

**HANOI MILK JOINT STOCK COMPANY**

Audited financial statements  
For the year ended 31 December 2025

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**HANOI MILK JOINT STOCK COMPANY**

Km 9, Bac Thang Long Road, Noi Bai, Quang Minh Industrial Park,  
Quang Minh Commune, Hanoi, Vietnam

**STATEMENT OF THE BOARD OF MANAGEMENT**

The Board of Management of Hanoi Milk Joint Stock Company (hereinafter called "the Company") presents this report together with the financial statements of the Company for the year ended 31 December 2025.

**GENERAL INFORMATION**

Hanoi Milk Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No. 0101218588 for the first time on date 02 month 11 year 2001, and the 18<sup>th</sup> amendment dated date 06 month 01 year 2025 issued by the Ha Noi Department of Planning and Investment.

**THE MEMBERS OF THE BOARD OF MANAGEMENT, THE BOARD OF SUPERVISORS AND THE BOARD OF DIRECTORS**

The members of the Board of Management, The board of supervisors and the Board of Directors of the Company during the year and to the date of this statement are as follows:

**The Board of Management**

<u>Full name</u>	<u>Position</u>	<u>Date of appointment/dismissal</u>
Mr. Ha Quang Tuan	Chairman	
Mr. Ngo Kim Son	Member	
Mr. Nguyen Duy Len	Member	
Mdm. Vu Thi Huong Thuy	Member	
Mr. Le Huy Phuc	Member	Dismissed on 29/04/2025

**The Board of Supervisors**

<u>Full name</u>	<u>Position</u>
Mdm. Dao Bich Thuy	Head of BOS
Mdm. Nguyen Thi Hai Ly	Member
Mr. Phan Van Nam	Member

**The Board of Directors and Chief Accountant**

<u>Full name</u>	<u>Position</u>
Mdm. Vu Thi Huong Thuy	Director
Mr. Ngo Kim Son	Factory Director
Mr. Nguyen Duy Len	Quality Director
Mr. Nguyen Van Tuyen	Deputy Factory Director
Mr. Pham Tung Lam	Chief Accountant

**Legal representatives**

The legal representative of the Company during the year and to the date of this statement is Mr. Ha Quang Tuan – Chairman.

**EVENTS ARISING AFTER THE END OF THE YEAR**

There are no significant events occurring after the year ended 31 December 2025, which needs to be adjusted or presented in these financial statements.

**AUDITORS**

International Auditing and Valuation Company Limited has been appointed to audit the financial statements of the Company for the year ended 31 December 2025.



**HANOI MILK JOINT STOCK COMPANY**

Km 9, Bac Thang Long Road, Noi Bai, Quang Minh Industrial Park,  
Quang Minh Commune, Hanoi, Vietnam

**STATEMENT OF THE BOARD OF MANAGEMENT (Continued)**

**DISCLOSURE OF THE BOARD OF MANAGEMENT'S RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS**

The Board of Management of the Company is responsible for preparing the financial statements, which give a true and fair view of the financial position of the Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements to minimize errors and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these financial statements.

**APPROVAL OF THE FINANCIAL STATEMENTS**

The Board of Management approves the attached financial statements. The financial statements reflected truly and fairly the Company's financial position as at 31 December 2025, as well as the financial performance and cash flows for the year ended 31 December 2025, in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

**COMMITMENT ON INFORMATION DISCLOSURE**

The Board of Management confirms to have complied with Decree 155/2020/ND-CP dated 31 December 2020 elaborating some articles of the Law on Securities and the Company does not violate the obligation to disclose information under Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance guiding some articles on disclosure of information on the securities market and Circular No. 68/2024/TT-BTC dated September 18, 2024, issued by the Ministry of Finance, which amends and supplements certain provisions of circulars regulating securities trading on the stock exchange system, securities transaction clearing and settlement, securities company operations, and information disclosure in the securities market.

For and on behalf of The Board of Management,



Mr. Ha Quang Tuan

Chairman

Ha Noi, Viet Nam

Date 26 month 03 year 2026



No: 2306/2025/BCTC/IAV

## INDEPENDENT AUDITORS' REPORT

**To: The shareholders  
The Board of Management, The Board of Supervisors and the Board of Directors  
of HANOI MILK JOINT STOCK COMPANY**

We have audited the accompanying financial statements of **Hanoi Milk Joint Stock Company** (hereinafter called "the Company"), prepared on date 26 month 03 2026, as set out from page 05 to page 38, which comprise the statement of financial position as at 31 December 2025, the statement of income, and statement of cash flows for the year then ended, and the notes to the financial statements.

### **The Board of Management's Responsibility**

The Board of Management of the Company is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as The Board of Management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' Responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by The Board of Management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## INDEPENDENT AUDITORS' REPORT (Continued)

### Auditors' Opinion

In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2025, and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.



