

No. : 11/03/2026/CV-SGI

Ho Chi Minh City, March 31, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

In accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market, SGI Holdings Investment JSC the audited financial statements in 2025 to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code : SGI
- Address : 47 Street 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City
- Phone : (028) 3727 1140 Fax: (028) 3727 1143
- Email : info@saigon3group.com.vn Website: https://saigon3group.com.vn

2. Information disclosure content:

- The audited financial statements in 2025
 - ☐ Separate financial statements (for listed companies without or subsidiaries superior accounting units with dependent units);
 - ☒ Financial statements (for the listed company has subsidiaries);
 - ☐ General financial statements (for the listed company with dependent accounting units operating their own accounting systems)
- Cases requiring explanation:
 - + The auditing organization issued an opinion that is not an unqualified opinion on financial statements (for 2025 audited financial statements):
 - ☐ Yes ☒ No
 - Explanatory document is required in case "Yes" is selected:
 - ☐ Yes ☐ No
 - + Profit after tax in the reporting period has a difference of 5% or more before and after audit, moving from loss to profit or vice versa (for audited financial statements in 2025):
 - ☒ Yes ☐ No
 - Explanatory document is required in case "Yes" is selected:
 - ☒ Yes ☐ No

+ Profit after corporate income tax in the business results report of the reporting period changes by 10% or more compared to the same period of the previous year:

☒

Yes

☐

No

Explanatory document is required in case “Yes” is selected:

☒

Yes

☐

No

+ Profit after tax in the reporting period is lost, changing from profit in the same period last year to loss in this period or vice versa:

☐

Yes

☒

No

Explanatory document is required in case “Yes” is selected:

☐

Yes

☐

No

This information was published on the Company's website on March 31, 2026 at the link:
[https://saigon3group.com.vn/Quan hệ cổ đông/Báo cáo tài chính/](https://saigon3group.com.vn/Quan%20h%E1%BB%87%20c%E1%BB%99%20%C3%A0ng/B%C3%A0o%20c%C3%A0o%20t%C3%A0i%20ch%C3%AC%92nh/).

Attached documents:

- Financial statements in 2025.
- Explanatory Letter.

Organization representative

Legal representative

Chief Executive Officer



Nguyen Quoc Viet

FINANCIAL STATEMENTS
FOR THE FISCAL YEAR ENDED 31 DECEMBER 2025

**SGI HOLDINGS
INVESTMENT JSC**



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STATEMENT OF THE BOARD OF DIRECTORS

The Board of Directors of SGI Holdings Investment JSC (formerly known as Saigon 3 Group Investment Development Joint Stock Company) (hereinafter referred to as “the Company”) presents this statement together with the Financial Statements for the fiscal year ended 31 December 2025.

Business highlights

SGI Holdings Investment JSC (formerly known as Saigon 3 Group Investment Development Joint Stock Company) has been operating in accordance with the Business Registration Certificate No. 0315205307, initially registered on 06 August 2018 and 8th amended on 16 September 2025, granted by Ho Chi Minh City Department of Finance.

Head office:

- Address : No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City
- Tel. : +84 (028) 3727 1140
- Fax : +84 (028) 3727 1143

The principal business activities of the Company are:

- Providing investment consultancy (except for financial, accounting and legal consultancy);
- Providing consultancy on sewing technique management (except for financial, accounting and legal consultancy);
- Producing garments;
- Wholesaling garments and clothes;
- Wholesaling machinery, equipment, technology and spare parts for producing textile and garment products. Wholesaling garment equipment;
- Wholesaling textile and garment materials, textile and garment products.

Board of Directors and Executive Board

The Board of Directors and the Executive Board of the Company during the year and as of the date of this statement include:

The Board of Directors

Full name	Position	Appointing/Re-appointing/Resigning date
Mr. Nguyen Khanh Linh	Chairman	Appointed on 20 June 2024
Mr. Nguyen Quoc Viet	Member	Re-appointed on 20 June 2024
Mr. Nguyen Viet Cuong	Independent member	Appointed on 07 February 2026
Mr. Nguyen Dang Khoa	Independent member	Resigned on 07 February 2026
Ms. Nguyen Ngoc Diep	Member	Resigned on 07 February 2026
Mr. Pham Xuan Hong	Vice Chairman	Resigned on 07 February 2026

The Supervisory Board

Full name	Position	Re-appointing date
Ms. Pham Viet Lan Anh	Head of the Board	Re-appointed on 20 June 2024
Mr. Le Ngoc Hung	Member	Re-appointed on 20 June 2024
Mr. Nguyen Hoang Giang	Member	Re-appointed on 20 June 2024

The General Director

The General Director of the Company is Mr. Nguyen Quoc Viet (re-appointed on 03 January 2024).



SGI HOLDINGS INVESTMENT JSC

STATEMENT OF THE BOARD OF DIRECTORS (cont.)

Legal Representative

The Company's legal representatives during the year and as of the date of this statement are as follows:

Full name	Position	Appointing/Re-appointing date
Mr. Nguyen Khanh Linh	Chairman	Appointed on 25 June 2024
Mr. Nguyen Quoc Viet	General Director	Re-appointed on 03 January 2024

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the audit on the Company's Financial Statements for the fiscal year ended 31 December 2025.

Responsibilities of the General Director

The General Director of the Company is responsible for the preparation of the Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Company during the year. In order to prepare these Financial Statements, the General Director must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Company are followed or not, and all the material differences from these standards are disclosed and explained in the Financial Statements;
- prepare the Financial Statements of the Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Financial Statements.

