

**CHOLON INVESTMENT AND IMPORT EXPORT CORPORATION
(CHOLIMEX)**

TIN: 0 3 0 1 3 0 7 9 3 3

**CONSOLIDATED
FINANCIAL STATEMENTS**

THE 4th QUARTER OF 2025

Address: 631-633 Nguyen Trai, Cho Lon ward,

Ho Chi Minh City, Viet Nam

Phone: (84-28) 38 547 102

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

The 4th quarter of 2025

CONSOLIDATED BALANCE SHEET

As of 31 December 2025

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		328,599,780,033	258,662,602,309
I. Cash and cash equivalents	110	V.1	113,491,525,679	62,422,203,344
1. Cash	111		9,447,110,298	20,921,609,495
2. Cash equivalents	112		104,044,415,381	41,500,593,849
II. Short-term financial investments	120		174,300,000,000	157,700,000,000
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123	V.2a	174,300,000,000	157,700,000,000
III. Short-term receivables	130		31,751,494,452	30,107,181,680
1. Short-term trade receivables	131	V.3	17,397,754,945	22,216,515,851
2. Short-term prepayments to suppliers	132	V.4	4,414,333,339	4,686,884,367
3. Short-term inter-company receivables	133			-
4. Receivables according to the progress of construction contract	134			-
5. Receivables for short-term loans	135			-
6. Other short-term receivables	136	V.5	18,014,241,688	13,507,094,892
7. Allowance for short-term doubtful debts	137		(8,837,668,323)	(11,066,146,233)
8. Deficit assets for treatment	139		762,832,803	762,832,803
IV. Inventories	140	V.6	8,497,574,167	7,885,804,897
1. Inventories	141		8,497,574,167	7,885,804,897
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		559,185,735	547,412,388
1. Short-term prepaid expenses	151	V.7a	378,563,396	373,270,248
2. Deductible VAT	152		-	132,142,140
3. Taxes and other receivables from the State	153	V.15	180,622,339	42,000,000
4. Trading Government bonds	154			-
5. Other current assets	155			-

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

For the 4th quarter of 2025

Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		2,190,209,669,606	2,141,945,856,546
I. Long-term receivables	210		1,310,000,000	1,310,000,000
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.5	1,310,000,000	1,310,000,000
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		75,907,276,419	79,972,454,985
1. Tangible fixed assets	221	V.8	74,758,822,255	79,307,809,532
- Historical cost	222		218,708,987,861	213,940,427,338
- Accumulated depreciation	223		(143,950,165,606)	(134,632,617,806)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.9	1,148,454,164	664,645,453
- Initial cost	228		1,931,046,000	1,294,990,000
- Accumulated amortization	229		(782,591,836)	(630,344,547)
III. Investment property	230	V.10	639,340,497,870	674,132,577,518
- Historical costs	231		1,253,135,252,018	1,252,411,929,517
- Accumulated depreciation	232		(613,794,754,148)	(578,279,351,999)
IV. Long-term assets in process	240		321,091,490,874	320,123,767,226
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.11	321,091,490,874	320,123,767,226
V. Long-term financial investments	250		1,140,282,152,834	1,049,405,238,494
1. Investments in subsidiaries	251		-	-
2. Investments in joint ventures and associates	252	V.2b	1,116,714,046,034	1,025,837,131,694
3. Investments in other entities	253	V.2c	23,568,106,800	23,568,106,800
4. Provisions for devaluation of long-term financial investments	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		12,278,251,609	17,001,818,323
1. Long-term prepaid expenses	261	V.7b	8,971,087,613	13,487,956,577
2. Deferred income tax assets	262		3,307,163,996	3,513,861,746
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
5. Goodwill	269		-	-
TOTAL ASSETS	270		2,518,809,449,639	2,400,608,458,855

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

For the 4th quarter of 2025

Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		566,997,332,489	585,687,992,836
I. Current liabilities	310		78,464,000,027	48,708,403,125
1. Short-term trade payables	311	V.12	3,080,462,834	6,151,411,082
2. Short-term advances from customers	312	V.13	2,706,951,765	2,474,141,072
3. Taxes and other obligations to the State Budget	313	V.14	14,442,176,486	11,499,391,495
4. Payables to employees	314		11,311,025,871	7,740,980,579
5. Short-term accrued expenses	315		2,637,984,463	1,835,118,971
6. Short-term inter-company payables	316			-
7. Payables according to the progress of construction contracts	317			-
8. Short-term unearned revenue	318		19,612,574,885	-
9. Other short-term payables	319	V.15	6,247,187,765	980,550,555
10. Short-term borrowings and financial leases	320	V.16a	8,524,575,000	9,630,428,572
11. Provisions for short-term payables	321			-
12. Bonus and welfare funds	322	V.17	9,901,060,958	8,396,380,799
13. Price stabilization fund	323			-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		488,533,332,462	536,979,589,711
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.18	429,303,066,285	468,437,387,325
7. Other long-term payables	337	V.15	45,036,011,749	45,157,818,667
8. Long-term borrowings and financial leases	338	V.16b	7,150,504,460	15,398,616,067
9. Convertible bonds	339			-
10. Preferred shares	340			-
11. Deferred income tax liability	341			-
12. Provisions for long-term payables	342			-
13. Science and technology development fund	343	V.19	7,043,749,968	7,985,767,652

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

For the 4th quarter of 2025

Consolidated Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		1,951,812,117,150	1,814,920,466,019
I. Owner's equity	410		1,951,812,117,150	1,814,920,466,019
1. Capital	411		866,000,000,000	866,000,000,000
- Ordinary shares carrying voting rights	411a		866,000,000,000	866,000,000,000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		272,547,594,378	241,803,045,516
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421		814,998,167,781	709,191,854,400
- Retained earnings accumulated to the end of the previous period	421a		610,824,995,060	709,191,854,400
- Retained earnings of the current period	421b		204,173,172,721	-
12. Construction investment fund	422		-	-
13. Benefits of non-controlling shareholders	429		(1,733,645,009)	(2,074,433,897)
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		2,518,809,449,639	2,400,608,458,855

