

STATEMENT OF FINANCIAL POSITION
As of March 31, 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Beginning balance
A. CURRENT ASSETS	100		184.107.851.738	148.859.965.305
I. Cash and cash equivalents	110	V.1	4.017.247.255	1.940.163.796
1. Cash	111		4.017.247.255	1.940.163.796
2. Cash equivalents	112		-	-
II. Short-term financial investments	120	V.2a	1.002.240.000	1.002.240.000
1. Trading securities	121		-	-
2. Provision for impairments of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		1.002.240.000	1.002.240.000
III. Short-term receivables	130		92.789.706.891	59.836.992.601
1. Short-term trade receivables	131	V.3	92.532.316.384	59.632.502.564
2. Short-term prepayment to suppliers	132	V.4	377.148.992	317.788.522
3. Short-term internal receivables	133		-	-
4. Construction contracts-in-progress receivables	134		-	-
5. Other short-term receivables	135	V.5	35.072.515	41.532.515
6. Provision for short-term doubtful debts (*)	136	V.6	(154.831.000)	(154.831.000)
IV. Inventories	140	V.7	82.331.455.208	80.386.038.077
1. Inventories	141		82.331.455.208	80.386.038.077
2. Provision for obsolete inventories (*)	142		-	-
V. Short-term biological assets	150		-	-
VI. Other current assets	160		3.967.202.384	5.694.530.831
1. Short-term prepaid expenses	161	V.11a	201.923.789	201.636.146
2. Deductible value added tax	162		3.765.278.595	5.492.894.685
3. Tax and other receivables from the State	163		-	-
B. LONG-TERM ASSETS	200		24.881.815.844	26.404.392.615
I. Long-term receivables	210		-	-
1. Other long-term receivables	215		-	-
2. Provision for long-term doubtful debts (*)	216		-	-
II. Fixed assets	220		19.496.349.641	20.864.668.460
1. Tangible fixed assets	221	V.8	18.706.557.222	20.053.986.843
- Historical cost	222		78.402.626.773	80.718.946.775
- Accumulated depreciation (*)	223		(59.696.069.551)	(60.664.959.932)
2. Finance lease fixed assets	224		-	-
3. Intangible fixed assets	227	V.9	789.792.419	810.681.617
- Historical cost	228		2.304.720.000	2.304.720.000
- Accumulated depreciation (*)	229		(1.514.927.581)	(1.494.038.383)
III. Long-term biological assets	230		-	-
IV. Investment properties	240		-	-
V. Long-term assets in progress	250		112.426.111	188.426.111
1. Long-term work in progress	251		-	-
2. Construction in progress	252	V.10	112.426.111	188.426.111
VI. Long-term financial investments	260	V.2b	3.750.000.000	3.750.000.000
1. Investment in subsidiaries	261		-	-
2. Investments in associates and joint ventures	262		-	-
3. Equity investments in other entities	263		3.750.000.000	3.750.000.000
4. Provision for long-term financial investments (*)	264		-	-
5. Held-to-maturity investments	265		-	-
6. Provision for held-to-maturity investments	266		-	-
VII. Other long-term assets	270		1.523.040.092	1.601.298.044
1. Long-term prepaid expenses	271	V.11b	1.523.040.092	1.601.298.044
2. Deferred income tax assets	272		-	-
TOTAL ASSETS	280		208.989.667.582	175.264.357.920

STATEMENT OF FINANCIAL POSITION
As of March 31, 2026
(Continued)