The General Director hereby ensures that all the proper accounting books of the Company have been fully recorded and can fairly reflect the financial position of the Company at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The General Director is also responsible for managing the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The General Director hereby commits to the compliance with the aforementioned requirements in preparation of the Financial Statements.

Approval of the Financial Statements

The Board of Directors hereby approves the accompanying Financial Statements, which give a true and fair view of the financial position as of 31 December 2025 of the Company, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of the Board of Directors,



Nguyen Khanh Linh
Chairman

Date: 31 March 2026



No. 1.0912/26/TC-AC

INDEPENDENT AUDITOR'S REPORT

To: THE SHAREHOLDERS, THE BOARD OF DIRECTORS AND THE GENERAL DIRECTOR **SGI HOLDINGS INVESTMENT JSC**

We have audited the accompanying Financial Statements of SGI Holdings Investment JSC (formerly known as Saigon 3 Group Investment Development Joint Stock Company) (hereinafter referred to as "the Company"), which were prepared on 31 March 2026 (from page 05 to page 27), including the Balance Sheet as of 31 December 2025, the Income Statement and the Cash Flow Statement for the fiscal year then ended and the Notes to the Financial Statements.

Responsibility of the General Director

The Company's General Director is responsible for the preparation, true and fair presentation of the Financial Statements in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements; and responsible for the internal control as the Company's General Director determines necessary to enable the preparation and presentation of the Financial Statements to be free from material misstatement due to fraud or error.

Responsibility of Auditors

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 standards and 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 auditor's 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 auditor considers internal control relevant to the Company's preparation and true 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 Company's General Director, 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.

Opinion of Auditors

In our opinion, the Financial Statements give a true and fair view, in all material respects, of the financial position as of 31 December 2025 of SGI Holdings Investment JSC, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of
A&C Auditing and Consulting Co., Ltd.



Nguyễn Chi Dung
Partner

Audit Practice Registration Certificate No. 0100-2023-008-1

Authorized Signatory

Ho Chi Minh City, 31 March 2026



Le Huu Tu
Auditor

Audit Practice Registration Certificate No. 5940-2023-008-1



SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

BALANCE SHEET**As of 31 December 2025**

Unit: VND

ITEMS	Code	Note	Ending balance	Beginning balance
A - CURRENT ASSETS	100		1,620,613,492	1,277,816,049
I. Cash and cash equivalents	110	V.1	1,431,766,324	1,099,478,520
1. Cash	111		631,766,324	1,099,478,520
2. Cash equivalents	112		800,000,000	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		51,580,822	75,000,000
1. Short-term trade receivables	131		-	-
2. Short-term prepayments to suppliers	132		48,600,000	75,000,000
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.2	2,980,822	-
7. Allowance for short-term doubtful debts	137	V.3	-	-
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		-	-
1. Inventories	141		-	-
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		137,266,346	103,337,529
1. Short-term prepaid expenses	151		412,500	375,000
2. Deductible VAT	152		136,853,846	102,962,529
3. Taxes and other receivables from the State	153		-	-
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

This statement should be read in conjunction with the Notes to the Financial Statements.



SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
B- NON-CURRENT ASSETS	200		1,216,458,724,175	977,448,294,164
I. Long-term receivables	210		-	-
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		-	-
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		-	-
1. Tangible fixed assets	221		-	-
- <i>Historical cost</i>	222		-	-
- <i>Accumulated depreciation</i>	223		-	-
2. Financial leased assets	224		-	-
- <i>Historical cost</i>	225		-	-
- <i>Accumulated depreciation</i>	226		-	-
3. Intangible fixed assets	227		-	-
- <i>Initial cost</i>	228		-	-
- <i>Accumulated amortization</i>	229		-	-
III. Investment property	230		-	-
- Historical costs	231		-	-
- Accumulated depreciation	232		-	-
IV. Long-term assets in process	240		-	-
1. Long-term work in process	241		-	-
2. Construction-in-progress	242		-	-
V. Long-term financial investments	250		1,216,456,373,485	977,444,180,434
1. Investments in subsidiaries	251	V.4	1,207,268,687,308	923,180,960,157
2. Investments in joint ventures and associates	252	V.4	71,500,989,000	111,355,958,169
3. Investments in other entities	253		-	-
4. Provisions for devaluation of long-term financial investments	254	V.4	(62,313,302,823)	(57,092,737,892)
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		2,350,690	4,113,730
1. Long-term prepaid expenses	261		2,350,690	4,113,730
2. Deferred income tax assets	262	V.5	-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		1,218,079,337,667	978,726,110,213

This statement should be read in conjunction with the Notes to the Financial Statements.



SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
C - LIABILITIES	300		271,984,043,834	90,449,056,715
I. Current liabilities	310		271,984,043,834	90,449,056,715
1. Short-term trade payables	311		9,600,000	3,500,000
2. Short-term advances from customers	312		-	-
3. Taxes and other obligations to the State Budget	313	V.6	15,400,000	1,465,394,031
4. Payables to employees	314		-	15,300,000
5. Short-term accrued expenses	315		120,000,000	108,500,000
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318		-	-
9. Other short-term payables	319	V.7	11,339,043,834	78,236,362,684
10. Short-term borrowings and financial leases	320	V.8	260,500,000,000	10,620,000,000
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322		-	-
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		-	-
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		-	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and financial leases	338		-	-
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		-	-

This statement should be read in conjunction with the Notes to the Financial Statements.



SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Balance Sheet (cont.)