**DO THI THANH HUYEN**

**Deputy Director**

Audit Practising Registration Certificate

No. 2421-2024-283-1

**INTERNATIONAL AUDITING AND VALUATION**

**COMPANY LIMITED**

Ha Noi, Viet Nam

Date 26 month 03 2026

**NGUYEN HAI PHUONG**

**Auditor**

Audit Practising Registration Certificate

No. 1329-2023-283-1



## STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

ASSETS	Code	Note	Closing balance VND	Opening balance VND
<b>A. SHORT-TERM ASSETS</b>	<b>100</b>		<b>532,356,097,169</b>	<b>383,175,666,349</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>4.1</b>	<b>104,850,498,438</b>	<b>11,533,359,957</b>
1. Cash	111		69,850,498,438	11,533,359,957
2. Cash equivalents	112		35,000,000,000	-
<b>II. Short-term investments</b>	<b>120</b>		<b>10,170,000</b>	<b>10,800,000</b>
1. Trading securities	121	4.2	132,600,000	132,600,000
2. Allowance for diminution in the value of trading securities	122	4.2	(122,430,000)	(121,800,000)
<b>III. Short-term receivables</b>	<b>130</b>		<b>121,371,783,623</b>	<b>76,580,165,300</b>
1. Short-term trade receivables	131	4.3	66,273,681,966	63,282,304,102
2. Short-term advances to suppliers	132	4.4	63,097,809,109	21,366,633,990
3. Other short-term receivables	136	4.5	3,427,867,603	2,027,226,796
4. Short-term allowance for doubtful debts	137	4.6	(11,427,575,055)	(10,095,999,588)
<b>IV. Inventories</b>	<b>140</b>	<b>4.7</b>	<b>294,682,118,617</b>	<b>291,308,975,473</b>
1. Inventories	141		294,682,118,617	291,308,975,473
<b>V. Other short-term assets</b>	<b>150</b>		<b>11,441,526,491</b>	<b>3,742,365,619</b>
1. Short-term prepaid expenses	151	4.8	252,615,920	477,309,792
2. Value added tax deductibles	152		7,781,090,184	134,900,257
3. Taxes and other receivables from the State budget	153	4.9	3,407,820,387	3,130,155,570
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>344,419,454,981</b>	<b>222,240,011,184</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>3,515,008,497</b>	<b>-</b>
1. Other long-term receivables	216	4.5	3,515,008,497	-
<b>II. Fixed assets</b>	<b>220</b>		<b>198,709,601,941</b>	<b>176,777,673,850</b>
1. Tangible fixed assets	221	4.10	198,213,532,374	176,119,941,267
- Cost	222		403,137,944,248	363,790,552,016
- Accumulated depreciation	223		(204,924,411,874)	(187,670,610,749)
2. Intangible fixed assets	227	4.11	496,069,567	657,732,583
- Cost	228		2,326,374,852	2,326,374,852
- Accumulated amortisation	229		(1,830,305,285)	(1,668,642,269)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>113,445,244,334</b>	<b>15,400,702,742</b>
1. Construction in progress	242	4.12	113,445,244,334	15,400,702,742
<b>V. Long-term financial investments</b>	<b>250</b>	<b>4.13</b>	<b>27,000,000,000</b>	<b>27,000,000,000</b>
1. Equity investments in other entities	253		27,000,000,000	27,000,000,000
<b>VI. Other long-term assets</b>	<b>260</b>		<b>1,749,600,209</b>	<b>3,061,634,592</b>
1. Long-term prepaid expenses	261	4.8	1,749,600,209	3,061,634,592
<b>TOTAL ASSETS</b> <b>(270 = 100 + 200)</b>	<b>270</b>		<b>876,775,552,150</b>	<b>605,415,677,533</b>



*As at 31 December 2025*

**Chairman**  
**Ha Quang Tuan**  
Ha Noi, Vietnam  
*Date 26 month 03 2026*

**STATEMENT OF INCOME**  
*For the year ended 31 December 2025*

ITEMS	Code	Note	Current year VND	Prior year VND
1. Gross revenue from goods sold and services rendered	01	5.1	743,917,454,084	722,936,438,552
2. Deductions	02	5.2	9,828,056,823	8,538,552,886
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		734,089,397,261	714,397,885,666
4. Cost of goods sold and services rendered	11	5.3	611,404,877,400	601,943,744,879
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		122,684,519,861	112,454,140,787
6. Financial income	21	5.4	1,987,454,181	3,758,198,444
7. Financial expenses	22	5.5	10,389,711,459	6,578,904,967
<i>In which: Interest expense</i>	23		9,792,531,989	5,436,459,043
8. Selling expenses	25	5.6	78,643,302,533	68,888,845,608
9. General and administration expenses	26	5.7	17,746,853,472	8,632,806,599
10. Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		17,892,106,578	32,111,782,057
11. Other income	31	5.8	4,210,698,209	7,368,715,437
12. Other expenses	32	5.9	231,078,281	1,997,582,371
13. Other profit (40 = 31 - 32)	40		3,979,619,928	5,371,133,066
14. Accounting profit before tax (50=30+40)	50		21,871,726,506	37,482,915,123
15. Current corporate income tax expense	51	5.10	4,420,560,957	7,895,646,488
16. Deferred corporate tax expense	52		-	-
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		17,451,165,549	29,587,268,635
19. Diluted earnings per share	71	5.11	393	666

Preparer  
Pham Thi Hoa

Chief Accountant  
Pham Tung Lam

Chairman  
Ha Quang Tuan  
Ha Noi, Vietnam  
Date 26 month 03 2026





**STATEMENT OF CASH FLOWS***For the year ended 31 December 2025**(Indirect method)*

ITEMS	Code	Current year VND	Prior year VND
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1. Profit before tax	01	21,871,726,506	37,482,915,123
2. Adjustments for:			
- Depreciation and amortisation of fixed assets and investment properties	02	17,415,464,141	15,011,217,658
- Allowances and provisions	03	1,332,205,467	(3,195,692,920)
- Foreign exchange (gains)/losses arising from translating foreign currency items	04	(111,198,693)	(280,212)
- (Gains)/losses from investing activities	05	(95,634,379)	(1,706,703,618)
- Interest expense	06	9,792,531,989	5,436,459,043
3. Operating profit before changes in working capital	08	50,205,095,031	53,027,915,074
- Change in receivables	09	(57,570,057,031)	142,100,444,764
- Change in inventories	10	(3,373,143,144)	(37,634,883,036)
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11	50,805,059,966	(6,251,276,026)
- Change in prepaid expenses	12	42,899,195,298	152,049,623
- Change in trading securities	13	-	10,110,000
- Interest paid	14	(46,443,764,801)	-
- Corporate income tax paid	15	(7,030,444,605)	(12,839,680,024)
- Other cash inflows	16	4,485,181	-
Net cash flows from operating activities	20	29,496,425,895	138,564,680,375
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
1. Acquisition and construction of fixed assets and other long-term assets	21	(130,274,923,943)	(72,742,548,712)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	8,000,000	1,700,000,000
3. Interest earned, dividends and profits received	27	87,634,379	6,703,618
Net cash flows from investing activities	30	(130,179,289,564)	(71,035,845,094)



**STATEMENT OF CASH FLOWS (CONTINUED)**

*For the year ended 31 December 2025  
 (Indirect method)*

**III. CASH FLOWS FROM FINANCING ACTIVITIES**

1. Proceeds from borrowings	33	338,668,086,789	76,013,355,000
2. Repayment of borrowings	34	(123,710,000,000)	(135,407,991,233)
3. Dividends and profits paid	36	(20,986,232,875)	-
<b>Net cash flows from financing activities</b>	<b>40</b>	<b>193,971,853,914</b>	<b>(59,394,636,233)</b>
<b>Net increase/(decrease) in cash for the year (50=20+30+40)</b>	<b>50</b>	<b>93,288,990,245</b>	<b>8,134,199,048</b>
<b>Cash and cash equivalents at the beginning of the year</b>	<b>60</b>	<b>11,533,359,957</b>	<b>3,398,880,697</b>
Effects of changes in foreign exchange rates	61	28,148,236	280,212
<b>Cash and cash equivalents at the end of the year (70=50+60+61)</b>	<b>70</b>	<b>104,850,498,438</b>	<b>11,533,359,957</b>

Preparer  
 Pham Thi Hoa

Chief Accountant  
 Pham Tung Lam

Chairman  
 Ha Quang Tuan  
 Ha Noi, Vietnam  
 Date 26 month 03 2026



## NOTES TO THE FINANCIAL STATEMENTS

*For the year ended 31 December 2025*

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

### 1. GENERAL INFORMATION

#### 1.1. Structure of ownership

Hanoi Milk Joint Stock Company (hereinafter referred to as "the Company") is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No. 0101218588 for the first time on date 02 month 11 year 2001, and the 18<sup>th</sup> amendment dated date 06 month 01 year 2025 issued by the Ha Noi Department of Planning and Investment.