Unit: VND

SOURCES	Code	Notes	Closing balance	Beginning balance
C. LIABILITIES PAYABLES	300		48.941.564.327	21.608.373.229
I. Current liabilities	310		48.154.064.327	20.820.873.229
1. Short-term trade payables	311	V.12	31.254.168.240	7.218.216.212
2. Short-term advances from customers	312	V.13	647.407	-
3. Dividends and profits payable	313			
4. Short-term taxes and other payables to the State	314	V.14	2.122.275.922	1.729.914.529
5. Payable to employees	315		1.897.744.124	-
6. Short-term accrued expenses	316	V.15	2.173.200.000	-
7. Construction contracts-in-progress payables	318		-	-
8. Short-term unearned revenue	319		10.158.407.646	10.708.237.320
9. Other short-term payables	320	V.16	390.120.988	954.505.168
10. Short-term loans and finance leases	321	V17a	157.500.000	210.000.000
11. Provision for short-term payables	322		-	-
12. Bonus and welfare funds	323		-	-
II. Long-term liabilities	330		787.500.000	787.500.000
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other payables to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Inter-company payables on working capital	335		-	-
6. Long-term inter-company payables	336		-	-
7. Long-term unearned revenue	337		-	-
8. Other long-term payables	338		-	-
9. Long-term loans and finance leases	339	V17b	787.500.000	787.500.000
D. EQUITY	400		160.048.103.255	153.655.984.691
I. Owner's equity	410	V.18	160.048.103.255	153.655.984.691
1. Owner's contributed capital	411		120.000.000.000	120.000.000.000
- Common shares with voting rights	411a		120.000.000.000	120.000.000.000
- Preferred shares	411b		-	-
2. Share premium	412		(149.700.000)	(149.700.000)
3. Convertible bond	413		-	-
4. Other equity of the owners	414		-	-
5. Treasury shares (*)	415		-	-
6. Asset revaluation difference	416		-	-
7. Foreign exchange difference	417		-	-
8. Investment and development fund	418		2.585.510.528	2.585.510.528
9. Other fund under equity	419		-	-
11. Undistributed profit after tax	420		37.612.292.727	31.220.174.163
- Undistributed profit after tax accumulated to the end of the previous period	420a		31.220.174.163	22.108.324.360
- Undistributed profit after tax as of the current period	420b		6.392.118.564	9.111.849.803
TOTAL SOURCES	440		208.989.667.582	175.264.357.920

Prepared by

Person in charge of accounting

Nguyen Van Tuong

Nguyen Van Tuong

Hai Phong, April 18, 2026
General Director

Pham Van Tao

INCOME STATEMENT
As of March 31, 2026

Indicators	Code	Note	Q1		Year-to-date through the end of this quarter	
			The current year	The previous year	The current year	The previous year
1. Revenue from sales of goods and provision of services	01	VI.1	113.268.769.215	81.139.075.646	113.268.769.215	81.139.075.646
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales of goods and provision of services (10=01-02)	10		113.268.769.215	81.139.075.646	113.268.769.215	81.139.075.646
4. Cost of goods sold	11	VI.2	103.216.876.242	81.875.558.379	103.216.876.242	81.875.558.379
5. Gross profits from sales of goods and provision of services (20=10-11)	20		10.051.892.973	(736.482.733)	10.051.892.973	(736.482.733)
6. Profit or loss on disposal of investment properties	21		-	-	-	-
7. Financial income	22	VI.3	5.482.785	4.474.351	5.482.785	4.474.351
8. Financial expenses	23	VI.4	16.157.918	0	16.157.918	0
- In which: Interest expenses	24		16.157.918	0	16.157.918	0
9. Selling expenses	25	VI.7a	269.356.875	386.422.650	269.356.875	386.422.650
10. General and administrative expenses	26	VI.7b	1.844.895.253	2.023.864.803	1.844.895.253	2.023.864.803
11. Net operating profit {30=20+21+22-(23+25+26)}	30		7.926.965.712	(3.142.295.835)	7.926.965.712	(3.142.295.835)
12. Other income	31	VI.5	134.555.556	0	134.555.556	0
13. Other expenses	32	VI.6	22.915.024	3.388.965	22.915.024	3.388.965
14. Other profits (40=31-32)	40		111.640.532	(3.388.965)	111.640.532	(3.388.965)
15. Net accounting profit before tax (50=30+40)	50		8.038.606.244	(3.145.684.800)	8.038.606.244	(3.145.684.800)
16. Current corporate income tax	51	VI.8	1.646.487.680	0	1.646.487.680	0
17. Deferred corporate income tax	52		-	-	-	-
18. Profit after corporate income tax (60=50-51-52)	60		6.392.118.564	(3.145.684.800)	6.392.118.564	(3.145.684.800)
19. Basic earnings per share	70					