ITEMS	Code	Note	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		946,095,293,833	888,277,053,498
I. Owner's equity	410		946,095,293,833	888,277,053,498
1. Owner's capital	411	V.9	754,647,000,000	754,647,000,000
- Ordinary shares carrying voting rights	411a		754,647,000,000	754,647,000,000
- 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		-	-
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.9	191,448,293,833	133,630,053,498
- Retained earnings accumulated to the end of the previous period	421a		133,630,053,498	133,630,053,498
- Retained earnings of the current period	421b		57,818,240,335	-
12. Construction investment fund	422		-	-
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		1,218,079,337,667	978,726,110,213



Pham Thi Chang
Preparer



Nguyen Hoang Tan
Chief Accountant



Nguyen Quoc Viet
General Director



SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025


INCOME STATEMENT

For the fiscal year ended 31 December 2025


Unit: VND

ITEMS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and provisions of services	01		-	-
2. Revenue deductions	02		-	-
3. Net revenue	10		-	-
4. Cost of sales	11		-	-
5. Gross profit	20		-	-
6. Financial income	21	VI.1	77,612,278,119	66,833,766,252
7. Financial expenses	22	VI.2	18,958,266,847	37,211,747,428
In which: Interest expenses	23		13,737,701,916	2,469,535,366
8. Selling expenses	25		-	-
9. General and administration expenses	26	VI.3	835,770,937	343,563,995
10. Net operating profit	30		57,818,240,335	29,278,454,829
11. Other income	31		-	-
12. Other expenses	32		-	-
13. Other profit	40		-	-
14. Total accounting profit before tax	50		57,818,240,335	29,278,454,829
15. Current income tax	51	V.6	-	1,460,294,031
16. Deferred income tax	52		-	-
17. Profit after tax	60		57,818,240,335	27,818,160,798
18. Basic earnings per share	70	VI.4		
19. Diluted earnings per share	71	VI.4		

Ho Chi Minh City, 31 March 2026



Pham Thi Chang
Preparer



Nguyen Hoang Tan
Chief Accountant



Nguyen Quoc Viet
General Director

This statement should be read in conjunction with the Notes to the Financial Statements.



SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

CASH FLOW STATEMENT**(Indirect method)****For the fiscal year ended 31 December 2025**

Unit: VND

ITEMS	Code	Note	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		57,818,240,335	29,278,454,829
2. Adjustments				
- Depreciation/Amortization of fixed assets and investment properties	02		-	-
- Provisions and allowances	03	V.4	5,220,564,931	34,742,212,062
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04		-	-
- Gain/(loss) from investing activities	05	VI.1	(77,612,278,119)	(835,893,030)
- Interest expenses	06	VI.2	13,737,701,916	2,469,535,366
- Others	07		-	-
3. Operating profit/(loss) before changes of working capital	08		(835,770,937)	65,654,309,227
- Increase/(decrease) of receivables	09		(7,491,317)	(94,083,377)
- Increase/(decrease) of inventories	10		-	-
- Increase/(decrease) of payables	11		12,600,000	14,622,222
- Increase/(decrease) of prepaid expenses	12		1,725,540	(1,469,185)
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14	V.7, VI.2	(3,568,328,766)	(2,207,429,065)
- Corporate income tax paid	15	V.6	(1,460,294,031)	-
- Other cash inflows	16		-	-
- Other cash outflows	17	V.7	(1,608,000,000)	-
Net cash flows from operating activities	20		(7,465,559,511)	63,365,949,822
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21		-	-
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	-
3. Cash outflow for lending, buying debt instruments of other entities	23		-	-
4. Cash recovered from lending, selling debt instruments of other entities	24		-	33,500,000,000
5. Investments in other entities	25	V.4	(244,232,757,982)	(111,355,958,169)
6. Withdrawals of investments in other entities	26		-	450,000,000
7. Interest earned, dividends and profits received	27	V.2, VI.1	77,609,297,297	1,852,738,575
Net cash flows from investing activities	30		(166,623,460,685)	(75,553,219,594)

This statement should be read in conjunction with the Notes to the Financial Statements.



SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City


FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Cash Flow Statement (cont.)

ITEMS	Code	Note	Current year	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	V.8	482,400,000,000	153,510,000,000
4. Repayment for borrowing principal	34	V.8	(232,520,000,000)	(142,890,000,000)
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.7	(75,458,692,000)	(2,785,500)
<i>Net cash flows from financing activities</i>	40		174,421,308,000	10,617,214,500
Net cash flows during the year	50		332,287,804	(1,570,055,272)
Beginning cash and cash equivalents	60	V.1	1,099,478,520	2,669,533,792
Effects of fluctuations in foreign exchange rates	61		-	-
Ending cash and cash equivalents	70	V.1	1,431,766,324	1,099,478,520

Ho Chi Minh City, 31 March 2026



Pham Thi Chang
 Preparer



Nguyen Hoang Tan
 Chief Accountant



Nguyen Quoc Viet
 General Director


SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

NOTES TO THE FINANCIAL STATEMENTS**For the fiscal year ended 31 December 2025****I. GENERAL INFORMATION****1. Ownership form**

SGI Holdings Investment JSC (formerly known as Saigon 3 Group Investment Development Joint Stock Company) (hereinafter referred to as the “Company”) is a joint stock company.

2. Business fields

The Company’s business field is servicing.

3. Principal business activities

The principal business activity of the Company is financial service support.

4. Normal operating cycle

The Company’s normal operating cycle is within 12 months.