The Company's charter capital is 444,000,000,000 VND (In words: Four hundred forty-four billion dong). The total number of shares is 44,400,000.

The number of employees as at 31 December 2025 was 440 people (31 December 2024: 419 people).

#### 1.2. Business area

The Company's main business area is: Production and trading of cow milk, dairy products and other activities.

#### 1.3. Business activities

During the year, the Company's main business activities are:

- Production and trading of cow milk, soy milk, and dairy products;
- Processing of agricultural products, food, beverages, and fruit juices;
- Trading of raw materials, equipment, supplies, and products for the dairy and food processing industries.

#### 1.4. Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months.

#### 1.5. Disclosure of information comparability in the financial statements

The data presented in the financial statements for the year ended 31 December, 2025 are comparable to the corresponding figures of the prior year.

### 2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

#### 2.1. Accounting convention

The accompanying financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.



**2.2. Going concern assumption**

There have been no events that cast significant doubt on its ability to continue as a going concern. The company neither intends nor is forced to cease operations, or significantly scale back its operations.

**2.3. Financial year**

The Company's financial year begins on 01 January and ends on 31 December.

For the financial year ending on December 31, 2025, the company prepares financial statements in accordance with regulations.

**3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

**3.1. Estimates**

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires The Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the financial year (reporting period). Although these accounting estimates are based on The Board of General Directors's best knowledge, actual results may differ from those estimates

**3.2. Transactions in foreign currencies**

Transactions arising in currencies other than the Company's accounting currency (USD) are accounted for at the actual exchange rate on the date of the transaction according to the following principles:

- Operations giving rise to receivables are accounted for at the buying exchange rate of the commercial bank where the Company appoints customers to pay;
- Operations giving rise to payables are accounted for at the selling exchange rate of the commercial bank where the Company plans to transact; and
- For purchases of assets or expenses to be paid immediately in foreign currency (not using accounts payable): purchasing foreign exchange rate of commercial banks where the company makes the payment.

Foreign exchange rate used to reassess the balance of monetary assets and liabilities denominated in foreign currencies at the statement of financial position date are determined according to the following principles:

- For monetary items denominated in foreign currencies are classified as other assets: purchasing foreign exchange rate of the Bank company regularly traded; and
- For monetary items denominated in foreign currencies are classified as liabilities: selling foreign exchange rate of Bank company regularly traded.

All actual exchange rate differences arising during the year and differences due to reassessment of foreign currency balances at the end of the period are accounted for in the results of operations.

**3.3. Cash and cash equivalents**

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

**3.4. Financial investments**

**Trading securities**



Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less allowance for impairment of trading securities.

Allowance for impairment of trading securities is made in accordance with prevailing accounting regulations.

#### **Held-to-maturity investments**

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the statement of income on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less allowance for doubtful debts.

Allowance for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

#### **Equity investments in other entities**

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less allowance for impairment.

### **3.5. Receivables**

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

### **3.6. Inventories**

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition [for trading enterprises: Cost comprises cost of purchases and other directly attributable expenses.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

### 3.7. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs (if applicable)

Tangible fixed assets are depreciated using the straight-line method [over their following estimated useful lives (by years):

	Current year
Buildings and structures	6 - 25
Machinery and equipment	5 - 15
Office equipment	6 - 10
Motor vehicles	3 - 7
Others	3 - 5

Loss or gain resulting from sales and disposals of tangible fixed assets is the difference between profit from sales or disposals of assets and their residual values and is recognised in the statement of income.

### 3.8. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Costs incurred after the initial recognition are recognized to increase the cost of intangible fixed assets if these costs certainly increase economic benefits in the future due to using this asset.

When intangible fixed assets are sold or retired, their cost and accumulated amortisation are removed from the statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the year.

### 3.9. Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses:

#### *Tools and equipment*

The tools and equipment have been put into use and are amortized to expense under the straight-line method to time allocation not too 3 years.

#### *Selling Expenses*

Selling expenses for real estate products are allocated to expenses in the period corresponding to the recognized sales revenue.

### 3.10. Accounts payable and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:



- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company, including the number of payables on imports through trustees.
- Accrued expenses reflect the payables for goods and services received from the seller or provided for the buyer, for which no invoices have yet been received from suppliers. Those payables also reflect the number of payables to employees on vacation wages, production, and business costs that must accrue.
- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

### 3.11. Borrowings and finance lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

### 3.12. Borrowing costs

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

### 3.13. Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

Share premium reflects the difference between the par value, direct issuance costs, and the issuance price of shares (including the reissuance of treasury shares). It can be a positive premium (if the issuance price is higher than the par value and direct issuance costs) or a negative premium (if the issuance price is lower than the par value and direct issuance costs).

### 3.14. Revenue and earnings

#### Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company, and.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

#### Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- The amount of revenue can be measured reliably.



- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably, and.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

#### **Financial income**

##### ***Interest***

Interest is recognized on an accrual basis, is determined on the balance of cash in bank and the actual interest rate for each period.

##### ***Dividends and profits received***

Dividends and profit shared are recognized when the Company receives the notice of dividends or profit from the capital contribution. Dividends which are received by shares only follow up the number of shares increases, no recognition of the value of shares.

#### **3.15. Cost of goods sold and service rendered**

Cost of goods sold includes the cost of products, goods and service rendered during the year and is recorded in accordance with revenue during the year. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

#### **3.16. Selling expenses**

Selling expenses reflect the actual expenses in the process of sales of goods and services rendered. Mainly includes sales staff salaries, sales promotion expenses, product introduction expenses, advertising expenses and sales commissions.

#### **3.17. General and administration expenses**

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

#### **3.18. Taxation**

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using statement of financial position liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

### 3.19. Related parties

The parties are related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered 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.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

## 4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF FINANCIAL POSITION

### 4.1. Cash and cash equivalents

	Closing balance VND	Opening balance VND
Cash	1,214,376,827	1,500,375,481
Demand deposits in banks	68,630,127,611	10,032,984,476
Cash in transit	5,994,000	-
Cash equivalents	35,000,000,000	-
	<b>104,850,498,438</b>	<b>11,533,359,957</b>



## NOTES TO THE FINANCIAL STATEMENTS (Continued)

## 4.2. Trading securities

	Closing balance			Opening balance		
	Cost VND	Allowance VND	Fair value VND	Cost VND	Allowance VND	Fair value VND
Song Da 9 Joint Stock Company (1)	132,600,000	(122,430,000)	10,170,000	132,600,000	(121,800,000)	10,800,000
	<b>132,600,000</b>	<b>(122,430,000)</b>	<b>10,170,000</b>	<b>132,600,000</b>	<b>(121,800,000)</b>	<b>10,800,000</b>

(1) This security is listed on the Hanoi Stock Exchange (HNX). As at 31 December 2025, Hanoi Milk Joint Stock Company holds 900 shares. The closing price on the most recent trading date, 31 December 2025, was VND 11,300 per share.