Prepared by



Nguyen Van Tuong

Person in charge of accounting



Nguyen Van Tuong

Hai Phong, April 18, 2026

General Director




Pham Van Tao

CASH FLOWS STATEMENT

By indirect method
As of March 31, 2026

Unit: VND

INDICATORS	Code	From January 1, 2026 to March 31, 2026	From January 1, 2025 to March 31, 2025
I. Cash flows from operating activities			
1. Profit before tax	01	8.038.606.244	(3.145.684.800)
2. Adjustments for:			
- Depreciation of fixed assets and investment property	02	1.368.318.819	1.465.644.868
- Provisions	03	-	-
- Foreign exchange (gains)/losses arising from revaluation of foreign currency monetary items	04	-	-
- (Profits)/losses from investment activities	05	(140.038.341)	(4.474.351)
- Interest expenses	06	16.157.918	-
- Other adjustments	07	-	-
3. Profit from operations before changes in working capital	08	9.283.044.640	(1.684.514.283)
- (Increase)/Decrease in receivables	09	(31.244.542.644)	(9.054.882.053)
- (Increase)/Decrease in inventories	10	(1.945.417.131)	649.791.703
- (Increase)/Decrease in payables (not including interest, corporate income tax)	11	27.049.901.263	15.622.661.390
- (Increase)/Decrease in prepaid expenses	12	77.970.309	421.277.843
- (Increase)/Decrease in trading securities	13	-	-
- Interest paid	14	(16.157.918)	-
- Corporate income tax paid	15	(1.310.697.845)	(2.392.994.515)
- Other receipts from operating activities	16	-	-
- Other payments for operating activities	17	-	-
Cash flows from operating activities	20	1.894.100.674	3.561.340.085
II. Cash flows from investing activities			
1. Payments for purchase, construction of fixed assets and other long-term assets	21	-	-
2. Proceeds from disposal of fixed assets and other long-term assets	22	230.000.000	-
3. Payments from loans and debt instruments of other entities	23	-	-
4. Proceeds from recovery of loans and debt instruments of other entities	24	-	-
5. Payments for investments in other entities	25	-	-
6. Proceeds from divestments in other entities	26	-	-
7. Interest, dividends, and profit received	27	5.482.785	4.474.351
Cash flows from investing activities	30	235.482.785	4.474.351
III. Cash flows from financing activities			
1. Proceeds from issuing shares and contributions from shareholders	31	-	-
2. Payments for capital withdrawal and share buybacks	32	-	-
3. Proceeds from borrowings	33	-	-
4. Repayments of borrowings	34	(52.500.000)	-
5. Repayments of finance lease principal	35	-	-
6. Dividends, profits paid	36	-	-
Cash flows from financing activities	40	(52.500.000)	-
Net cash flows for the year	50	2.077.083.459	3.565.814.436
Cash and cash equivalents at the beginning of the year	60	1.940.163.796	2.417.469.893
Effect of changes in exchange rates on the translation of foreign currency	61	-	-
Cash and cash equivalents at the end of the period	70	4.017.247.255	5.983.284.329

LAP PHUONG THANH PRODUCTION AND TRADING JOINT STOCK COMPANY

No. 822, Le Thanh Nghi Avenue, Tan Hung Ward, Hai Phong City, Viet Nam

7. Approval of the financial statements

The financial statements for the accounting period from January 1, 2026, to March 31, 2026, of Lap Phuong Thanh Production and Trading Joint Stock Company were approved by the General Director for issuance on April 18, 2026.