5. Subsidiaries

Subsidiaries	Address	Principal business activities	Percentage of equity	Percentage of benefit	Percentage of voting right
Saigon 3 Capital Investment Company Limited	No. 06 Ho Tung Mau Street, Saigon Ward, Ho Chi Minh City	Financial service support	100.00%	100.00%	100.00%
Saigon Leather Joint Stock Company	No. 71/1 Quang Trung Street, An Hoi Tay Ward, Ho Chi Minh City	Trading leather garments	99.99%	99.99%	99.99%
Saigon 3 Garment Joint Stock Company	No. 47 Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City	Producing and trading garments; leasing offices and investing	99.76%	99.76%	99.76%
Ho Chi Minh City Medical Import Export Joint Stock Company	No. 181 Nguyen Dinh Chieu Street, Xuan Hoa Ward, Ho Chi Minh City	Trading, importing and exporting pharmaceutical products, pharmaceutical materials, medical equipment, vaccines, biological products, testing chemicals, cosmetics, milk, nutrients, eyeglasses; providing import and export and customs clearance services; repairing and maintaining medical machinery and equipment; leasing warehouses and offices	63.37%	63.37%	63.37%

6. Statement of information comparability on the Financial Statements

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



SGI HOLDINGS INVESTMENT JSC

Address: No. 47, Street No. 17, Quarter 6, Hiep Binh Ward, Ho Chi Minh City

FINANCIAL STATEMENTS

For the fiscal year ended 31 December 2025

Notes to the Financial Statements (cont.)

II. FISCAL YEAR AND ACCOUNTING CURRENCY UNIT

1. Fiscal year

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

2. Accounting currency unit

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

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Company 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, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Financial Statements.

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

The General Director 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 as well as other Circulars guiding the implementation of Vietnamese Accounting Standards of the Ministry of Finance in the preparation and presentation of the Financial Statements.

On 27 October 2025, the Ministry of Finance issued the Circular No. 99/2025/TT-BTC (“Circular 99”) providing guidance on Enterprise Accounting System in replacement to the Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance guiding the Enterprise Accounting System (“Circular 200”), as well as the Circular No. 75/2015/TT-BTC dated 18 May 2015 and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance amending and supplementing some articles of Circular 200. The provisions of Circular 99 shall be applied to bookkeeping, preparation and presentation of the Financial Statements for the fiscal year beginning from 01 January 2026.

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

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

2. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment, which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date.



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Notes to the Financial Statements (cont.)

3. Financial investments

Trading securities

Investments classified as trading securities are those held by the Company for the trading purpose with the aim of making profit.

Trading securities are recognized at costs. The cost of trading securities is determined based on the fair value of payments at the time the transaction plus other costs directly attributable to the acquisition of the trading securities.

The recognition date for trading securities is the date the Company obtains ownership rights, specifically as follows:

- For listed securities: recognized at the time of order-matching (T+0).
- For unlisted securities: recognized at the time of legally obtaining ownership in accordance with applicable laws and regulations.

Interest incurred prior to the acquisition of trading securities are deducted to the cost of such securities. Interest incurred after the acquisition of such securities are recorded in the Company's financial income.

A provision for impairment of trading securities is established for each type of securities traded on the market and whose fair value is lower than its cost. The fair value of trading securities is measured as follows:

- For securities listed on the stock market: the closing price on the most recent trading date by the balance sheet date.
- For shares registered for trading on the UPCOM, including public companies not yet listed and state-owned enterprises undergoing equitization through public offerings: the average reference price over the 30 consecutive trading days immediately preceding the balance sheet date, as published by the Stock Exchange.
- For shares listed on the stock market or shares registered for trading on Upcom without transactions within 30 days prior to the date of provision, the shares which are delisted, canceled or suspended from trading: provision is made based on the losses of the investee at the rate equal to the difference between the actual capital invested by the owners and owner's equity as of the balance sheet date multiplying by the ownership rate over the total actual charter capital invested..

Increases/decreases in the provisions for impairment of trading securities that must be recognized at the balance sheet date are recorded into financial expenses.

Gain or loss from transfer of trading securities is recognized into financial income or financial expenses. Cost is determined using the moving weighted average method.

Loans

Loans are measured at costs less allowance for doubtful debts. Allowance for doubtful debts of loans is made on the basis of estimated losses.



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Notes to the Financial Statements (cont.)

Investments in subsidiaries, associate

Subsidiaries

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the ability to control the financial and operating policies of the investee in order to obtain economic benefits from the activities of that enterprise.

Associates

An associate is an entity over which the Company has significant influence but not control over its financial and operating policies. Significant influence is demonstrated by the right to participate in decisions regarding the financial and operating policies of the investee but not to control these policies.

Initial recognition

Investments in subsidiaries, associate are initially recognized at costs, including the costs of acquisition or capital contributions plus costs directly attributable to the investments. In cases where the investment is made through non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of occurrence.

Dividends and profit incurred prior to the acquisition of investments are deducted into the investment costs. Dividends and profit incurred after the acquisition of investments are recorded into the Company's financial income. The dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in subsidiaries and associates

A provision for impairment losses on investments in subsidiaries and associates is recognized when the subsidiaries and associates incur losses, with the provision amount determined as the difference between the Company's actual investment cost in the subsidiaries and associates and the investee's actual equity multiplied (x) by the Company's ownership interest in such subsidiaries and associates. If the subsidiaries and associates are consolidated into Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Increases/decreases in the provisions for impairment of investments in the subsidiaries and associates as of the balance sheet date are recorded into financial expenses.

4. Receivables

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

Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss.

Allowance is made for each doubtful debt on the basis of the estimated loss.

Increases/decreases in the obligatory allowance for doubtful debts as of the balance sheet date are recorded into general and administration expenses.



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Notes to the Financial Statements (cont.)

5. 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.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Company.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining terms as of the balance sheet date.

6. Owner's capital

The owner's capital is recorded according to the actual amounts invested by shareholders.

7. Profit distribution

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

The distribution of profit to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

The dividends are recorded as payables upon approval of the General Meeting of Shareholders.