4.3. Short-term trade receivables

	Closing balance VND	Opening balance VND
European Healthcare Company Limited	6,796,243,453	13,735,423,731
New Technology Implementation Company Limited	5,927,963,721	5,606,742,927
Vietnam Equipment and Automobile Joint Stock Company	4,365,927,987	4,365,927,987
Hoang Mai Xanh Joint Stock Company	2,331,772,986	1,785,596,075
SACOFOD Import Export Joint Stock Company	2,253,872,510	5,303,772,510
MEDIBEST Pharmaceutical Joint Stock Company	2,245,133,442	927,380,100
ION International Nutrition Company Limited	1,867,592,760	6,160,648,360
AMM-Germany International Pharmaceutical Joint Stock Company	1,394,077,346	3,932,546,159
Receivables from other customers	39,091,097,761	21,464,266,253
	<b>66,273,681,966</b>	<b>63,282,304,102</b>
<b>Short-term trade receivables from related parties (Details stated in Note 6.3)</b>	<b>2,331,772,986</b>	<b>1,785,596,075</b>

4.4. Short-term advances to suppliers

	Closing balance VND	Opening balance VND
New Technology New Product Development Company Limited	24,213,632,900	-
ACMI Beverage S.P.A.	10,985,975,000	-
PHP Vietnam Trading Company Limited	5,888,790,325	7,418,790,325
Vietcontech Construction Joint Stock Company	3,047,565,893	-
Tin Phat Construction, Engineering and Trading Joint Stock Company	1,713,351,510	2,387,441,000
HBD Land Investment Company Limited	1,518,000,000	-
Vietnam Boiler Joint Stock Company	1,393,504,000	23,100,000
Hoang Mai Xanh Joint Stock Company	1,337,334,797	1,454,134,797
Others	12,999,654,684	10,083,167,868
	<b>63,097,809,109</b>	<b>21,366,633,990</b>
<b>Short-term advances to suppliers from related parties (Details stated in Note 6.3)</b>	<b>1,337,334,797</b>	<b>1,454,134,797</b>



4.5. Other receivables

4.5.1 Short-term other receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Advance	724,205,672	-	271,218,373	-
Interest receivable from bank deposits	-	-	-	-
Social insurance receivable	911,620,199	-	31,079,458	-
Other receivables	1,792,041,732	(866,454,992)	1,724,928,965	(866,454,992)
	<b>3,427,867,603</b>	<b>(866,454,992)</b>	<b>2,027,226,796</b>	<b>(866,454,992)</b>

4.5.2 Long-term other receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Deposits and mortgages	3,515,008,497	-	-	-
	<b>3,515,008,497</b>	<b>-</b>	<b>-</b>	<b>-</b>

HANOI MILK JOINT STOCK COMPANY  
NOTES TO THE FINANCIAL STATEMENTS (Continued)

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4.6. Bad debts		Closing balance		Opening balance		Recoverable amount VND
		Overdue	Cost VND	Overdue	Cost VND	
Bad debts of other Companies or Individuals						
Trade receivables from customers			11,146,174,662	8,174,697,798	7,883,589,470	7,881,069,588
- Vietnam Equipment and Automobile Joint Stock Company	Over 3 years		4,365,927,987	4,365,927,987	Over 3 years	4,365,927,987
- Other customers	From 2 -3 years		6,780,246,675	3,808,769,811	From 2 -3 years	3,515,141,601
Other receivables	Over 3 years		866,454,992	866,454,992	Over 3 years	866,454,992
Advances to suppliers	Over 3 years		1,323,004,508	1,323,004,508	Over 3 years	1,348,475,008
Advances to suppliers	From 6 months to 1 year		3,544,725,856	1,063,417,757	-	-
			16,880,360,018	11,427,575,055	10,098,519,470	10,095,999,588



## 4.9. Taxes and amounts payable to the State budget

	Opening balance		Movement in the year		Closing balance	
	Taxes Payable VND	Taxes Receivable VND	Amount payable VND	Paid VND	Taxes Payable VND	Taxes Receivable VND
Output value-added tax	-	3,130,155,570	18,283,802,097	18,561,466,914	-	3,407,820,387
Corporate income tax	5,530,444,605	-	4,420,560,957	7,030,444,605	2,920,560,957	-
Personal income tax	504,680,247	-	1,619,658,146	1,378,398,224	745,940,169	-
Tax on use of natural resources	15,824,019	-	35,894,640	35,931,600	15,787,059	-
Rental charges	-	-	363,804,613	363,804,613	-	-
Environment protection tax	-	-	146,891,200	146,891,200	-	-
	<b>6,050,948,871</b>	<b>3,130,155,570</b>	<b>24,870,611,653</b>	<b>27,516,937,156</b>	<b>3,682,288,185</b>	<b>3,407,820,387</b>

The company's tax finalization will be subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted in different ways, the amount of tax presented in the financial statements may be subject to adjustments based on the tax authorities' decisions.

**4.7. Inventories**

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Raw materials	139,420,757,737	-	127,400,108,853	-
Tools and supplies	1,334,488,723	-	150,584,288	-
Work in progress	231,743,130	-	476,373,488	-
Finished goods	153,085,550,047	-	162,899,489,864	-
Merchandise	609,578,980	-	382,418,980	-
	<b>294,682,118,617</b>	<b>-</b>	<b>291,308,975,473</b>	<b>-</b>

- The value of stagnant, inferior, or unsellable inventory at the end of the year: 0 VND.
- The value of inventory pledged or mortgaged as collateral for liabilities at the end of the year: 0 VND.