Ho Chi Minh City, 29 January, 2026



Tran Thi Hanh
Preparer



Vo Van Day
Chief Accountant



Huynh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

The 4th quarter of 2025

CONSOLIDATED INCOME STATEMENT

From 01 October 2025 to 31 December 2025

Unit: VND

ITEMS	Code	Note	Current quarter		Accumulated from the beginning of the year	
			Current year	Previous year	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01	VI.1	139,734,517,934	134,446,504,667	514,049,353,760	517,846,240,819
2. Revenue deductions	02		22,544,628	81,965,856	248,349,827	215,966,517
3. Net revenue	10		139,711,973,306	134,364,538,811	513,801,003,933	517,630,274,302
4. Cost of sales	11	VI.2	94,452,828,002	91,591,319,990	351,091,478,104	358,698,831,238
5. Gross profit	20		45,259,145,304	42,773,218,821	162,709,525,829	158,931,443,064
6. Financial income	21	VI.3	5,196,440,882	2,753,551,406	12,448,277,680	9,876,604,572
7. Financial expenses	22	VI.4	440,806,090	628,140,563	2,401,689,510	3,620,810,310
In which: Loan interest expenses	23		310,113,654	441,968,046	1,283,255,090	1,976,624,035
8. Gain or loss in joint ventures, associates	24					
		V.2b	37,558,951,427	34,429,999,877	133,464,979,046	127,094,814,471
9. Selling expenses	25	VI.5	3,283,956,064	3,281,074,461	12,647,005,260	12,032,952,183
10. General and administration expenses	26	VI.6	21,744,043,243	22,852,991,714	60,311,851,897	61,316,703,615
11. Net operating profit	30		62,545,732,216	53,194,563,366	233,262,235,888	218,932,395,999
12. Other income	31		216,640,542	385,363,355	1,645,712,072	1,318,153,684
13. Other expenses	32		95,412	33,317,714	553,865,221	36,769,986
14. Other profit	40		216,545,130	352,045,641	1,091,846,851	1,281,383,698
15. Total accounting profit before tax	50		62,762,277,346	53,546,609,007	234,354,082,739	220,213,779,697
16. Current income tax	51		6,690,101,317	5,652,553,269	23,157,215,260	21,770,222,033
17. Deferred income tax	52		51,674,437	51,674,437	206,697,750	206,697,750
18. Profit after tax	60		56,020,501,592	47,842,381,301	210,990,169,729	198,236,859,914
19. Profit after tax of the Parent Company	61		55,939,639,895	47,757,264,373	210,649,380,841	197,918,808,975
20. Profit after tax of non-controlling shareholders	62		80,861,697	85,116,928	340,788,888	318,050,939
21. Basic earnings per share	70		-	-	-	-
22. Diluted earnings per share	71		-	-	-	-

Ho Chi Minh City, 29 January, 2026


Tran Thi Hanh
Preparer

Vo Van Day
Chief AccountantHuỳnh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

The 4th quarter of 2025

CONSOLIDATED CASH FLOW STATEMENT**(Indirect method)****From 01 October 2025 to 31 December 2025**

Unit: VND

ITEMS	Code	Accumulated from the beginning of the current year	Accumulated from the beginning of the previous year
I. Cash flows from operating activities			
1. Profit before tax	01	234,354,082,739	220,213,779,697
2. Adjustments:			
- Depreciation/(Amortization) of fixed assets and investment properties	02	45,008,508,064	44,801,931,021
- Provisions and allowances	03	(2,228,477,910)	59,590,641
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04	1,118,434,420	1,614,858,275
- Gain/(loss) from investing activities	05	(145,780,280,426)	(136,780,320,944)
- Interest expenses	06	1,283,255,090	1,976,624,035
- Others	07	493,056,000	-
3. Operating profit before changes of working capital	08	134,248,577,977	131,886,462,725
- Increase/(decrease) of receivables	09	2,760,130,620	(7,786,968,865)
- Increase/(decrease) of inventories	10	(611,769,270)	(2,600,959,462)
- Increase/(decrease) of payables	11	(8,768,721,913)	(20,260,256,215)
- Increase/(decrease) of prepaid expenses	12	4,467,082,012	2,300,420,881
- Increase/(decrease) of trading securities	13	-	-
- Interests paid	14	(1,357,571,605)	(1,991,862,805)
- Corporate income tax paid	15	(22,023,222,033)	(20,949,957,424)
- Other cash inflows	16	1,759,083,871	-
- Other cash outflows	17	(12,444,803,697)	(12,454,872,898)
Net cash flows from operating activities	20	98,028,785,962	68,142,005,937
II. Cash flows from investing activities			
1. Purchases and construction of fixed assets and other non-current assets	21	(14,290,488,653)	(3,256,263,274)
2. Proceeds from disposals of fixed assets and other non-current assets	22	361,400,853	719,977,508
3. Cash outflow for lending, buying debt instruments of other entities	23	(205,500,000,000)	(226,790,000,000)
4. Cash recovered from lending, selling debt instruments of other entities	24	188,900,000,000	191,540,000,000
5. Investments in other entities	25	-	-
6. Withdrawals of investments in other entities	26	-	-
7. Interest earned, dividends and profits received	27	53,527,293,352	51,982,467,149
Net cash flows from investing activities	30	22,998,205,552	14,196,181,383

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

For the 4th quarter of 2025

Consolidated Cash Flow Statement (cont.)

ITEMS	Code	Accumulated from the beginning of the current year	Accumulated from the beginning of the previous year
III. Cash flows from financing activities			
1. Proceeds from issuing stocks and capital contributions from owners	31	-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32	-	-
3. Proceeds from borrowings	33	-	-
4. Repayment for loan principal	34	(9,353,965,179)	(12,208,523,340)
5. Payments for financial leased assets	35	-	-
6. Dividends and profit paid to the owners	36	(60,603,704,000)	(60,607,527,750)
<i>Net cash flows from financing activities</i>	40	(69,957,669,179)	(72,816,051,090)
Net cash flows during the year	50	51,069,322,335	9,522,136,230
Beginning cash and cash equivalents	60	62,422,203,344	52,900,067,114
Effects of fluctuations in foreign exchange rates	61	-	-
Ending cash and cash equivalents	70	113,491,525,679	62,422,203,344

Ho Chi Minh City, 29 January, 2026



Tran Thi Hanh
Preparer



Vo Van Day
Chief Accountant



Huynh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**For the 4th quarter of 2025**I. GENERAL INFORMATION****1. Ownership form**

Cho Lon Investment and Import Export Corporation (CHOLIMEX) (hereinafter referred to as "the Corporation" or "the Parent Company") is a joint stock company.

2. Operating field

The Corporation's operating fields are commercial trading and servicing.

3. Principal business activities

Principal business activities of the Corporation are trading industrial park infrastructure; leasing premises and stalls; trading and leasing offices; leasing workshops; leasing warehouses and yards; exporting and importing goods; retailing food in specialized stores; wholesaling food.

