registration	Contributed charter capital	Remaining charter capital to be contributed
	320,000,000,000	320,000,000,000	-
Total	320,000,000,000	320,000,000,000	-

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE (CONSOLIDATED) INCOME STATEMENTS (Currency: VND)**1. Revenues from sale of goods and rendering of services**

	Current year	Previous year
- Trading in automobiles	1,245,530,732,235	1,382,787,307,007
- Repair and sales of spare part	44,289,095,113	12,251,769,540
- Others	14,205,309,988	19,532,727,967
Total	1,304,025,137,336	1,414,571,804,514

2. Cost of goods sold

Almost all of it is cost of goods sold of trading in automobiles and repairing of spare parts.

3. Expenses from financial activities

Almost all of it is bank loan interest.

4. Selling expenses

	Current year	Previous year
-Wage and salary	38,710,007,099	35,294,420,151
-Depreciation of fixed assets	6,518,576,267	3,318,943,520
-Outsourcing expenses and others	48,955,455,271	41,948,162,444
Total	94,184,038,637	80,561,526,115

5. General & administration expenses

	Current year	Previous year
-Wage and salary	27,988,271,024	15,384,245,940
-Depreciation of fixed assets	11,207,576,661	3,684,219,552
-Allocation of goodwill	410,807,948	-
-Outsourcing expenses and others	26,205,261,185	17,612,596,935
Total	65,811,916,818	36,681,062,427

These notes form an integral part of and should be read in conjunction with the (Consolidated) Financial Statement

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For the fiscal period ended 31st December 2025**6. Basic earnings per share**

	<u>Current year</u>	<u>Previous year</u>
- Accounting profit after Corporate income tax	35,898,966,904	128,147,840,956
- Adjustments to increase/(decrease) accounting profit in determining profit or loss attributable to ordinary shareholders:	-	-
+ <i>Benefits of non-controlling shareholders</i>	(4,069,922)	-
+ <i>Allocate Bonus funds</i>	-	-
- Profit to calculate gains on stock	35,894,926,982	128,147,840,956
- Average outstanding common stock during year (stock)	32,000,000	13,817,486
Gains on stock (VND/stock)	1,122	9,274

7. Diluted gains on stock

	<u>Current year</u>	<u>Previous year</u>
- Accounting profit after Corporate income tax	35,898,966,904	128,147,840,956
- Adjustments to increase/(decrease) accounting profit in determining profit or loss attributable to ordinary shareholders:	-	-
+ <i>Benefits of non-controlling shareholders</i>	(4,069,922)	-
+ <i>Allocate Bonus funds</i>	-	-
- Profit to calculate gains on stock	35,894,926,982	128,147,840,956
- Average outstanding common stock during year (stock)	32,000,000	13,817,486
Diluted gains on stock (VND/stock)	1,122	9,274

VII. OTHER INFORMATION**1. Contingent Liabilities**

The Group has not incurred contingent liabilities would affect the (Consolidated) financial statements, which need any adjustments to the figures or disclosures in the (Consolidated) financial statements.

2. Transactions and balances with related parties**2a. Transactions and balances with members of key management, individuals related to members of key management (including the Board of Directors, Supervisory Board, Executive Board and Chief Accountant)**

Income of members of key management, details are as follows:

Wage and salary	Position	<u>Current year</u>	<u>Previous year</u>
Mr. Tran Van My	General Director	1,080,000,000	910,000,000
Mrs. Le Thi Huyen	Chief Accountant	720,000,000	240,000,000
Mrs. Bui Thi Thanh Nhan	Chief Accountant	-	180,000,000
Total		1,800,000,000	1,330,000,000

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Remuneration of members of the Board of Management	Position	Current year	Previous year
Mrs. Vu Thi Hanh	Chairman	600,000,000	120,000,000
Mr. Do Tien Dung	Member	210,000,000	60,000,000
Mr. Tran Van My	Member	210,000,000	60,000,000
Mr. Hoang Duc Hung	Member	30,000,000	60,000,000
Mrs. Vu Ngoc Diệp Linh	Member	137,692,308	60,000,000
Mrs. Nguyen Thi Thanh Hang	Member	180,000,000	-
Mrs. Vu Thi Mai	Member	72,307,692	-
Total		1,440,000,000	360,000,000

2b. Transactions and balances with related parties

Parties related to the Group include:

Related parties	Relationship
Hang Xanh Motors Service Joint Stock Company	Parent company
Can Tho Automobile Mechanical Joint Stock Company	Company with the same parent company
Western Passenger Transport and Service Joint Stock Company	Company with the same parent company
An Thai Automobile Joint Stock Company	A subsidiary of Western Passenger Transport and Services Joint Stock Company

Related Party Transactions

	Current year	Previous year
Hang Xanh Automobile Service Joint Stock Company		
- Revenue from vehicle leasing, premises leasing, vehicle repair and other services	1,339,675,310	1,969,446,064
- Revenue from liquidation and disposal of fixed assets	-	3,628,181,818
- Costs of vehicle maintenance and repair, warehouse rental and other costs	10,304,436,916	24,077,622,657
- Dividends received	16,517,960,000	
Can Tho Automobile Mechanical Joint Stock Company		
- Revenue from vehicle sales	22,679,999,991	2,188,731,637
- Revenue from vehicle leasing, premises leasing, vehicle repair and other services	140,228,586	644,490,377
- Vehicle purchase costs	39,922,727,263	18,545,454,535
- Costs of vehicle maintenance and repair and other costs	759,075,746	52,534,000
Mien Tay Passenger Vehicle and Service Joint Stock Company		
- Revenue from vehicle leasing, premises leasing, vehicle repair and other services	228,857,957	447,097,243
- Revenue from liquidation and disposal of fixed assets		395,454,545
- Vehicle purchase costs		423,636,364
- Costs of vehicle maintenance and repair and other costs	639,206,041	717,430,480
An Thai Automobile Joint Stock Company		
- Revenue from vehicle leasing, premises leasing, vehicle repair and other services	33,600,010	

These notes form an integral part of and should be read in conjunction with the (Consolidated) Financial Statement

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Other than the transactions with subsidiaries and related parties disclosed in the notes above, the Group did not enter into any other related party transactions.