**4.8. Prepaid expenses**

**4.8.1 Short-term prepaid expenses**

	Closing balance VND	Opening balance VND
Other items	252,615,920	477,309,792
	<b>252,615,920</b>	<b>477,309,792</b>

**4.8.2 Long-term prepaid expenses**

	Closing balance VND	Opening balance VND
Costs of refrigerated cabinets and cold storage	631,514,353	1,028,548,069
Costs of tools and instruments	1,002,194,974	1,956,990,898
Office equipment costs	115,890,882	76,095,625
	<b>1,749,600,209</b>	<b>3,061,634,592</b>



## 4.10. Increases, decreases in tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
<b>COST</b>						
Opening balance	40,190,221,167	312,390,176,921	9,514,933,779	1,659,345,149	35,875,000	363,790,552,016
Increase in the year	1,627,790,372	35,451,334,981	1,629,762,315	1,014,551,564	-	39,723,439,232
- <i>Transfer from construction in progress</i>	1,627,790,372	-	-	-	-	1,627,790,372
- <i>Purchase in the year</i>	-	35,451,334,981	1,629,762,315	1,014,551,564	-	38,095,648,860
Decrease in the year	-	-	(376,047,000)	-	-	(376,047,000)
- <i>Liquidation or transfer</i>	-	-	(376,047,000)	-	-	(376,047,000)
Closing balance	41,818,011,539	347,841,511,902	10,768,649,094	2,673,896,713	35,875,000	403,137,944,248

**ACCUMULATED DEPRECIATION**

Opening balance	32,942,067,298	147,593,578,712	5,801,864,623	1,297,225,116	35,875,000	187,670,610,749
Increase in the year	1,061,306,276	15,858,085,153	558,211,640	152,245,056	-	17,629,848,125
- <i>Depreciation charged</i>	1,061,306,276	15,858,085,153	558,211,640	152,245,056	-	17,629,848,125
Decrease in the year	-	-	(376,047,000)	-	-	(376,047,000)
- <i>Liquidation or transfer</i>	-	-	(376,047,000)	-	-	(376,047,000)
Closing balance	34,003,373,574	163,451,663,865	5,984,029,263	1,449,470,172	35,875,000	204,924,411,874

**NET BOOK VALUE**

- Opening balance	7,248,153,869	164,796,598,209	3,713,069,156	362,120,033	-	176,119,941,267
- Closing balance	7,814,637,965	184,389,848,037	4,784,619,831	1,224,426,541	-	198,213,532,374

As of December 31, 2025, the net carrying value of the movable assets pledged under Mortgage Agreement No. LN64-06/2025/HĐBĐ/NHCT200-HNM/MMTB amounted to 148,859,358,846 VND and the net carrying value of the immovable assets pledged under Mortgage Agreement No. LN64-06/2025/HĐBĐ/NHCT200-HNM/BDS amounted to 3,170,513,131 VND.

The original cost of fully depreciated tangible fixed assets still in use as of December 31, 2025, is 114,548,808,609 VND (as of January 1, 2025: 113,017,308,609 VND).

4.11. Increases, decreases in intangible fixed assets

	<i>Patent VND</i>	<i>Computer software VND</i>	<i>Total VND</i>
<b>COST</b>			
Opening balance	33,412,943	2,292,961,909	2,326,374,852
Increase in the year	-	-	-
Decrease in the year	-	-	-
Closing balance	33,412,943	2,292,961,909	2,326,374,852
<b>ACCUMULATED DEPRECIATION</b>			
Opening balance	33,412,943	1,635,229,326	1,668,642,269
Increase in the year	-	161,663,016	161,663,016
- <i>Depreciation charged</i>	-	161,663,016	161,663,016
Decrease in the year	-	-	-
Closing balance	33,412,943	1,796,892,342	1,830,305,285
<b>NET BOOK VALUE</b>			
- Opening balance	-	657,732,583	657,732,583
- Closing balance	-	496,069,567	496,069,567

The original cost of fully depreciated intangible fixed assets still in use as of December 31, 2025, is VND 476,338,943 (as of January 1, 2025: VND 476,338,943).

4.12. Construction in progress

	<i>Closing balance VND</i>	<i>Opening balance VND</i>
Costs of factory expansion construction	45,932,369,599	15,400,702,742
Costs of purchasing the A3 Speed 180ml production line	61,056,671,574	-
Costs of purchasing other fixed assets	6,456,203,161	-
	<b>113,445,244,334</b>	<b>15,400,702,742</b>



## NOTES TO THE FINANCIAL STATEMENTS (Continued)

## 4.13. Financial investments

	Closing balance		Fair value VND	Opening balance		Fair value VND
	Cost VND	Allowance VND		Cost VND	Allowance VND	
<i>Investments in others entities</i>	27,000,000,000	-		27,000,000,000	-	
Natural Milk Joint Stock Company	27,000,000,000	-	(i)	27,000,000,000	-	(i)
	27,000,000,000	-		27,000,000,000	-	

(i) The Company has not determined the fair value of these investments because do not have specific guidance on determining.

*Details of Investments in other entities*

Name	Place of incorporation and operation	Proportion of ownership interest (%)	Proportion of voting power held (%)	Principal activities
<i>Other entities</i>				
Natural Milk Joint Stock Company	5 Cao Duc Lan, Ho Chi Minh City, Viet Nam	18.00%	18.00%	Processing of milk and dairy products.

4.14. Short-term trade payables

	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
Tetra Pak Southeast Asia Pte Ltd	49,557,846,156	49,557,846,156	-	-
Tetra Pak Vietnam Joint Stock Company	35,076,020,068	35,076,020,068	12,451,197,891	2,451,197,891
Dai Tan Viet Joint Stock Company	7,128,000,000	7,128,000,000	12,852,000	12,852,000
Bac Ninh Branch of S.I.M VN Joint Stock Company	5,335,598,260	5,335,598,260	85,115,620	85,115,620
Duc Viet Technology Company Limited	5,155,007,190	5,155,007,190	5,273,484,840	5,273,484,840
Hoang Mai Xanh Joint Stock Company	4,416,579,000	4,416,579,000	-	-
STD Food Plastic Joint Stock Company	2,959,215,444	2,959,215,444	25,709,400	25,709,400
Asia Chemical Joint Stock Company	2,006,305,159	2,006,305,159	2,996,922,485	2,996,922,485
Hangzhou ZHONGYA Machinery and Equipment	1,926,117,120	1,926,117,120	1,865,800,453	1,865,800,453
Phu An Paper and Packaging Joint Stock Company	1,879,325,693	1,879,325,693	1,035,036,942	1,035,036,942
Mai Nam Production and Distribution Joint Stock Company	1,875,345,695	1,875,345,695	195,091,199	195,091,199
Phu Dong Dairy Cattle Breeding Service Cooperative	1,717,385,200	1,717,385,200	1,560,198,700	1,560,198,700
Tan Thanh Dong Company Limited	1,610,500,471	1,610,500,471	1,779,106,618	1,779,106,618
Others	17,033,692,556	17,033,692,556	15,855,028,703	5,855,028,703
	<b>137,676,938,012</b>	<b>137,676,938,012</b>	<b>43,135,544,851</b>	<b>13,135,544,851</b>
<b>Short-term trade payables to related parties (Details stated in Note 6.3)</b>	<b>4,416,579,000</b>	<b>4,416,579,000</b>	<b>-</b>	<b>-</b>