8. Recognition of income

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit received

Dividends and profit received are recognized when the Company has the right to receive dividends or profit from the capital contribution. The dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

9. Borrowing costs

Borrowing costs are interest and other costs that the Company directly incurs in connection with the borrowing. Borrowing costs are recorded as an expense when they are incurred.



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Notes to the Financial Statements (cont.)

10. 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.

Expenses and their corresponding revenues are simultaneously recognized in accordance with matching principle. In the event that matching principle conflicts with prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

11. Corporate income tax

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

Current income tax

Current income tax is the tax amount computed based on the assessable income. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

The Company shall offset deferred tax assets and deferred tax liabilities if, and only if:

- The Company has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Company has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.



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Notes to the Financial Statements (cont.)**12. Related parties**

A party is 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 as well as the operations of the Company. A party is also considered a related party of the Company in case that party is under the same control or is subject to the same material effects.

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

V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE BALANCE SHEET**1. Cash**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	13,503,171	451,620,221
Cash in bank	618,263,153	647,858,299
Bank deposits of which the principal maturity is 3 months or less	800,000,000	-
Total	<u>1,431,766,324</u>	<u>1,099,478,520</u>

2. Other short-term receivables

This item reflects the term deposit interest to be received.

3. Overdue debts

The Company has no overdue or irrecoverable debts.

4. Investments in other entities

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Costs</u>	<u>Provisions</u>	<u>Costs</u>	<u>Provisions</u>
<i>Investments in subsidiaries</i>	<i>1,207,268,687,308</i>	<i>(62,313,302,823)</i>	<i>923,180,960,157</i>	<i>(43,698,067,830)</i>
Saigon 3 Capital Investment Company Limited	646,881,152,869	-	646,881,152,869	-
Saigon 3 Garment Joint Stock Company	233,983,904,465	-	233,983,904,465	-
Saigon Leather Joint Stock Company ⁽ⁱ⁾	62,313,302,823	(62,313,302,823)	42,315,902,823	(43,698,067,830)
Ho Chi Minh City Medical Import Export Joint Stock Company ⁽ⁱⁱ⁾	264,090,327,151	-	-	-
<i>Investments in associates</i>	<i>71,500,989,000</i>	<i>-</i>	<i>111,355,958,169</i>	<i>(13,394,670,062)</i>
Ho Chi Minh City Medical Import Export Joint Stock Company ⁽ⁱⁱ⁾	-	-	111,355,958,169	(13,394,670,062)
Bach Tuyet Cotton Corporation ⁽ⁱⁱⁱ⁾	71,500,989,000	-	-	-
Total	<u>1,278,769,676,308</u>	<u>(62,313,302,823)</u>	<u>1,034,536,918,326</u>	<u>(57,092,737,892)</u>

- (i) During the year, the Company additionally acquired 1,999,740 shares of Saigon Leather Joint Stock Company at the face value of VND 19,997,400,000 according to the Resolution No. 13/2025/NQ-HĐQT dated 11 June 2025 of the Board of Directors. As of the balance sheet date, the Company held 5,999,218 shares, equivalent to 99.99% of charter capital of Saigon Leather Joint Stock Company (beginning balance: 3,999,478, equivalent to 99.99% of charter capital).



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Notes to the Financial Statements (cont.)

(ii) On 02 January 2025, the Board of Directors approved the Resolution No. 01/2025/NQ-HĐQT on the implementation and the plan on public acquisition offer of shares of Ho Chi Minh City Medical Import Export Joint Stock Company. Details are as follows:

- Stock code: YTC (registered for trading at UPCOM)
- Relationship with the issuer: The Company is a major shareholder holding 24.79% of outstanding shares of Ho Chi Minh City Medical Import Export Joint Stock Company; Mr. Nguyen Khanh Linh is the Chairman of the Company and also the Chairman of Ho Chi Minh City Medical Import Export Joint Stock Company;
- Quantity of shares held by the Company and related individuals before public acquisition offering: 2,366,977 voting shares, equivalent to 24.79% of the outstanding shares of Ho Chi Minh City Medical Import Export Joint Stock Company;
- Expected quantity of shares offered to acquire: 2,897,923 shares, equivalent to 30.35% of the outstanding shares of Ho Chi Minh City Medical Import Export Joint Stock Company;
- Subject to transfer: Shareholders of Ho Chi Minh City Medical Import Export Joint Stock Company;
- Type of shares offering to acquire: Common shares without transfer restrictions;
- Acquisition offering price: acquisition offering price is determined on the principle of determination of the public acquisition offering price as specified in Point a, Clause 1, Article 91 of the Decree No. 155/2020/ND-CP; The Board of Directors authorized Mr. Nguyen Quoc Viet - General Director to make decision on public acquisition offering price based on the above principle and ensure the compliance with the provisions of laws.

On 19 February 2025, the Company submitted application for YTC shares public acquisition offering.

On 16 May 2025, the Company sent the Official Letter No. 3105/2025/CV-SGI to the State Securities Commission of Vietnam regarding the report of results on the public acquisition offer of shares of Ho Chi Minh City Medical Import Export Joint Stock Company. Accordingly, the Company acquired 2,897,367 shares from 8 investors at the acquisition price of VND 38,000/share. The number of YTC shares held by the Company after the public acquisition offer was 5,264,344 shares, equivalent to 55.15% of the total voting shares.