Balance with related party

Liabilities to other related parties are disclosed in the notes above.

3. Going-concern assumption

As at the date of the (consolidated) financial statements, there is not any factor which can affect the going-concern assumption of the Group. Therefore, the financial statements for the fiscal period ended 31st December 2025 are prepared on the basis of the going-concern assumption.

Hanoi City, date 22 month 01 year 2026

Preparer



PHAM THI DUYEN

Chief Accountant



LE THI HUYEN

General Director



TRAN VAN MY

PTM AUTOMOBILE SERVICE, TRADING AND MANUFACTURING JOINT STOCK COMPANY

Address: 256 Kim Giang Street, Ward Dinh Cong, Ha Noi city

Notes to the (consolidated) Financial Statements (cont.)

For the fiscal period ended 31st December 2025

APPENDIX NO. 01- INCREASE AND DECREASE OF TANGIBLE FIXED ASSETS

Items	Buildings and structures	Machineries & equipments	Vehicles, transmission	Management equipments, tools	Other fixed assets	Total
Historical cost of tangible fixed assets						
At as 31/12/2024	69,240,660,669	1,047,558,440	86,516,992,511	909,818,454	580,330,887	158,295,360,961
Increase during period	51,328,699,651	3,694,167,846	24,776,968,680	969,853,500	340,693,889	81,110,383,566
- Acquisitions during the period	43,709,456,546	3,694,167,846	24,776,968,680	969,853,500	340,693,889	73,491,140,461
- Completed capital expenditures	5,396,230,400	-	-	-	-	5,396,230,400
- Increase due to consolidation	1,818,181,818	-	-	-	-	1,818,181,818
- Other increases	404,830,887	-	-	-	-	404,830,887
Decrease during period	(24,625,748,669)	(2,322,000,000)	(51,913,963,163)	(583,221,500)	(404,830,887)	(79,849,764,219)
- Disposals	(24,207,837,995)	(2,200,000,000)	(51,913,963,163)	(583,221,500)	-	(78,905,022,658)
- Other decreases	(417,910,674)	(122,000,000)	-	-	(404,830,887)	(944,741,561)
At as 31/12/2025	95,943,611,651	2,419,726,286	59,379,998,028	1,296,450,454	516,193,889	159,555,980,308
Depreciation						
At as 31/12/2024	21,050,978,278	660,436,165	14,024,060,213	342,604,879	36,266,479	36,114,346,014
Increase during period	14,627,796,637	371,068,711	8,941,452,025	282,062,499	112,838,679	24,335,218,551
- Depreciation during the period	13,609,810,332	371,068,711	8,936,893,242	282,062,499	112,838,679	23,312,673,463
- Increase due to consolidation	1,017,986,305	-	-	-	-	1,017,986,305
- Other increases	-	-	4,558,783	-	-	4,558,783
Decrease during period	(1,294,524,524)	(1,639,785)	(10,175,955,537)	(50,221,850)	-	(11,522,341,696)
- Disposals	(1,262,105,029)	-	(10,175,955,537)	(50,221,850)	-	(11,488,282,416)
- Other decreases	(32,419,495)	(1,639,785)	-	-	-	(34,059,280)
At as 31/12/2025	34,384,250,391	1,029,865,091	12,789,556,701	574,445,528	149,105,158	48,927,222,869
Net book value						
At as 31/12/2024	48,189,682,391	387,122,275	72,492,932,298	567,213,575	544,064,408	122,181,014,947
At as 31/12/2025	61,559,361,260	1,389,861,195	46,590,441,327	722,004,926	367,088,731	110,628,757,439

Prepared by



PHAM THI DUYEN

Chief Accountant



LE THI HUYEN

General Director



TRAN VAN MY

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(CONSOLIDATED) FINANCIAL STATEMENTS

For the fiscal period ended 31st December 2025

Notes to the (consolidated) Financial Statements (cont.)

APPENDIX NO. 02: THE MOVEMENT ON THE OWNERS' EQUITY

Items	Owners' invested equity	Surplus of share capital	Development Investment Fund	Undistributed earnings after tax	Benefits of non-controlling shareholders	Total
A	1	2	4	3	4	5
<i>For the fiscal period ended 31st December 2024</i>						
As at 01/01/2024	42,000,000,000	20,000,000	122,922,480	18,168,587,403	-	60,311,509,883
Increase during period	278,000,000,000	-	-	128,147,840,956	-	406,147,840,956
Decrease during period	-	-	-	-	-	-
As at 31/12/2024	320,000,000,000	20,000,000	122,922,480	146,316,428,359	-	466,459,350,839
<i>For the fiscal period ended 31st December 2025</i>						
As at 01/01/2025	320,000,000,000	20,000,000	122,922,480	146,316,428,359	-	466,459,350,839
Increase during period	-	-	-	35,894,926,982	69,592,491	35,964,519,473
Decrease during period	-	-	-	(32,000,000,000)	-	(32,000,000,000)
As at 31/12/2025	320,000,000,000	20,000,000	122,922,480	150,211,355,341	69,592,491	470,423,870,312

Prepared by



PHAM THI DUYEN

Chief Accountant



LE THI HUYEN

Ha Noi City, date 22 month 01 year 2026

General Director



TRAN VAN MY