Hai Phong, April 18, 2026

Prepared by



Nguyen Van Tuong

Person in charge of accounting



Nguyen Van Tuong

General Director



Pham Van Tao

NOTES TO THE FINANCIAL STATEMENTS

From the accounting period from January 1, 2026 to March 31, 2026

I- Operation features

1. Form of capital ownership: Joint Stock Company
2. Business sector: Provide services, trade
3. Business lines:
 - Providing driving training services, driving vocational education
 - Leasing facilities for conducting driving tests
 - Commercial trading of plastic pallets, plastic bins, and virgin plastic pallets
4. Normal operating cycle: within 12 months
5. Statement on the comparability of information in the financial statement (whether comparable or not; if not comparable, the reasons must be clearly stated, such as changes in ownership structure, spin-offs, mergers, and the length of the comparative, ...): The financial statement figures for the first quarter of 2026 are fully consistent and ensure comparability with the 2025 financial statements and the first quarter 2025 financial statements.

II- Accounting period, currency used in accounting

1. Fiscal year: Fiscal year the Company is from 1 January to 31 December annually
2. Currency unit used in accounting: VND

III- Applied accounting standards and policies

1. Applied accounting policies: The Company applies the Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance.
2. Statement on compliance with Accounting Standards and Accounting System: The company has applied the Vietnamese Accounting Standards and relevant guiding documents issued by the government. The financial statements are prepared and presented in accordance with the provisions of each standard, circulars guiding the implementation of the standards, and the current accounting system.

IV- Applied accounting policies

1. Basis of preparation of financial statements

The financial statements are prepared on an accrual basis (except for information related to cash flows)

2. Cash and cash equivalents

Cash includes cash on hand, demand deposits with banks, and monetary gold held for value storage purposes, excluding gold classified as inventory intended for use as raw materials for production or goods for sale. Cash equivalents are short-term investments with a maturity or redemption period not exceeding 3 months from the purchase date, easily convertible into a known amount of cash and subject to minimal risk of changes in value.

3. Receivables

Receivables are presented at their book value, less provisions for doubtful debts.

Receivables are classified into customer receivables and other receivables based on the following principles:

- + Customer receivables represent trade receivables arising from purchase and sale transactions between the Company and independent customers, including receivables related to the sale of goods under export consignment to other entities.
- + Other receivables represent non-trade receivables not related to buying and selling transactions

Provisions for doubtful debts are made for each receivable based on the aging of the debt or the estimated level of loss that may occur, as follows:

For overdue receivables:

- 30% of the value for receivables overdue for more than 6 months but less than 1 year;
- 50% of the value for receivables overdue for 1 year but less than 2 years;
- 70% of the value for receivables overdue for 2 years but less than 3 years;
- 100% of the value for receivables overdue for 3 years or more.

For receivables that have not yet matured but are difficult to collect, provisions are made based on the estimated level of loss.

4. Inventories

Inventory is recognized at the lower of cost and net realizable value.

The cost of inventory is determined as follows

- Raw materials, goods: includes the purchase cost and other directly related costs incurred to bring the inventory to its current location and condition.
- Work-in-progress: includes only the cost of direct raw materials (or other cost elements as appropriate).

Net realizable value is the estimated selling price of the inventory in the ordinary course of business, less the estimated costs to complete and the estimated costs necessary to sell it.

The cost of inventory is calculated using the weighted average method and recorded using the periodic inventory method.

A provision for inventory devaluation is made for each inventory item where the cost exceeds the net realizable value. For services in progress, the provision for devaluation is calculated for each type of service with a separate price. Increases or decreases in the provision for inventory devaluation must be recognized at the end of the fiscal year and recorded in the cost of goods sold.

5. Tangible fixed assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenditures incurred by the company to acquire the tangible fixed assets and prepare them for use. Costs incurred after initial recognition are only added to the cost of the tangible fixed assets if these costs are certain to increase future economic benefits from the use of the asset. Costs that do not meet this condition are recognized as expenses immediately.