**4.15. Short-term advances from customers**

	<b>Closing balance VND</b>	<b>Opening balance VND</b>
HaDu Pharmaceutical International Joint Stock Company	1,443,958,476	1,499,446,498
Fidimilk Pharmaceutical Nutrition Joint Stock Company	1,279,315,575	497,818,974
A&T Vietnam Nutrition Joint Stock Company	1,078,256,956	-
NTT Vietnam Group Joint Stock Company	565,615,542	-
BFF Medical Nutrition Joint Stock Company	394,649,570	1,178,166,717
Others	2,227,296,939	1,900,840,527
	<b>6,989,093,058</b>	<b>5,076,272,716</b>

**4.16. Short-term accrued expenses**

	<b>Closing balance VND</b>	<b>Opening balance VND</b>
Accrued interest expenses	-	36,651,232,812
Trade discounts and transportation costs	5,130,634,358	2,822,624,692
Other items	280,000,000	280,000,000
	<b>5,410,634,358</b>	<b>39,753,857,504</b>

**4.17. Other short-term payables**

	<b>Closing balance VND</b>	<b>Opening balance VND</b>
Union funds	3,877,613,445	2,886,767,272
Other payables and payables	4,423,041,414	6,492,844,437
- Display programs	-	1,728,269,678
- Other payables and accruals	4,423,041,414	4,764,574,759
	<b>8,300,654,859</b>	<b>9,379,611,709</b>
<b>Short-term other payables to related parties (Details stated in Note 6.3)</b>	<b>732,700,114</b>	<b>1,137,700,114</b>

## 4.18. Borrowings and finance lease liabilities

## 4.18.1. Short-term borrowings and finance lease liabilities

	Opening balance		In the year		Closing balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
<b>Short-term borrowings</b>	<b>20,210,000,000</b>	<b>20,210,000,000</b>	<b>218,000,000,000</b>	<b>118,210,000,000</b>	<b>120,000,000,000</b>	<b>120,000,000,000</b>
Vietnam Joint Stock Commercial Bank for Industry and Trade – Lang Son Branch (1)	-	-	120,000,000,000	-	120,000,000,000	120,000,000,000
Mr. Ha Quang Tuan	20,210,000,000	20,210,000,000	98,000,000,000	118,210,000,000	-	-
<b>Short-term borrowings and finance lease liabilities</b>	<b>20,210,000,000</b>	<b>20,210,000,000</b>	<b>218,000,000,000</b>	<b>118,210,000,000</b>	<b>120,000,000,000</b>	<b>120,000,000,000</b>
<b>Short-term borrowings and finance lease liabilities related to related parties (Details stated in Note 6.3)</b>	<b>20,210,000,000</b>	<b>20,210,000,000</b>				

(1) Credit facility agreement No. 2025-HĐCVHM/NHCT200-HANOIMILK dated 15 September 2025 with Vietnam Joint Stock Commercial Bank for Industry and Trade – Lang Son Branch.

- Credit limit: VND 120,000,000,000;
- Facility period: from 15 September 2025 to 15 September 2026;
- Purpose: to supplement working capital for the Company's regular production and business activities;
- Payment terms: Interest on the loan will be paid monthly. The principal amount shall be repaid on the date specified in the Debt Acknowledgement Letter or at another time as agreed in writing by the parties;
- Interest rate: The interest rate is adjusted for each disbursement and specific debt drawdown;
- Collateral: The entire system of machinery, equipment, paper production lines, and all auxiliary systems attached to the Hanoi Milk Processing Plant;
- Outstanding balance as at year-end: VND 120,000,000,000.



## NOTES TO THE FINANCIAL STATEMENTS (Continued)

## 4.18.2. Long-term borrowings and finance lease liabilities

	Opening balance		In the year		Closing balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
<b>Long-term borrowings</b>						
Vietnam Joint Stock	-	-	120,668,086,789	5,500,000,000	115,168,086,789	115,168,086,789
Commercial Bank for Industry and Trade – Lang Son Branch (2)	-	-	120,668,086,789	5,500,000,000	115,168,086,789	115,168,086,789
<b>Long-term borrowings and finance lease liabilities</b>						
	-	-	120,668,086,789	5,500,000,000	115,168,086,789	115,168,086,789

(\*) Investment project loan agreement No. LN64-06/2025-HDDCVDADDT/NHCT200-HANOIMILK dated 10 June 2025 with Vietnam Joint Stock Commercial Bank for Industry and Trade – Lang Son Branch:

- Committed loan amount: VND 100,000,000,000;
- Loan term: 84 months;
- Expiry date: until 6 November 2032;
- Loan purpose: to reimburse legitimate and valid investment costs of the Project. Investment in machinery and equipment to increase the designed capacity of the milk production plant (including reimbursement of the portion of equity contributed to the Project with the incurrence period exceeding 24 months up to the disbursement date);
- Payment terms: Interest on the loan is payable monthly, and the principal shall be repaid in accordance with the repayment schedule;
- Interest rate: Fixed interest rate during the preferential interest rate period and adjustable interest rate after the preferential period;
- Collateral: The entire system of machinery, equipment, paper production lines, and all auxiliary systems attached to the Hanoi Milk Processing Plant;
- Outstanding balance as at year-end: VND 94,500,000,000.

(\*) Investment project loan agreement No. 10/2025 - HDCVDADT/NHCT200-HANOIMILK-NHAXUONG2 dated 2 October 2025 with Vietnam Joint Stock Commercial Bank for Industry and Trade – Lang Son Branch:

- Committed loan amount: VND 36,300,000,000;
- Loan term: 84 months;
- Expiry date: until 10 July 2032;
- Loan purpose: to pay legitimate investment costs of the Project. Investment in the construction of a new factory workshop;
- Payment terms: Interest on the loan is payable monthly, and the principal shall be repaid in accordance with the repayment schedule;
- Interest rate: The interest rate is adjusted for each disbursement and specific borrowing;

- Collateral: The entire system of machinery, equipment, paper production lines, and all auxiliary systems attached to the Hanoi Milk Processing Plant;
- Outstanding balance as at year-end: VND 20,668,086,789.

#### 4.19. Owner's equity

##### 4.19.1. Reconciliation table of equity

	Owner's contributed capital VND	Other owner's capital VND	Investment and development fund VND	Retained earnings VND	Total VND
<b>Prior year's opening balance</b>	444,000,000,000	4,267,500,000	4,977,704,911	(7,153,447,950)	446,091,756,961
Increase in the prior year	-	-	-	29,587,268,635	29,587,268,635
- <i>Profit for the year</i>	-	-	-	29,587,268,635	29,587,268,635
Decrease in the prior year	-	-	-	-	-
<b>Prior year's closing balance</b>	444,000,000,000	4,267,500,000	4,977,704,911	22,433,820,685	475,679,025,596
<b>Current year's opening balance</b>	444,000,000,000	4,267,500,000	4,977,704,911	22,433,820,685	475,679,025,596
Increase in the year	-	-	-	17,451,165,549	17,451,165,549
- <i>Profit for the year</i>	-	-	-	17,451,165,549	17,451,165,549
Decrease in the year	-	-	-	(20,986,232,875)	(20,986,232,875)
- <i>Dividend distribution for 2024 (*)</i>	-	-	-	(20,986,232,875)	(20,986,232,875)
<b>Current year's closing balance</b>	444,000,000,000	4,267,500,000	4,977,704,911	18,898,753,359	472,143,958,270

(\*) Dividend distribution for 2024 in accordance with the Resolution of the Annual General Meeting of Shareholders in 2025 dated 29 April 2025 of Hanoi Milk Joint Stock Company.