4. Normal operating cycle

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

5. Structure of the Group

The Group includes the Parent Company and 2 subsidiaries under the control of the Parent Company. The subsidiaries are consolidated in these Consolidated Financial Statements.

5a. List of subsidiaries to be consolidated

Subsidiaries	Address	Principal business activities	Benefit rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Vinh Loc Industrial Park Co., Limited	Lot A59/I, Road No. 7, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City, Viet Nam.	Trading real estate; trading infrastructure of industrial parks and residential areas; leasing offices, workshops, warehouses and yards; trading construction materials; producing and trading electricity; exploiting and supplying clean water for daily life and production; acting as gasoline and oil trading agency.	100,00%	100,00%	100,00%	100,00%
Cholimex Trading - Service Joint Stock Company ⁽ⁱ⁾	Lot C71/II Road No. 6, Vinh Loc Industrial Park, Vinh Loc Commune, Ho Chi Minh City, Viet Nam.	Providing landscape care and maintenance services, cleaning services for houses and others works.	75,03%	75,03%	75,03%	75,03%

(i) Cholimex Trading - Service Joint Stock Company was renamed from Cholimex Garment Joint Stock Company (according to the amended Business Registration Certificate dated 20 May 2021)

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025**5b. List of associates reflected in Consolidated Financial Statements using equity method**

Associates	Address	Principal business activities	Ownership rate		Voting rate	
			Ending balance	Beginning balance	Ending balance	Beginning balance
Cholimex Food Joint Stock Company	Lot C40-43/I, C51-55/II, Road No. 7, Vinh Loc Industrial Park, Vinh Loc Commune, Ho Chi Minh City, Viet Nam.	Producing, processing and trading food, industrial meals, frozen food, aquatic products of all kinds, growing aquatic animals.	40,72%	40,72%	40,72%	40,72%
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation	Voi La Hamlet, Long Hiep Commune, My Yen Commune, Tay Ninh Province, Viet Nam	Constructing and trading industrial park infrastructure.	24,00%	24,00%	24,00%	24,00%
Tan Binh Import - Export Joint Stock Corporation	No. 325 Ly Thuong Kiet, Tan Hoa Ward, Ho Chi Minh City, Viet Nam.	Constructing and trading residential houses, industrial park infrastructure, trading goods.	20,05%	20,05%	20,05%	20,05%
Vinh Loc - Ben Thanh Service Joint Stock Company	Lot II.11, Road No. 5, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City, Viet Nam.	Operating restaurants and providing mobile catering services.	40,21%	40,21%	40,21%	40,21%
Vinh Loc Logistics Joint Stock Company	Part of Lot I.9, Road No. 5, Vinh Loc Industrial Park, Binh Tan Ward, Ho Chi Minh City, Viet Nam	Providing other transport-related support services.	35,50%	35,50%	35,50%	35,50%

6. Statement of information comparability on the Consolidated Financial Statements

The corresponding figures in the previous year can be comparable with the figures in the current year.

II. FISCAL YEAR AND ACCOUNTING CURRENCY**1. Fiscal year**

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

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because the Group's transactions are primarily made in VND.

III. ACCOUNTING STANDARDS AND SYSTEM**1. Accounting System**

The Group applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the Vietnamese Enterprise Accounting System, the Circular No. 53/2016/TT-BTC dated 21 March 2016, the Circular No. 202/2014/TT-BTC dated 22 December 2014 guiding the preparation and presentation of the Consolidated Financial Statements as well as other Circulars guiding implementation of Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Consolidated Financial Statements.

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial Statements

The 4th quarter of 2025

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

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016, the Circular No. 202/2014/TT-BTC dated 22 December 2014 as well as other Circulars guiding the implementation of the Accounting Standards of the Ministry of Finance in the preparation and presentation of the Consolidated Financial Statements.

IV. ACCOUNTING POLICIES**1. Accounting convention**

All the Consolidated Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

2. Consolidation bases

The Consolidated Interim Financial Statements include the Financial Statements of the Parent Company and those of its subsidiaries.

3. Foreign currency transactions

Transactions in foreign currencies are converted at the actual exchange rates ruling as of the transaction dates. The ending balances of monetary items in foreign currencies are converted at the actual exchange rates ruling as of the balance sheet date.

4. Cash and cash equivalents

Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments of which the due dates cannot exceed 3 months from the dates of the investments that are readily convertible into know amounts of cash and that are subject to an insignificant risk of change in value as of the balance sheet date.

5. Financial investments

Held-to-maturity investments, Investments in associates, Investments in equity instruments of other entities

6. Receivables

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

7. Inventories

Inventories are recognized at the lower of cost or net realizable value.

8. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods.

9. Operating leased assets

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the Group's operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

10. Tangible fixed assets

When a tangible fixed asset is sold or disposed, its historical cost and accumulated depreciation are written off, then any gain or loss arising from such disposal is included in the income or the expenses during the year.

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial Statements

The 4th quarter of 2025

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	14 - 50
Machinery and equipment	06 - 25
Vehicles	05 - 10
Office equipment	03 - 15

11. Intangible fixed assets

Intangible fixed assets are determined by their initial costs less accumulated amortization.

12. Investment properties

Investment property is property which is land use right, a building or part of a building, infrastructure held by the Group to earn rentals. Investment properties are measured at their historical costs less accumulated depreciation.

Investment property is depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation period of the investment property are as follows:

<u>Fixed assets</u>	<u>Years</u>
Land use right	37 - 50
Houses	08 - 50
Infrastructure	10 - 37

13. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant loan interest expenses following the accounting policies of the Group) directly attributable to assets under construction and machinery and equipment under installation to serve for production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

14. Business combination and goodwill

The business combination is accounted by applying acquisition method. The costs of business combination include the fair values as at the acquisition date of the exchanged assets, the incurred or assumed liabilities as well as the equity instruments issued by the Group in exchange for control of the acquiree, plus any cost directly attributable to the business combination. The acquired assets, the identifiable and contingent liabilities assumed from the business combination are recognized at their fair values as at the acquisition date.

15. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

16. Science and technology development fund

Science and technology development fund was established for the purpose of providing financial resource to invest in science and technology development of the Group.

17. Owner's Capital

The contributed capital is recorded according to the actual amounts invested by shareholders of the Parent Company.

18. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Corporation as well as legal regulations and approved by the General Meeting of Shareholders by voting.