When a tangible fixed asset is sold or disposed of, the cost and accumulated depreciation are removed from the books, and any resulting gain or loss from the disposal is recognized in income or expense for the year.

Tangible fixed assets are depreciated using the straight-line method based on the estimated useful life. The depreciation period for each type of tangible fixed asset is as follows:

Types of fixed assets	Number of years
- Buildings, structures	5 – 25
- Machinery, equipment	3 – 15
- Transport, transmission vehicles	6 – 10
- Equipmet, management tools	3 – 10
- Other fixed assets	4 – 25

6. Intangible fixed assets

Intangible fixed assets are presented at cost less accumulated amortization.

The cost of intangible fixed assets includes all expenditures incurred by the company to acquire the assets and prepare them for use. Costs related to intangible fixed assets incurred after initial recognition are recognized as production or operating expenses for the period, unless these costs are directly associated with a specific intangible asset and are expected to enhance the economic benefits from these assets.

When an intangible fixed asset is sold or disposed of, the cost and accumulated amortization are removed from the books, and any resulting gain or loss from the disposal is recognized in income or expense for the year.

The intangible fixed assets of the company include:

Software Programs

Costs related to computer software programs that are not part of the hardware system are not capitalized. The cost of computer software includes all expenditures incurred by the company up to the point when the software is ready for use. Computer software is amortized using the straight-line method over a period of 5 to 25 years.

7. Prepaid expenses

Prepaid expenses include actual expenses that have been incurred but are related to the results of the business operations of multiple accounting periods. The company's prepaid expenses include the following costs:

Tools and equipment

Tools and equipment that have been put into use are allocated to expenses using the straight-line method, with an allocation period of no more than 3 years.

8. Liabilities and accrued expenses

Liabilities and accrued expenses are recognized for amounts payable in the future related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts to be paid.

The classification of payables as trade accounts payable and other payables is done according to the following principles:

- Trade accounts payable reflect payables arising from commercial transactions related to the purchase of goods, services, assets, where the seller is an independent entity from the business, including payables related to imports through a customs agent.
- Other payables reflect payables that are non-commercial in nature and not related to the purchase, sale, or provision of goods and services.

9. Recognition principles for loans and financial lease liabilities

The company must track the maturity details of loans and financial lease liabilities. Amounts with a repayment period of more than 12 months from the date of the financial statements are presented as long-term loans and financial lease liabilities. Amounts due within the next 12 months from the date of the financial statements are presented as short-term loans and financial lease liabilities for payment planning.

10. Principles of recognizing equity

Owner's contributed capital

Owner's contributed capital is recognized based on the actual amount invested by shareholders.

Undistributed profit

Recognition of business results (profit, loss) after corporate income tax and the distribution of profit or handling of losses by the company.

Other funds

The funds are established and used in accordance with the Company's Charter and the annual resolutions approved by the General Meeting of Shareholders.

11. Profit distribution

The after-tax profit is distributed to the shareholders after allocating funds according to the Company's Charter and the applicable legal regulations, and is subject to approval by the General Meeting of Shareholders.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders

12. Revenue and income recognition

Revenue from sales of goods

Revenue from the sale of goods is recognized when all of the following conditions are met:

- The company has transferred most of the risks and rewards associated with the ownership of the product or goods to the buyer.
- The company no longer retains control over the goods as the owner or has the ability to manage the goods.
- The revenue can be reliably measured. If the contract allows the buyer to return the product or goods under specific conditions, revenue is only recognized when those specific conditions no longer apply and the buyer no longer has the right to return the product or goods (unless the customer has the right to return the goods in exchange for other goods or services).
- The company has received or will receive economic benefits from the sales transaction.
- The costs related to the sales transaction can be reliably measured.