On 18 July 2025, the Board of Directors approved the Resolution No. 17/2025/NQ-HĐQT regarding the policy to increase the Company's ownership rate of shares of Ho Chi Minh City Medical Import Export Joint Stock Company (stock code: YTC) from 55.14% to below 65% of the total voting shares (Ho Chi Minh City Medical Import Export Joint Stock Company is a subsidiary and a related entity of the Chairman and the Supervisory Board Member). The expected quantity of shares to be acquired is 800,000 shares. Until 21 August 2025, the Company acquired 786,289 YTC shares and the number of shares held by the Company following the transaction was 6,050,633 shares, equivalent to 63.37% of the total voting shares in Ho Chi Minh City Medical Import Export Joint Stock Company.

(iii) The Company received the transfer of 1,451,300 shares of Bach Tuyet Cotton Corporation according to the Resolution No. 09/2025/NQ-HĐQT dated 27 March 2025 of the Board of Directors.

On 18 July 2025, the Board of Directors approved the Resolution No. 17/2025/NQ-HĐQT regarding the increase in the ownership rate of shares of Bach Tuyet Cotton Corporation (stock code: BBT) held by the Company and related companies from 65.04% to below 75% of the voting shares (Bach Tuyet Cotton Corporation is a subsidiary and a related entity of the Chairman and the Supervisory Board Member). Until 24 July 2025, the Company acquired 970,000 BBT shares. The number of shares held by the Company and the related companies following the transaction was 7,344,379 shares, equivalent to 74.94% of the total voting shares in Bach Tuyet Cotton Corporation.



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On 02 October 2025, the Board of Directors approved the Resolution No. 22/2025/NQ-HĐQT approving the exercise of subscription rights for the additional shares of Bach Tuyet Cotton Corporation, with a subscription ratio of 1:1 (one share entitles the holder to one right, 1 right entitles the holder to purchase 1 new share). The number of shares currently held by the Company as at the offering date was 2,421,300 shares, accounting for 24.71% of the charter capital. The Company was entitled to acquire 2,421,300 shares at the issuance price of VND 10,000/share.

As of the balance sheet date, the Company held 4,842,600 shares, accounting for 24.61% of the total issued shares of Bach Tuyet Cotton Corporation.

Operation of the subsidiaries

The subsidiaries have been in normal operation without significant changes as compared to the previous year.

Provisions for investments in other entities

Changes in provisions for investments in other entities are as follows:

	Current year	Previous year
Beginning balance	57,092,737,892	22,350,525,830
Provisions made during the year	5,220,564,931	34,742,212,062
Ending balance	62,313,302,823	57,092,737,892

Fair value

The Company has not measured the fair value of investments because there is no specific guidance on measurement of fair value.

Transactions with the subsidiaries and associates

The significant transactions between the Company and its subsidiaries and associates are as follows:

	Current year	Previous year
<i>Saigon 3 Capital Investment Company Limited</i>		
Profit received	76,500,000,000	-
Receipt of profit distribution	76,500,000,000	-
Borrowing	221,900,000,000	153,510,000,000
Borrowing repayments	232,520,000,000	142,890,000,000
Interest expenses	3,306,222,465	2,469,535,366
Payment of borrowing interest	3,568,328,766	2,207,429,065
Loan interest	-	717,363,013
Collection of loan interest	-	1,807,260,273
Fees for acquisition of trading securities		103,969
Payment of fees for acquisition of trading securities		103,969
<i>Saigon 3 Garment Joint Stock Company</i>		
Borrowing	260,500,000,000	-
Interest expenses	10,431,479,451	-
<i>Saigon Leather Joint Stock Company</i>		
Capital contribution	19,997,400,000	-
Payment for capital contribution	19,997,400,000	-



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Notes to the Financial Statements (cont.)

	<u>Current year</u>	<u>Previous year</u>
<i>Ho Chi Minh City Medical Import Export Joint Stock Company</i>		
Dividends distributed from profit before investment date	895,070,333	383,450,274
Dividends distributed from profit after investment date	157,798,467	-
Dividend payment received	1,052,868,800	383,450,274
<i>Bach Tuyet Cotton Corporation</i>		
Capital contribution	24,213,000,000	-
Payment for capital contribution	24,213,000,000	-
Dividends distributed from profit before investment date	1,210,650,000	-
Dividend payment received	1,210,650,000	-

5. Deferred income tax assets

The Company has not recognized deferred income tax assets for following items:

	<u>Ending balance</u>	<u>Beginning balance</u>
Accrued expenses without invoices	120,000,000	108,500,000
Taxable loss of 2025	18,790,636,612	-
Total	18,910,636,612	108,500,000

According to the current Law on Corporate Income Tax, the loss of any tax year is brought forward to offset against the profit of the following years for the maximum period of 5 years from year after the loss incurring year and the temporary differences can be deducted without any limit on time. Deferred income tax assets are not recognized for these accounts since there is little possibility on the availability of taxable income in the future against which these accounts can be used.

6. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>	<u>Amount payable during the year</u>	<u>Amount paid during the year</u>	<u>Ending balance</u>
VAT on local sales	-	-	-	-
Corporate income tax	1,460,294,031	-	(1,460,294,031)	-
Personal income tax	5,100,000	3,252,533,150	(3,242,233,150)	15,400,000
License duty	-	103,000,000	(103,000,000)	-
Total	1,465,394,031	3,355,533,150	(4,805,527,181)	15,400,000

Value added tax (VAT)

The Company has to pay VAT in accordance with the deduction method at the rate of 10%.

Corporate income tax

The Company has to pay corporate income tax on assessable income at the rate of 20%.



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Notes to the Financial Statements (cont.)