4.19.2. Details of owner's investment capital

	Closing balance		Opening balance	
	Actual contributed capital	Ratio	Actual contributed capital	Ratio
	VND	%	VND	%
Mr. Ha Quang Tuan	40,750,000,000	9.18%	140,750,000,000	31.17%
Mr Ha Phuong Thao	100,000,000,000	22.52%	-	0.00%
Mr. Phung Van Chung	64,847,000,000	14.61%	62,833,000,000	14.15%
Ms. Nguyen Thi Mac	85,708,000,000	19.30%	85,197,000,000	19.19%
Other shareholders	152,695,000,000	34.39%	155,220,000,000	34.96%
	<b>444,000,000,000</b>	<b>100.00%</b>	<b>444,000,000,000</b>	<b>100.00%</b>

4.19.3. Capital transactions with owners and dividend distribution, profit sharing

	Current year VND	Prior year VND
<b>Owner's invested equity</b>		
Capital contribution at the beginning of the year	444,000,000,000	444,000,000,000
Contributed capital increased during the year	-	-
Contributed capital decreased during the year	-	-
Capital contribution at the end of the year	444,000,000,000	444,000,000,000

4.19.4. Shares

	Closing balance VND	Opening balance VND
- Number of shares registered for issuance	44,400,000	44,400,000
- Number of shares issued to the public	44,400,000	44,400,000
+ <i>Ordinary shares</i>	44,400,000	44,400,000
+ <i>Preference shares</i>	-	-
- Number of shares repurchased	-	-
+ <i>Ordinary shares</i>	-	-
+ <i>Preference shares</i>	-	-
- Number of outstanding shares in circulation	44,400,000	44,400,000
+ <i>Ordinary shares</i>	44,400,000	44,400,000
+ <i>Preference shares</i>	-	-

An ordinary share has par value of 10,000 VND/share

4.20. Off Statement of Financial Position Items

Foreign currencies

	Closing balance	Opening balance
U.S dollar (USD)	43,304.98	43,304.98

**5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF INCOME**

**5.1. Revenue from goods sold and services rendered**

	<b>Current year VND</b>	<b>Prior year VND</b>
Revenue from sales of finished products	701,028,620,397	660,769,759,556
Revenue from services rendered	38,489,969,972	61,970,121,866
Other revenue	4,398,863,715	196,557,130
	<b>743,917,454,084</b>	<b>722,936,438,552</b>

**5.2. Deductions**

	<b>Current year VND</b>	<b>Prior year VND</b>
Trade discounts	6,228,819,800	5,612,020,521
Sales returns	3,599,237,023	2,926,280,799
Sales allowances	-	251,566
	<b>9,828,056,823</b>	<b>8,538,552,886</b>

**5.3. Cost of goods sold and services rendered**

	<b>Current year VND</b>	<b>Prior year VND</b>
Cost of goods and finished products sold	577,382,260,020	575,039,881,094
Cost of services provided	34,022,617,380	26,810,868,485
Cost of other operating activities	-	92,995,300
	<b>611,404,877,400</b>	<b>601,943,744,879</b>

**5.4. Financial income**

	<b>Current year VND</b>	<b>Prior year VND</b>
Bank and loan interest	87,634,379	6,703,618
Cash discounts	1,635,027,669	3,741,720,691
Revenue from other financial activities	264,792,133	9,774,135
	<b>1,987,454,181</b>	<b>3,758,198,444</b>



**5.5. Financial expenses**

	Current year VND	Prior year VND
Interest expense	9,792,531,989	5,436,459,043
Exchange rate difference losses incurred during the year	116,048,203	320,241,268
Year-end revaluation rate difference loss	-	280,212
Reversal/provision for allowance	630,000	10,110,000
Other financial expenses	480,501,267	811,814,444
	<b>10,389,711,459</b>	<b>6,578,904,967</b>

**5.6. Selling expenses**

	Current year VND	Prior year VND
Staff costs	60,310,822,584	53,280,296,668
The cost of raw materials, packaging	939,389,859	815,346,060
Depreciation expense of fixed assets	330,355,675	250,999,525
Cost of outsourced services	12,358,809,582	9,613,081,129
Others	4,703,924,833	4,929,122,226
	<b>78,643,302,533</b>	<b>68,888,845,608</b>

**5.7. General and administration expenses**

	Current year VND	Prior year VND
Management staff costs	9,468,644,027	6,206,336,000
Cost of tools, instruments and supplies	1,825,927,128	242,232,889
Fixed asset depreciation expense	165,248,013	28,933,587
Taxes, charges and fees	452,538,895	338,791,817
Cost of outsourced services	2,726,576,905	4,360,323,221
Others	1,776,343,037	651,882,005
Provision/Reversal of allowance for doubtful receivables	1,331,575,467	(3,195,692,920)
	<b>17,746,853,472</b>	<b>8,632,806,599</b>

**5.8. Other income**

	Current year VND	Prior year VND
Disposal of machinery and equipment	8,000,000	1,700,000,000
Discounts	3,770,114,392	5,577,179,347
Other income	432,583,817	91,536,090
	<b>4,210,698,209</b>	<b>7,368,715,437</b>

**5.9. Other expenses**

	Current year VND	Prior year VND
Late payment interest on taxes and social insurance	3,471,244	1,947,256,124
Administrative penalties and late payment fines	3,000,000	800,000
Other costs	224,607,037	49,526,247
	<b>231,078,281</b>	<b>1,997,582,371</b>

**5.10. Current corporate income tax expense**

	Current year VND	Prior year VND
Corporate income tax expense based on taxable profit in the current year (i)	4,420,560,957	7,895,646,488
Adjustments for corporate income tax expense in previous years to the current year	-	-
<b>Total current corporate income tax expense</b>	<b>4,420,560,957</b>	<b>7,895,646,488</b>

(i) The current corporate income tax expense for the year was computed as follows:

	Current year VND	Prior year VND
<b>Profit/(Loss) before tax</b>	<b>21,871,726,506</b>	<b>37,482,915,123</b>
- Adjustments increase	231,078,281	1,995,317,318
+ ) <i>Expenses are not deductible</i>	231,078,281	1,995,317,318
- Adjustments decrease	-	-
<b>Profits subject to corporate income tax</b>	<b>22,102,804,787</b>	<b>39,478,232,441</b>
Income from business activities is subject to a tax rate of 20%	22,102,804,787	39,478,232,441
<b>Estimated corporate income tax payable</b>		
Corporate income tax expenses from business activities are subject to a tax rate of 20%	4,420,560,957	7,895,646,488
<b>Corporate income tax expense based on taxable profit in the current year</b>	<b>4,420,560,957</b>	<b>7,895,646,488</b>



**5.11. Diluted earnings per share and Diluted earnings per share**

	<u>Current year</u>	<u>Prior year</u>
<b>Basic earnings per share</b>		
Accounting profit after corporate income tax (VND)	17,451,165,549	29,587,268,635
Profit or loss attributable to ordinary shareholders (VND)	17,451,165,549	29,587,268,635
Average ordinary shares in circulation for the year (shares)	44,400,000	44,400,000
<b>Basic earnings per share (VND/Share)</b>	<b>393</b>	<b>666</b>
<b>Diluted earnings per share</b>		
Number of additional shares expected to be issued (shares)	-	-
<b>Diluted earnings per share (VND/Share)</b>	<b>393</b>	<b>666</b>

**6. OTHER INFORMATION**

**6.1. Potential liabilities**

There are no contingent liabilities arising from past events that could affect the information presented in the Financial Statements that the Company does not control or has not recorded.

**6.2. Events arising after the end of the year**

The Board of Directors of the Company affirms that, in the identity of The Board of Directors, in terms of material aspects, no unusual events occurred after the end of the fiscal year that would affect the financial situation and The Company's activities need to be adjusted or presented in these financial statements.

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

The related parties with the Company include key management members, the individuals involved with key management members and other related parties.

**6.3.1. Transactions and balances with key management members, the individuals involved with key management members.**

Key management members include members of The Board of Management, the Board of Supervisors, and The Board of Directors. Individuals associated with key management members are close members in the family of key management members.

**Income of key management members:**

Remuneration paid to the Company's Board of Directors during the year was as follows:

	Content	Current year VND	Prior year VND
<b>The Board of Directors</b>			
Mr. Ha Quang Tuan	Chairman	480,000,000	480,000,000
Mr. Ngo Kim Son	Member	60,000,000	60,000,000
Mr. Nguyen Duy Len	Member	60,000,000	60,000,000
Ms. Vu Thi Huong Thuy	Member	60,000,000	60,000,000
Mr. Le Huy Phuc	Member	20,000,000	60,000,000
<b>The Board of Supervisors</b>			
Ms. Dao Bich Thuy	Head of BOS	36,000,000	36,000,000
Ms. Nguyen Thi Hai Ly	Member of BOS	24,000,000	24,000,000
Mr. Phan Van Nam	Member of BOS	24,000,000	24,000,000
<b>The Board of Director</b>			
Ms. Vu Thi Huong Thuy	Chief Executive Officer	1,218,468,000	1,435,741,000
Mr. Ngo Kim Son	Factory Director	639,674,000	700,177,000
Mr. Nguyen Duy Len	Quality Director	440,626,000	532,059,000
Mr. Nguyen Van Tuyen	Deputy Factory Director		
		<b>3,410,451,000</b>	<b>3,847,656,000</b>

**Transactions with key members of management and individuals related to key members of management.**

	Content	Current year VND	Prior year VND
Mr. Ha Quang Tuan	Receipt of loan proceeds	98,000,000,000	72,000,000,000
	Loan repayment	118,210,000,000	65,250,000,000
Mr. Ngo Kim Son	Advances	524,500,000	1,687,500,000
	Settlement of advances	-	3,052,502,062
Mr. Phan Van Nam	Advances	-	1,301,000
	Settlement of advances	-	11,301,000
Ms. Vu Thi Huong Thuy	Loan repayment	-	6,000,000,000
	Advances	10,000,000	10,000,000
	Settlement of advances	13,549,000	-



*Balances with key management members and individuals associated with key management members.*

	Closing balance VND	Opening balance VND
<b>Advances</b>	<b>584,222,313</b>	<b>63,271,313</b>
Mr. Ngo Kim Son	577,771,313	53,271,313
Ms. Vu Thi Huong Thuy	6,451,000	10,000,000
<b>Other short-term payables</b>	<b>732,700,114</b>	<b>1,137,700,114</b>
Mr. Ha Quang Tuan	10,000,000	370,000,000
Mr. Ngo Kim Son	133,300,114	184,300,114
Ms. Dao Bich Thuy	146,000,000	110,000,000
Ms. Nguyen Thi Hai Ly	94,000,000	70,000,000
Mr. Nguyen Duy Len	132,600,000	162,600,000
Ms. Vu Thi Huong Thuy	128,800,000	176,800,000
Mr. Phan Van Nam	88,000,000	64,000,000
<b>Short-term borrowings and finance lease liabilities</b>	<b>-</b>	<b>20,210,000,000</b>
Mr. Ha Quang Tuan	-	20,210,000,000
	<b>1,316,922,427</b>	<b>21,410,971,427</b>

### 6.3.2. Transactions and balances with other related parties

Other related parties to the Company include subsidiaries, joint ventures, associates controlled businesses, individuals with direct or indirect voting rights at the Company and intimately members within their families, businesses run by key management employees and individuals with direct or indirect voting rights of the Company and intimately members of their families.

#### *List of other related parties*

Other related parties	Address	Relationship
Hoang Mai Xanh Joint Stock Company	Ha Noi City	Both Chairman

#### *Balance of accounts receivable/(payable) with other related parties*

Short-term trade receivables	Closing balance VND	Opening balance VND
Hoang Mai Xanh Joint Stock Company	2,331,772,986	1,785,596,075
	<b>2,331,772,986</b>	<b>1,785,596,075</b>

Short-term advances to suppliers	Closing balance VND	Opening balance VND
Hoang Mai Xanh Joint Stock Company	1,337,334,797	1,454,134,797
	<b>1,337,334,797</b>	<b>1,454,134,797</b>

Short-term trade payables	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
Hoang Mai Xanh Joint Stock Company	4,416,579,000	4,416,579,000	-	-
	4,416,579,000	4,416,579,000	-	-

#### 6.4. Comparative figures

The comparative figures are data on the financial statements 2024 of the Company were audited by International Auditing and Valuation Company Limited.

Preparer  
Pham Thi Hoa

**Chief Accountant  
Pham Tung Lam**

**Chairman**  
**Ha Quang Tuan**  
Ha Noi, Vietnam  
*Date 26 month 03 2026*