Revenue from provision services

Revenue from service transactions is recognized when the outcome of the transaction can be reliably measured. In the case where the service is provided over multiple periods, revenue is recognized in the period based on the results of the work completed by the end of the accounting period. The outcome of a service transaction is considered reliably measurable when all of the following conditions are met:

- Revenue can be reliably measured. If the contract allows the buyer to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer apply and the buyer no longer has the right to return the service provided.
- It is probable that economic benefits will flow from the service transaction.
- The portion of the work completed by the end of the fiscal year can be determined.
- The costs incurred for the transaction and the costs to complete the service transaction can be reliably measured.

Interest

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

13. Accounting principles for cost of goods sold

The cost of goods sold for the year is recognized in accordance with the revenue generated during the period and ensures compliance with the prudence principle.

For direct material costs that exceed normal consumption, labor costs, and fixed production overheads that are not allocated to the value of products in inventory, accounting must immediately charge them

to the cost of goods sold (after deducting any compensation, if applicable), even if the products or goods have not yet been determined as sold.

The provision for inventory write-down is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value and the cost of inventory. When determining the amount of inventory subject to a write-down, accounting should exclude inventory that has been contracted for sale (with net realizable value equal to or higher than the book value) but not yet transferred to customers, if there is sufficient evidence that the customer will not abandon the contract.

14. Borrowing costs

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

Borrowing costs are recognized as expenses when incurred. However, when borrowing costs are directly associated with the construction or production of a long-term asset under development that requires a significant period (over 12 months) before it is ready for use or sale, these borrowing costs are capitalized. For loans specifically used for the construction of fixed assets or investment property, borrowing costs are capitalized even if the construction period is less than 12 months. Any income generated from temporarily investing the borrowed funds is deducted from the carrying amount of the related asset.

For general borrowing costs used partly for investment in the construction or production of an asset under development, the capitalized borrowing costs are determined based on the capitalization rate of the weighted average costs incurred for the construction or production of that asset. The capitalization rate is calculated using the weighted average interest rate of loans outstanding during the year, excluding specific loans dedicated to the creation of a particular asset.

15. Accounting principles for selling expenses and administrative expenses

Selling expenses reflect the actual costs incurred during the process of selling products, goods, or providing services, including costs for product presentations, product promotions, advertising, sales commissions, warranty costs for products and goods (excluding construction activities), storage, packaging, and transportation costs, among others.

Administrative expenses reflect the general management costs of the enterprise, including expenses for the salaries of management staff (wages, salaries, allowances, etc.); social insurance, health insurance, union fund contributions, and unemployment insurance for management staff; office supplies, tools, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); other expenses in cash (hospitality, client meetings, etc.).

16. Principles and methods of recognizing current corporate income tax expenses

Corporate income tax expense is the current income tax, calculated based on taxable income. The taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and carried-forward losses.

Lap Phuong Thanh Production and Trading Joint Stock Company benefits from a preferential tax rate of 10% for the duration of its operation, applied to the company's income derived from socialization activities in the education and vocational training sectors. For other activities, the company pays corporate income tax at a rate of 20%.

17. Financial instruments

i. Financial assets

Classification of Financial Assets

The company classifies financial assets into the following categories: financial assets measured at fair value through profit or loss, held-to-maturity investments, loans and receivables, and financial assets available for sale. The classification of these financial assets depends on their nature and the purpose for which they were acquired and is determined at the time of initial recognition

Financial Assets Measured at Fair Value Through Profit or Loss

Financial assets are classified as measured at fair value through profit or loss if they are held for trading or designated as such at initial recognition.

Financial assets are classified as trading securities if:

- They are acquired or created mainly for the purpose of selling them in the short term;
- The company intends to hold them for short-term profit-taking;
- They are derivative financial instruments (except those derivatives that are designated as hedging instruments or financial guarantee contracts).

Held-to-Maturity Investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the company intends and is able to hold to maturity.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not listed on an active market.

Financial Assets Available for Sale

Financial assets available for sale are non-derivative financial assets that are designated as available for sale or are not classified as financial assets measured at fair value through profit or loss, held-to-maturity investments, or loans and receivables.