The estimated corporate income tax payable is as follows:

	Current year	Previous year
Total accounting profit before tax	57,818,240,335	29,278,454,829
Increases/(decreases) of accounting profit to determine taxable income		
- Increases	157,421,520	118,327,500
- Decreases	(108,500,000)	(117,777,778)
Taxable income	57,867,161,855	29,279,004,551
Income exempted from tax	(76,657,798,467)	-
Loss of previous years brought forward	-	(21,977,534,394)
Assessable income	(18,790,636,612)	7,301,470,157
Corporate income tax rate	20%	20%
Corporate income tax payable	-	1,460,294,031

Determination of corporate income tax liability of the Company is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

Other taxes

The Company has declared and paid these taxes in line with the prevailing regulations.

7. Other short-term payables

	Ending balance	Beginning balance
<i>Payables to related parties</i>	<i>1,554,123,846</i>	<i>39,991,786,284</i>
Saigon 3 Garment Joint Stock Company – interest expenses	10,431,479,451	-
Saigon 3 Capital Investment Company Limited – interest expenses	-	262,106,301
Mr. Pham Xuan Hong - dividends payable	-	3,977,727,000
Ms. Nguyen Ngoc Diep - dividends payable	-	2,757,808,000
Mr. Nguyen Quoc Viet - dividends payable	-	15,269,529,000
Ms. Pham Viet Lan Anh - dividends payable	-	151,363,000
Ms. Nguyen Ngoc Thuy Nhan - dividends payable	-	528,310,000
Ms. Nguyen Ngoc Thuy Van - dividends payable	-	592,760,000
Hung Phuc Investment Joint Stock Company - dividends payable	-	13,944,429,000
BOD Members – remuneration and bonuses payable	899,753,983	2,507,753,983
<i>Payables to other organizations and individuals</i>	<i>7,810,400</i>	<i>38,244,576,400</i>
Total	11,339,043,834	78,236,362,684

The Company has no other overdue payables.



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Notes to the Financial Statements (cont.)**8. Short-term borrowings**

	<u>Ending balance</u>	<u>Beginning balance</u>
Borrowing from Saigon 3 Garment Joint Stock Company (a subsidiary) ⁽ⁱ⁾	260,500,000,000	-
Borrowing from Saigon 3 Capital Investment Company Limited (a subsidiary)	-	10,620,000,000
Total	260,500,000,000	10,620,000,000

- (i) The unsecured borrowing from Saigon 3 Garment Joint Stock Company (a subsidiary) is for financial investment purposes at the interest rate of 8.50%/year. The borrowing term is 12 months.

Details of increases/(decreases) of short-term borrowing are as follows:

	<u>Current year</u>	<u>Previous year</u>
Beginning balance	10,620,000,000	-
Increase during the year	482,400,000,000	153,510,000,000
Amount repaid during the year	(232,520,000,000)	(142,890,000,000)
Ending balance	260,500,000,000	10,620,000,000

The Company has no overdue borrowings.

9. Owner's equity**9a. Statement of changes in owner's equity**

	<u>Owner's capital</u>	<u>Retained earnings</u>	<u>Total</u>
Beginning balance of the previous year	754,647,000,000	182,767,031,117	937,414,031,117
Profit in the previous year	-	27,818,160,798	27,818,160,798
Bonuses to the Board of Directors and the Supervisory Board		(1,490,438,417)	(1,490,438,417)
Dividend distribution in the previous year		(75,464,700,000)	(75,464,700,000)
Ending balance of the previous year	754,647,000,000	133,630,053,498	888,277,053,498
Beginning balance of the current year	754,647,000,000	133,630,053,498	888,277,053,498
Profit in the current year	-	57,818,240,335	57,818,240,335
Ending balance of the current year	754,647,000,000	191,448,293,833	946,095,293,833

9b. Details of owner's capital

	<u>Ending balance</u>	<u>Beginning balance</u>
Mr. Nguyen Quoc Viet	152,695,290,000	152,695,290,000
Hung Phuc Investment Joint Stock Company	139,444,290,000	139,444,290,000
Mr. Pham Xuan Hong	39,777,270,000	39,777,270,000
Other shareholders	422,730,150,000	422,730,150,000
Total	754,647,000,000	754,647,000,000



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Notes to the Financial Statements (cont.)**9c. Shares**

	Ending balance	Beginning balance
Number of shares registered to be issued	75,464,700	75,464,700
Number of shares sold to the public	75,464,700	75,464,700
- Ordinary shares	75,464,700	75,464,700
- Preferred shares	-	-
Number of shares repurchased	-	-
- Ordinary shares	-	-
- Preferred shares	-	-
Number of outstanding shares	75,464,700	75,464,700
- Ordinary shares	75,464,700	75,464,700
- Preferred shares	-	-

Par value per outstanding share: VND 10,000.

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE INCOME STATEMENT**1. Financial income**

	Current year	Previous year
Dividends and profit received	76,657,798,467	-
Bank deposit interest	954,479,652	45,478,302
Loan interest	-	717,363,013
Income from transfer of subsidiary	-	73,051,715
Income from sales of trading securities	-	65,997,873,222
Total	77,612,278,119	66,833,766,252

2. Financial expenses

	Current year	Previous year
Interest expenses	13,737,701,916	2,469,535,366
Provisions for investments in subsidiaries	5,220,564,931	34,742,212,062
Total	18,958,266,847	37,211,747,428

3. General and administration expenses

	Current year	Previous year
Expenses for employees	233,000,000	102,000,000
Taxes, fees and legal fees	3,000,000	3,000,000
Expenses for external services	243,935,540	220,275,360
Other expenses	355,835,397	18,288,635
Total	835,770,937	343,563,995

4. Earnings per share

Information on earnings per share is presented in the Consolidated Financial Statements.



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Notes to the Financial Statements (cont.)**5. Operating costs by factors**

	<u>Current year</u>	<u>Previous year</u>
Labor costs	233,000,000	-
Expenses for external services	243,935,540	105,079,650
Other expenses	358,835,397	12,101,000
Total	<u>835,770,937</u>	<u>117,180,650</u>

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

The Company's related parties include key management personnel, their related individuals and other related parties.