19. Recognition of sales and income

Revenue from sales of merchandises, finished goods

Revenue from sales of merchandises, finished goods shall be recognized when all of the following conditions are satisfied:

- The Group transfers most of risks and benefits incident to the ownership of merchandise, products to customers.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods, products sold.
- The amount of revenue can be measured reliably. When the contracts stipulate that buyers have the right to return products, merchandise purchased under specific conditions, the revenue is recorded only when those specific conditions are no longer exist and buyers retains no right to return merchandise, products (except for the case that such returns are in exchange for other goods or services).
- The Group received or shall probably receive the economic benefits associated with sale transactions.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from provision of services

Revenue from provision of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, sales is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Group received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

20. Revenue deductions

Revenue deductions mainly include trade discounts and sales returns incurred in the same period of providing merchandises, services, in which revenues are derecognized.

21. Borrowing costs

Borrowing costs are interests and other costs that the Group directly incurs in connection with the borrowing.

22. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

23. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

24. Related parties

A party is considered a related party of the Group in case that party is able to control the Group or to cause material effects on the financial decisions as well as the operations of the Group. A party is also considered a related party of the Group in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025**V. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED BALANCE SHEET****1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	1.425.216.238	1.751.075.074
Demand deposits in banks	8.021.894.060	19.170.534.421
Cash equivalents (*)	104.044.415.381	41.500.593.849
Total	<u>113.491.525.679</u>	<u>62.422.203.344</u>

(*) bank deposits of which the principal maturity is within 3 months.

2. Financial investments

The financial investments of the Group include held-to-maturity investments and investments in other entities. The Group's financial investments are as follows:

2a. Held-to-maturity investments

This item reflects bank deposits of which the principal maturity is from 6 months to 12 months.

2b. Investments in associates

	Original amount	Ending balance Profit incurred after the investment date	Total	Original amount	Beginning balance Profit incurred after the investment date	Total
Cholimex Food Joint Stock Company	296.820.000.000	472.014.930.978	768.834.930.978	296.820.000.000	386.382.444.302	683.202.444.302
Tan Binh Import- Export Joint Stock Corporation (ii)	174.066,016,200	29.959.435.569	204.025.451.769	174.066.016.200	27.324.040.936	201.390.057.136
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation (iii)	8.345.420.098	87.985.204.264	96.330.624.362	8.345.420.098	83.966.907.463	92.312.327.561
Vinh Loc - Ben Thanh Service Joint Stock Company (iv)	30.960.000.000	(8.828.579.606)	22.131.420.394	30.960.000.000	(7.319.684.322)	23.640.315.678
Vinh Loc Logistics Joint Stock Company (v)	25.565.000.000	(173.381.469)	25.391.618.531	25.565.000.000	(273.012.983)	25.291.987.017
Total	<u>535.756.436.298</u>	<u>580.957.609.736</u>	<u>1.116.714.046.034</u>	<u>535.756.436.298</u>	<u>490.080.695.396</u>	<u>1.025.837.131.694</u>

- i. According to the 1st Business Registration Certificate No. 0304475742 dated 19 July 2006, amended for the 6th time on 26 November 2024, granted by Ho Chi Minh City Department of Planning and Investment, the Group invested in Cholimex Food Joint Stock Company an amount of VND 41.820.000.000, holding 3.298.000 shares, equivalent to 40,72% of charter capital. According the Business Valuation Minutes as of 31 December 2014, this investment was re-evaluated with an incremental amount of VND 296.820.000.000 in investment value.
- ii. According to the 1st Business Registration Certificate No. 0301464904 dated 18 July 2006, amended for the 17th time on 25 January 2019, granted by Ho Chi Minh City Department of Planning and Investment, the Group invested in Tan Binh Import - Export Joint Stock Corporation an amount of VND 23.110.010.000, holding 4.622.002 shares, equivalent to 19,26% of charter capital. According the Business Valuation Minutes as of 31 December 2014, this investment was

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025

re-evaluated with an incremental amount of VND 101.684.044.000 in investment value. However, this investment was re-evaluated at VND 139.122.260.200 as of the date of transformation into a joint stock company according to the State Auditor's Report dated 01 June 2020. In 2017, the Group additionally acquired 671.100 shares at the acquisition price of VND 17.640.956.000 (after deducting dividends shared). In 2019, the Group additionally acquired 721.786 shares at the acquisition price of VND 17.302.800.000 (after deducting dividends shared). As of the balance sheet date, the Group held 6.014.888 shares of Tan Binh Import - Export Joint Stock Corporation at the investment value of VND 174.066.016.200, equivalent to 20,05% of charter capital.

- iii. According to the 1st Business Registration Certificate No. 1100839263 dated 04 April 2008, amended for the 6th time on 10 October 2023, granted by Long An Province Department of Planning and Investment, the Group invested in Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation an amount of VND 28.800.000.000, equivalent to 24% of charter capital. This investment was re-evaluated at VND 8.345.420.098 as of the date of transformation into a joint stock company.
- iv. According to the 1st Business Registration Certificate No. 0315958861 dated 14 October 2019, amended for the 5th time on 22 August 2024, granted by Ho Chi Minh City Department of Planning and Investment, the charter capital of Vinh Loc - Ben Thanh Services Joint Stock Company is VND 76.991.220.000. As of the balance sheet date, the Group invested in Vinh Loc - Ben Thanh Services Joint Stock Company an amount of VND 30.960.000.000, equivalent to 40,21% of charter capital.
- v. According to the 1st Business Registration Certificate No. 0316114557 dated 16 January 2010, amended for the 2nd time on 12 January 2022, granted by Ho Chi Minh City Department of Planning and Investment, the Group invested in Vinh Loc Logistics Corporation an amount of VND 95.140.000.000, equivalent to 35,5% of charter capital. As of the balance sheet date, the Group invested in Vinh Loc Logistics Corporation an amount of VND 25.565.000.000, holding 2.556.500 shares, equivalent to 9,54% of charter capital. The charter capital to be invested in Vinh Loc Logistics Corporation is VND 69.575.000.000.

Value of the Group's ownership in associates is presented in the attached Appendix 01.

Operation of associates

- Vinh Loc - Ben Thanh Service Joint Stock Company has been in the progress of restaurant construction.
- Vinh Loc Logistics Corporation has been applying for operating license and has not yet come into operation.
- Other associates have been in effective operation.

Transactions with associates

Significant transactions between the Group and its associates are as follows:

	Accumulated from the beginning of the year	
	Current year	Previous year
Cholimex Food Joint Stock Company		
Purchases of merchandise	2.094.427.754	2.900.736.372
Revenue from leasing warehouses	3.483.600.000	6.365.835.161
Revenue from provisions of services	8.957.944.983	11.700.095.105
Trademark management fee	80.000.000	80.000.000
Display support and bonus for reaching sales target	43.320.250	30.652.641
Sales of merchandise	887.526.831	1.788.995.264
Receipt of deposits	6.856.000	13.768.000
Dividends shared	16.490.000.000	16.490.000.000
Infrastructure maintenance expenses	632.726.596	635.722.264

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025

	Accumulated from the beginning of the year	
	Current year	Previous year
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation		
Sales of merchandise	62.816.714	99.915.037
Dividends shared	7.200.000.000	5.760.000.000
Vinh Loc - Ben Thanh Service Joint Stock Company		
Revenue from leasing land	1.624.257.155	1.546.635.164
Revenue from leasing offices	121.705.512	117.032.828
Revenue from provisions of services	28.894.717	40.582.696
Sales of goods	9.837.963	9.237.368
Vinh Loc Logistics Corporation		
Revenue from leasing land		6.232.217.344
Revenue from leasing offices		17.844.167
Revenue from provisions of services		
Thăng Long Logistics Corporation		
Dividends shared	701.486.100	601.273.800
Tan Binh Import-Export Joint Stock Corporation		
Dividends shared	18.044.664.000	18.044.664.000

2c. Investments in other entities

	Ending balance		Beginning balance	
	Original amount	Provisions	Original amount	Provisions
Cholimex Investment and Construction Joint Stock Company ⁽ⁱ⁾	2.382.866.800	-	2.382.866.800	-
Cho Lon Aquatic Product Investment Development Corporation ⁽ⁱⁱ⁾	-	-	-	-
ChoLon Urban Services Joint Stock Company ⁽ⁱⁱⁱ⁾	-	-	-	-
Thang Long Logistics Services Corporation ^(iv)	21.185.240.000	-	21.185.240.000	-
Cộng	23.568.106.800	-	23.568.106.800	-

3. Short-term trade receivables

	Ending balance	Beginning balance
Receivables from related parties	960.750.942	5.697.656.823
- Vinh Loc Logistics Corporation		3.427.719.540
- Cholimex Investment and Construction Joint Stock Company		1.911.496.473
- Special Aquatic Products Joint Stock Company	449.473.000	314.130.540
- Cholimex Food Joint Stock Company	504.538.042	38.892.000
- Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation	6.739.900	2.768.000
- Phu Nhuan Trading Joint Stock Company		
- Ho Chi Minh City Finance and Investment State-owned Company		2.650.000
<i>Vinh Loc - Ben Thanh Service Joint Stock Company</i>		-
Receivables from other customers	16.437.004.003	16.518.859.028

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025

	<u>Ending balance</u>		<u>Beginning balance</u>	
<i>Other customers</i>		16.437.004.003		16.518.859.028
Total		17.397.754.945		22.216.515.851

4. Short-term prepayments to suppliers				
	<u>Ending balance</u>		<u>Beginning balance</u>	
Short-term prepayments to related parties				
		-		-
Short-term prepayments to Other suppliers		4.414.333.339		4.686.884.367
Materials Petroleum Joint Stock Company (COMECON)		257.380.400		3.456.265.600
Other suppliers		4.156.952.939		1.230.618.767
Total		4.414.333.339		4.686.884.367

5. Other receivables				
5a. Other short-term receivables				
	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Allowance</u>	<u>Value</u>	<u>Allowance</u>
<i>Receivables from related parties</i>	4.378.241.672	(4.378.241.672)	4.696.233.995	(4.696.233.995)
Cholimex Investment and Construction Joint Stock Company	4.378.241.672	(4.378.241.672)	4.696.233.995	(4.696.233.995)
<i>Receivables from other organizations and individuals</i>	13.636.000.016	(181.856.461)	8.810.860.897	(181.856.461)
Term deposit interests to be received	3.276.357.945		2.974.651.231	-
Short-term mortgages, deposits	8.000.000		23.000.000	-
Advances	31.000.000		218.117.109	-
Infrastructure maintenance expenses				
Other short-term receivables	10,320,642,071	(181.856.461)	5.595.092.557	(181.856.461)
Total	18.014.241.688	(4.560.098.133)	13.507.094.892	(4.878.090.456)
5b. Other long-term receivables				
	<u>Ending balance</u>		<u>Beginning balance</u>	
Hochiminh city Finance and Investment state-owned Company (HFIC)		1.310.000.000		1.310.000.000
This is the deposit to ensure the fulfillment of obligations for loans incurred under the Credit Contract No. 93/2020/HD TD-DTTC-TD dated 26 October 2020 with Ho Chi Minh City Finance and Investment State-owned Company (a related party).				

6. Inventories				
	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Original costs</u>	<u>Allowance</u>	<u>Original costs</u>	<u>Allowance</u>
Goods in transit	2.874.990.036		2.349.536.352	
Materials and supplies	474.823.769		159.792.578	
Tools	48.044.270		232.045.452	
Work-in-process	-		111.800.151	
Finished goods	164.760.354		250.696.503	
Merchandises	4.934.955.738		4.781.933.861	
Goods on consignment				
Total	8.497.574.167		7.885.804.897	-

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025**7. Prepaid expenses****7a Short-term prepaid expenses**

	Ending balance	Beginning balance
Tools and supplies, repair expenses	378.563.396	373.270.248
Total	378.563.396	373.270.248

7b Long-term prepaid expenses

	Ending balance	Beginning balance
Goodwill	2.093.772.545	4.758.407.218
Other long-term prepaid expenses	6.877.315.068	8.729.549.359
Total	8.971.087.613	13.487.956.577

8. Tangible fixed assets (data for 2025)

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
Historical costs					
Beginning balance	124.923.247.583	71.966.020.377	15.327.489.085	1.723.670.293	213.940.427.338
– Acquisition during the period		1.219.349.731		35.361.111	1.254.710.842
– Completed constructions	881.454.733	2.890.379.887			3.771.834.620
– Acquisition during the year by using Science and technology development fund					
– Liquidation and disposal		(257.984.939)			(257.984.939)
Ending balance	125,804,702,316	75,817,765,056	15,327,489,085	1,759,031,404	218,708,987,861
Depreciation					
Beginning balance	69.008.203.795	52.220.330.421	11.931.401.277	1.472.682.313	134.632.617.806
– Depreciation during the period	5.518.014.334	3.248.702.362	588.390.408	48.228.611	9.403.335.715
– Liquidation and disposal		(85.787.915)			(85.787.915)
Ending balance	74.526.218.129	55,383,244,868	12,519,791,685	1,520,910,924	143,950,165,606
Carrying values					
Beginning balance	55.915.043.788	19.745.689.956	3.396.087.808	250.987.980	79.307.809.532
Ending balance	51.278.484.187	20.434.520.188	2.807.697.400	238.120.480	74,758,822,255