1a. Transactions and balances with the key management personnel and their related individuals

The key management personnel comprise the BOD members and the General Director. The individuals related to the key management personnel are their close family members.

Transactions with the key management personnel and their related individuals

The Company has no sales of goods or service provisions to the key management personnel and their related individuals. The Company only has transactions with the BOD members, the Executive Officers and the key management personnel's related individuals. Details are as follows:

	<u>Current year</u>	<u>Previous year</u>
<i>BOD Members</i>		
Mr. Pham Xuan Hong		
- Dividend distribution	-	3,977,727,000
- Dividend payment	3,977,727,000	-
Ms. Nguyen Ngoc Diep		
- Dividend distribution	-	2,757,808,000
- Dividend payment	2,757,808,000	-
Mr. Nguyen Quoc Viet		
- Dividend distribution	-	15,269,529,000
- Dividend payment	15,269,529,000	-
<i>Supervisory Board Members</i>		
Ms. Pham Viet Lan Anh		
- Dividend distribution	-	151,363,000
- Dividend payment	151,363,000	-
<i>Key management personnel's related individuals</i>		
Ms. Nguyen Ngoc Thuy Nhan		
- Dividend distribution	-	528,310,000
- Dividend payment	528,310,000	-
Ms. Nguyen Ngoc Thuy Van		
- Dividend distribution	-	592,760,000
- Dividend payment	592,760,000	-

Receivables from and payables to the key management personnel and their related individuals

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Notes to the Financial Statements (cont.)

The receivables from and payables to the key management personnel and their related individuals are presented in Note No. **V.7**.

Remuneration of the key management personnel and the Supervisory Board

	Current year	Previous year
Board of Directors	1,272,000,000	-
Mr. Nguyen Khanh Linh	240,000,000	-
Mr. Nguyen Quoc Viet	240,000,000	-
Mr. Pham Xuan Hong (resigned on 07 February 2026)	269,666,667	-
Ms. Nguyen Ngoc Diep (resigned on 07 February 2026)	282,333,333	-
Mr. Nguyen Dang Khoa (resigned on 07 February 2026)	240,000,000	-
Supervisory Board	264,000,000	-
Ms. Pham Viet Lan Anh	120,000,000	-
Mr. Le Ngoc Hung	72,000,000	-
Mr. Nguyen Hoang Giang	72,000,000	-
Total	1,536,000,000	-

1b. Transactions and balances with other related parties

Other related parties of the Company include:

Other related parties	Relationship
Saigon 3 Garment Joint Stock Company	Subsidiary
Saigon 3 Capital Investment Company Limited	Subsidiary
Saigon Leather Joint Stock Company	Subsidiary
Ho Chi Minh City Medical Import Export Joint Stock Company	Subsidiary
Saigon 3 Jean Joint Stock Company	Subsidiary of Saigon 3 Garment Joint Stock Company
Thanh Cong Securities Joint Stock Company	Subsidiary of Saigon 3 Capital Investment Company Limited
Bach Tuyet Cotton Corporation	Subsidiary of Saigon 3 Capital Investment Company Limited
Bach Tuyet Kotton Company Limited	Subsidiary of Bach Tuyet Cotton Corporation
Thanh Cong Asset Management Company Limited	Subsidiary of Thanh Cong Securities Joint Stock Company
Thanh Cong Investment Fund (TCIF)	Subsidiary of Thanh Cong Securities Joint Stock Company
Hung Phuc Investment Joint Stock Company	Shareholder holding 18.48% of the charter capital
Gia Dinh Development Corporation	Company with the same BOD member
Dry Cell and Storage Battery Joint Stock Company	Company with the same BOD member
Anh Quan Law Partnership Company	The Company's BOD Member is the Executive Officer of this company
Duc Quan Investment and Development Joint Stock Company	The Company's Supervisory Board Member is the BOD Member of this company



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Notes to the Financial Statements (cont.)*Transactions with other related parties*

Apart from transactions with the subsidiaries and associates presented in Note No. V.4, the Company also has other following transactions with other related parties:

	<u>Current year</u>	<u>Previous year</u>
<i>Thanh Cong Securities Joint Stock Company</i>		
Fees for share acquisition	137,507,347	167,358,074
Payment of fees for share acquisition	137,507,347	167,358,074
Fees for securities depository	4,658,696	219,792
Payment of securities depository fees	4,658,696	219,792
Demand deposit interest	282,020	68,676
Collection of demand deposit interest	282,020	68,676
<i>Thanh Cong Asset Management Company Limited</i>		
Fees for acquisition of trading securities	-	179,088
Payment of fees for acquisition of trading securities	-	179,088
<i>Hung Phuc Investment Joint Stock Company</i>		
Dividend distribution	-	13,944,429,000
Dividend payment	13,944,429,000	-

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

Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.7 and V.8.

2. Subsequent events

On 09 January 2026, the Board of Directors approved the Resolution No. 0101/2026/NQ-HĐQT regarding the dividend payment of 2024 in cash at the rate of 5%/share (1 share receives VND 500) in accordance with the Resolution No. 01/2025/NQ-ĐHĐCĐ dated 26 April 2025 of 2025 Annual General Meeting of Shareholders.

Apart from the foregoing event, there are no other material subsequent events which are required adjustments or disclosures in the Interim Financial Statements.



Pham Thi Chang
Preparer



Nguyen Hoang Tan
Chief Accountant



Ho Chi Minh City, 31 March 2026

Nguyen Quoc Viet
General Director