9. Intangible fixed assets (data for 2025)

Intangible fixed assets include computer softwares

	Initial costs	Amortization	Carrying values
Beginning balance	1.294.990.000	630.344.547	664.645.453
Acquisition during the period	636.056.000	152.247.289	483.808.711
Amortization during the period			
Ending balance	1.931.046.000	782.591.836	1.148.454.164

10. Investment properties (data for 2025)

Investment properties for lease

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025

	<u>Land use right</u>	<u>Buildings</u>	<u>Infrastructure</u>	<u>Total</u>
Historical costs				
Beginning balance	324.422.545.835	507.675.042.967	420.314.340.715	1.252.411.929.517
- New acquisition		1.306.793.864	94.216.712	1.401.010.5760
- Completed construction				
- Liquidation and disposal			(677.688.075)	(677.688.075)
Ending balance	324.422.545.835	508.981.836.831	419.730.869.352	1.253.135.252.018
Depreciation/(amortization)				
Beginning balance	73.399.621.415	194.322.285.526	310.557.445.058	578.279.351.999
- Depreciation during the period	8.597.767.008	15.822.371.223	11.518.954.503	35.939.092.734
- Liquidation and disposal			(423.690.585)	(423.690.585)
Ending balance	81.997.388.423	210.144.656.749	321.652.708.976	613.794.754.148
Carrying values				
Beginning balance	251.022.924.420	313.352.757.441	109.756.895.657	674.132.577.518
Ending balance	242.425.157.412	298.837.180.082	98.078.160.376	639.340.497.870

11. Construction-in-progress

Information on the increases/(decreases) of construction-in-progress is presented in the attached Appendix 2.

12. Short-term trade payables

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties	488.040.131	1.139.704.455
Cholimex Food Joint Stock Company	235.129.910	530.394.159
Special Aquatic Products Joint Stock Company	252.910.221	380.832.386
Cholimex Investment and Construction Joint Stock Company		228.477.910
Cholimex Trading - Service Joint Stock Company		
Payables to other suppliers	2.592.422.703	5.011.706.627
Cuu Long Thanh Trading and Service Joint Stock Company		1.260.161.616
Other suppliers	2.592.422.703	3.751.545.011
Total	3.080.462.834	6.151.411.082

13. Short term advances from customers

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to related parties		
Cholimex Food Joint Stock Company		
Payables to other suppliers	2.706.951.765	2.474.141.072
Tay Nam Investment and Construction Joint Stock Company	1.648.755.726	1.648.755.726
Ho Chi Minh City Urban Environment Co., Ltd.		-
He Chang Co., Ltd.		-
Other customers	1.058.196.039	825.385.346
Total	2.706.951.765	2.474.141.072

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025**14. Taxes and other obligations to the State Budget**

	Ending balance		Beginning balance	
	Payables	Receivables	Payables	Receivables
VAT on local sales	673.001.632		937.506.262	
Corporate income tax	10.391.222.279	42.000.000	9.257.229.052	42.000.000
Personal income tax	597.001.734		755.447.041	
Other taxes	2.780.950.841		549.209.140	
Total	14.442.176.486	42.000.000	11.499.391.495	42.000.000

15. Other payables

	Ending balance	Beginning balance
Payables to related parties	518.330.000	511.474.000
Compensation of the Board of Management	300.000.000	300.000.000
Cholimex Food Joint Stock Company	218.330.000	211.474.000
Vinh Loc Logistics Corporation		
Payables to other organizations and individuals	50.764.869.514	45.626.895.222
Infrastructure maintenance expenses		-
Dividends, profit payable	35.845.036	145.989.036
Others payables	5.911.342.729	665.221.187
Payables for long-term of deposits, mortgages	44.817.681.749	44.946.344.667
Total	51.283.199.514	46.138.369.222

16. Borrowings**16a. Short-term borrowings**

	Ending balance	Beginning balance
Short-term loans payable to related parties	1.514.146.428	2.620.000.000
Current portion of long-term loan from Ho Chi Minh City Finance and Investment State-owned Company (HFIC)	1.514.146.428	2.620.000.000
Short-term loans payable to other organizations	7.010.428.572	7.010.428.572
Current portion of long-term loan from Shinhan Bank Viet Nam Limited	7.010.428.572	7.010.428.572
Total	8.524.575.000	9.630.428.572

16b. Long-term borrowings

	Ending balance	Beginning balance
Long-term loans payable to related parties	1.892.683.035	3.130.366.070
Loan from Ho Chi Minh City Finance and Investment State-owned Company (HFIC)	1.892.683.035	3.130.366.070
Long-term loans payable to other organizations	5.257.821.425	12.268.249.997
Loan from Shinhan Bank Viet Nam Limited	5.257.821.425	12.268.249.997
Total	7.150.504.460	15.398.616.067

17. Bonus and welfare funds

	Ending balance	Beginning balance
	9.901.060.958	8.396.380.799

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025**18. Long -term unearned revenue**

	<u>Ending balance</u>	<u>Beginning balance</u>
Unearned revenues earned from related parties	32.140.335.048	33.373.894.692
Cholimex Food Joint Stock Company – Prepayment for leasing investment properties	25.358.305.458	26.277.639.794
Merufa Joint Stock Company – Prepayment for leasing investment properties	6.782.029.590	7.096.254.898
Unearned revenues earned from other organizations	397.162.731.237	435.063.492.633
Saigon Tobacco Company Limited – Prepayment for leasing investment properties	45.994.291.523	48.069.221.967
Other customers – Prepayment for leasing investment properties	351.168.439.714	386.994.270.666
Total	<u>429.303.066.285</u>	<u>468.437.387.325</u>

19. The Science and technology development fund

<u>Ending balance</u>	<u>Beginning balance</u>
<u>7.043.749.968</u>	<u>7.985.767.652</u>

VI. ADDITIONAL INFORMATION ON THE ITEMS OF THE CONSOLIDATED INCOME STATEMENT (data for 2025)**1. Revenue from sales of good and provisions of services****1a. Gross revenue**

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
Revenue from sales of merchandises, finished goods	289.017.733.181	295.475.446.795
Revenue from provisions of services	68.690.923.589	72.635.548.900
Revenue from investment property trading	156.092.347.163	149.519.278.607
Total	<u>513.801.003.933</u>	<u>517.846.240.819</u>

1b. Revenue from sales of good and provisions of services to related parties

Apart from sales of goods and service provisions to associates presented in Note No. V.2b, the Group also has the following sales of goods and service provisions to related parties which are not the associates:

	<u>Accumulated from the beginning of the year</u>	
	<u>Current year</u>	<u>Previous year</u>
Hochiminh City Finance and Investment State-owned Company (HFIC)		
Sales of merchandise	516.758.551	120.816.653
Special Aquatic Products Joint Stock Company		
Sales of merchandise	2.994.637.707	497.843.810
Transimex Corporation		
Sales of merchandise		38.792.593
Phu Nhuan Trading Joint Stock Company		
Sales of merchandise	47.588.728	88.269.455

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025

	Accumulated from the beginning of the year	
	Current year	Previous year
Cholimex Investment and Construction Joint Stock Company		
Trademark management fee	20.000.000	20.000.000
Sales of merchandise	50.074.471	39.784.150
Service provisions	11.623.635	12.863.682
Transimex Hi Tech Park Logistics Co., Ltd.		
Sales of merchandise	335.793.874	526.379.759
Merufa Joint Stock Company		
Sales of merchandise	37.438.315	
Sales from service provision	277.687.506	369.550.029
Vinaprint Joint Stock Company		
Sales from warehouse leasing	5.745.600.000	5.320.741.608
Sales from service provision	266.300.335	238.164.441
Infrastructure maintenance expenses	97.466.226	94.750.270
Transimex Logistics Corporation		
Sales of merchandise	2.174.636.257	2.262.940.502
Trade Union of Cho Lon Investment and Import-Export Corporation (CHOLIMEX)		
Sales of merchandises	62.924.769	563.252.959
2. Costs of sales		
	Accumulated from the beginning of the year	
	Current year	Previous year
Costs of merchandises, finished goods sold	270.285.946.037	276.380.281.270
Costs of service provided	37.588.384.958	37.899.889.392
Costs of investment property trading	43.217.147.109	44.418.660.576
Total	351.091.478.104	358.698.831.238
3. Financial income		
	Accumulated from the beginning of the year	
	Current year	Previous year
Term deposit interest	11.428.101.659	8.906.720.308
Other financial income	1.020.176.021	969.884.264
Total	12.448.277.680	9.876.604.572
4. Financial expenses		
	Accumulated from the beginning of the year	
	Current year	Previous year
Loan interest expenses	1.283.255.090	1.976.624.035
Other financial expenses	1.118.434.420	1.644.186.275
Total	2.401.689.510	3.620.810.310

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025**5. Selling expenses**

	Accumulated from the beginning of the year	
	Current year	Previous year
Staff costs	7.400.842.990	6.715.303.403
Tools, supplies	46.988.416	153.793.392
Depreciation of fixed assets	1.244.794.148	1.266.290.986
Expenses for external services	2.039.516.021	2.374.741.539
Other expenses	1.914.863.685	1.522.822.863
Total	12.647.005.260	12.032.952.183

6. General and administration expenses

	Accumulated from the beginning of the year	
	Current year	Previous year
Staff costs	36.845.879.992	21.523.399.188
Office stationery	2.126.944.570	1.624.213.431
Depreciation of fixed assets	1.846.688.543	1.245.111.780
Taxes, fees and legal fees	81.897.425	36.247.762
Reversal of allowance for doubtful debts	(2.228.477.910)	
Expenses for external services	13.928.328.612	4.873.824.150
Other expenses	7.710.590.665	9.160.915.590
Total	60.311.851.897	38.463.711.901

VII. OTHER DISCLOSURES**1. Transactions and balances with related parties**

The Group's related parties include the key managers, their related individuals and other related parties.

2. Transactions and balances with the key managers and their related individuals

The key managers include the Board of Directors, the Supervisory Board and the Executive Board (the Board of Management and the Chief Accountant). The key managers' related individuals are their close family members.

2a Transactions with the key managers and their related individuals

The Group has no sales of goods and service provisions with the key managers and their related individuals and only distributed dividends to the key managers as follows.

Receivables from and payables to the key managers and their related individuals

The Group has no receivables from and payables to the key managers and their related individuals.

2b Remuneration of the Board of Directors and the Supervisory Board

	Position	Accumulated from the beginning of the year	
		Current year	Previous year
Trần Thị Thanh Nhân	Chairman of BOD	203.389.830	203.389.830
Bùi Tuấn Ngọc	Vice Chairman of BOD	190.677.965	190.677.965
Huỳnh An Trung	Member of BOD	190.677.965	190.677.965
Bùi Minh Tuấn	Member of BOD	165.254.235	165.254.235

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025

Lê Duy Hiệp	Member of BOD	165.254.235	165.254.235
Võ Văn Thân	Member of BOD	165.254.235	165.254.235
Hoàng Thị Hồng Nhung	Member of BOD	165.254.235	165.254.235
Lê Văn Hùng	Member of SB	127.118.650	127.118.650
Phan Quỳnh Anh	Member of SB	127.118.650	127.118.650
Total income		1.500.000.000	1.500.000.000

2c Transactions and balances with other related parties.

Other related parties of the Group include:

Other related parties	Relationship
Hochiminh city Finance and Investment state-owned Company (HFIC)	State-owed shareholder's representative holding 49% of charter capital
Transimex Corporation	Major shareholders holding 30.11% of charter capital
Cholimex Food Joint Stock Company	Associate
Tan Binh Import - Export Joint Stock Corporation	Associate
Vinh Loc- Ben Luc Industrial Zone Construction and Investment Joint Stock Company	Associate
Vinh Loc - Ben Thanh Service Joint Stock Company	Associate
Vinh Loc Logistics Joint Stock Company	Associate
Cholimex Investment and Construction Joint Stock Company	Company having the same key managers
Special Aquatic Products Joint Stock Company	Company having the same key managers
Phu Nhuan Trading Joint Stock Company	Company having the same key managers
Transimex Hi Tech Park Logistics Co., Ltd.	Company having the same key managers
Merufa Joint Stock Company	Company having the same key managers
Vinaprint Corporation	Company having the same key managers
Transimex Logistics Corporation	Company having the same key managers
Trade Union of Cho Lon Investment and Import Export Coporation (Cholimex)	Related entity

Other transactions with related parties:

Apart from transactions with the associates presented in Note No. V.2b and sales of goods and service provisions to other related parties which are not the associates presented in Note No. VI.1b, the Group also has other following transactions with other related parties:

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: 631 - 633 Nguyen Trai, Cho Lon Ward, Ho Chi Minh City, Viet Nam.

Consolidated Financial StatementsThe 4th quarter of 2025

	Accumulated from the beginning of the year	
	<u>Current year</u>	<u>Previous year</u>
Hochiminh city Finance and Investment state-owned Company (HFIC)		
Interest payment	290.825.308	645.996.042
Principal payment	2.343.536.607	2.620.000.000
Deposit interest	78.600.000	72.247.397
Dividend distribution	29.703.800.000	29.703.800.000
Transimex Corporation		
Dividend distribution	17.181.150.000	17.770.970.000
Cholimex Investment and Construction Joint Stock Company		
Receipt of service provisions		800.458.457
Special Aquatic Products Joint Stock Company		
Purchases of merchandise	476.517.173	832.313.573
Phu Nhuan Trading Joint Stock Company		
Receipt of service provisions	109.105.303	114.200.943
Trade Union of Cho Lon Investment and Import-Export Corporation (CHOLIMEX)		
Dividend distribution	22.260.000	70.000.000

The price of merchandise and services provided to other related parties are mutually prices. The purchase of merchandise and services from other related parties are done at the agreed prices.

Debts to related parties are presented in Explanations No. V.3, V.5, V.12, V.15, V.16, V.18

Ho Chi Minh City, 29 January, 2026



Tran Thi Hanh
Preparer



Vo Van Day
Chief Accountant



Huynh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

The 4th quarter of 2025

Appendix 1: Ownership of the Group in associates

Unit: VND

	Beginning value of the ownership	Acquisition during the year	Profit or loss during the year	Dividends shared during the year	Decreases due to associates' appropriation for funds and other disbursements from retained earnings	Ending value of the ownership
Cholimex Food Joint Stock Company	683,202,444,302	-	103,051,413,506	(16,490,000,000)	(928,926,830)	768,834,930,978
Vinh Loc - Ben Luc Industrial Zone Construction and Investment Corporation	92,312,327,561	-	11,218,296,801	(7,200,000,000)		96,330,624,362
Tan Binh Import - Export Joint Stock Corporation	201,390,057,136	-	20,604,532,509	(18,044,664,000)	75,526,124	204,025,451,769
Vinh Loc – Ben Thanh Services Joint Stock Company	23,640,315,678		(1,508,895,284)			22,131,420,394
Vinh Loc Logistics Corporation	25,291,987,017		99,631,514	-	-	25,391,618,531
Total	1,025,837,131,694	-	133,464,979,046	(41,734,664,000)	(853,400,706)	1,116,714,046,034


Tran Thi Hanh
Preparer

Vo Van Day
Chief Accountant

Ho Chi Minh City, 29 January, 2026

Huỳnh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

The 4th quarter of 2025

Appendix 2: Increases/(decreases) of construction-in-progress

Unit: VND

	Beginning balance	Increase during the year	Inclusion into fixed assets during the year	Other decreases	Ending balance
Acquisition of fixed assets	-			-	-
Acquisition of fixed assets by using Science and technology development fund	438,143,033		(438,143,033)	-	-
Construction-in-progress	319,685,624,193	4,205,661,802	-	(2,799,795,121)	321,091,490,874
Vinh Loc Industrial Park (expanded area)	139,527,622,465	-	-	-	139,527,622,465
Vinh Loc A Resettlement Area	64,057,148,723	-	-	-	64,057,148,723
Cholimex Complex Building, Nguyen Trai Street, District 5, Ho Chi Minh City	3,310,084,263	-	-	-	3,310,084,263
Workshop area for lease	566,045,691	2,836,388,020	-	-	3,402,433,711
Compensation for 3.8ha residential area	80,246,700,800	-	-	-	80,246,700,800
Compensation for agricultural land clearance	15,000,000,000	-	-	-	15,000,000,000
Revaluation of land lots on Nguyen Thi Tu Street	14,121,456,932	-	-	-	14,121,456,932
Expansion and increase of capacity of wastewater treatment system by 2.500 m3/day and night	1,402,166,271	385,883,727	-	(1,736,195,788)	51,854,210
Solar power at the Administrative Center	79,566,029	-	-	-	79,566,029
Solar power at Lot 6, Workshop 1, Workshop 2	158,245,155	-	-	-	158,245,155
Others of Vinh Loc Industrial Park Co., Limited	1,116,810,086	724,741,907	-	(705,173,407)	1,136,378,586
Others Cholimex Trading - Service Joint Stock Company	99,777,778	258,648,148	-	(358,425,926)	-
Total	320,123,767,226	4,205,661,802	(438,143,033)	(2,799,795,121)	321,091,490,874



Tran Thi Hanh
Preparer



Vo Van Day
Chief Accountant



Ho Chi Minh City, 29 January, 2026

Huỳnh An Trung
General Director

CHO LON INVESTMENT AND IMPORT EXPORT CORPORATION (CHOLIMEX)

Address: No. 631 - 633 Nguyen Trai, Cho Lon ward, Ho Chi Minh City, Viet Nam.

CONSOLIDATED FINANCIAL STATEMENTS

The 4th quarter of 2025

Appendix 3: Statement of fluctuations in owner's equity

Unit: VND

	Owner's capital	Investment and development fund	Retained earnings	Benefits of non-controlling shareholders	Total
Beginning balance of the previous year	866,000,000,000	620,048,248,181	212,702,300,446	(2,392,484,836)	1,696,358,063,791
Profit in the previous year	-	197,918,808,975	-	318,050,939	198,236,859,914
Appropriation for funds in the previous year	-	(41,321,578,968)	29,100,745,070	-	(12,220,833,898)
Dividend distribution in the previous year	-	(60,620,000,000)	-	-	(60,620,000,000)
Other decreases	-	(6,833,623,788)	-	-	(6,833,623,788)
Other Increases	-	-	-	-	-
Ending balance of the previous year	866,000,000,000	709,191,854,400	241,803,045,516	(2,074,433,897)	1,814,920,466,019
Beginning balance of the current year	866,000,000,000	709,191,854,400	241,803,045,516	(2,074,433,897)	1,814,920,466,019
Profit in the current year	-	210,649,380,841	-	340,788,888	210,990,169,729
Appropriation for funds in the current year	-	(30,744,548,862)	30,744,548,862	-	-
Dividend distribution in the current year	-	(60,620,000,000)	-	-	(60,620,000,000)
Other decreases	-	(13,478,518,598)	-	-	(13,478,518,598)
Other Increases	-	-	-	-	-
Ending balance of the current year	866,000,000,000	814,998,167,781	272,547,594,378	(1,733,645,009)	1,951,812,117,150

Ho Chi Minh City, 29 January, 2026


Tran Thi Hanh
Preparer

Vo Van Day
Chief AccountantHuỳnh An Trung
General Director