Initial Carrying Amount of Financial Assets

Financial assets are recognized at the date of purchase and derecognized at the date of sale. At initial recognition, financial assets are measured at their purchase cost or issuance cost, plus any additional costs directly attributable to the purchase or issuance of those financial assets.

ii. Financial Liabilities

The company classifies financial liabilities into the following groups: financial liabilities recognized at fair value through the income statement, and financial liabilities measured at amortized cost. The classification of financial liabilities depends on the nature and purpose of the liability and is determined at the initial recognition date.

Financial Liabilities Recognized at Fair Value Through the Income Statement

Financial liabilities are classified as recognized at fair value through the income statement if they are held for trading or are designated as fair value through the income statement at initial recognition.

Financial liabilities are classified as held for trading if:

- They are issued or created primarily for the purpose of repurchasing them in the short term;
- The company intends to hold them for the purpose of short-term profit generation;
- They are derivative financial instruments (except those classified as financial guarantee contracts or hedging instruments).

Financial Liabilities Measured at Amortized Cost

Financial liabilities measured at amortized cost are determined by the initial recognition amount of the financial liability, less any principal repayments, plus or minus any cumulative allocations calculated using the effective interest method for the difference between the initial recognition amount and the

maturity value, less any write-downs (directly or through the use of a provision account) due to impairment or non-recoverability.

The effective interest method is the method for calculating the amortized cost of a financial liability or group of financial liabilities and allocating interest income or interest expense in the relevant period. The effective interest rate is the discount rate that exactly matches the estimated future cash flows to be paid or received over the expected life of the financial instrument, or a shorter period if necessary, to the net carrying amount of the financial liability.

Initial Carrying Amount of Financial Liabilities

At the time of initial recognition, financial liabilities are determined based on the issuance price plus any costs directly related to the issuance of the financial liability.

iii. Equity instrument

An equity instrument is a contract that evidences a residual interest in the assets of a company after deducting all of its liabilities.

18.Segment report

A business segment is a distinguishable component engaged in the process of producing or providing products or services, and it has risks and economic benefits that are different from those of other business segments.

A geographical segment is a distinguishable component engaged in the process of producing or providing products or services within the scope of a specific economic environment and has risks and economic benefits that are different from those of business segments in other economic environments.

19.Related parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other party in making decisions regarding financial and operating policies. Parties are also considered related if they are under common control or subject to significant common influence.

In considering the relationship of related parties, the nature of the relationship is given more emphasis than the legal form.

V. Additional information for items presented in the balance sheet**1. Cash and cash equivalents**

	31/03/2026	01/01/2026
Cash	2.668.899.260	247.951.968
Non-term bank deposit	1.348.347.995	1.692.211.828
Cash equivalents	-	-
Total	4.017.247.255	1.940.163.796

2. Financial investment**a) Short-term financial investment**

This is a one-month term deposit at VietinBank – Quang Trung Branch. The deposit is currently pledged as collateral for loans at VietinBank - Quang Trung Branch.

b) Long-term financial investment

	31/03/2026		01/01/2026	
	Original price	Provision	Original price	Provision
Equity investment in other entities	3.750.000.000	-	3.750.000.000	-
Red Ocean Vietnam Investment and Import-Export JSC (*)	3.750.000.000	0	3.750.000.000	-
Total	3.750.000.000	-	3.750.000.000	-

(*) This is an investment in Red Ocean Vietnam Investment and Import-Export JSC, comprising 375.000 shares, representing 12,5% of the charter capital.

3. Short-term trade receivables

	31/03/2026	01/01/2026
a) Trade receivables	92.532.316.384	59.632.502.564
Toan Thang Building Materials and Services JSC	20.469.011.645	18.049.716.295
Hung Thinh Service and Trading One Number Co., Ltd	41.709.216.510	27.365.030.950
Baltic Trading and Services Co., Ltd	25.697.914.919	13.839.832.469
Others	4.656.173.310	377.922.850
b) Trade receivables from related parties	-	-
Total	92.532.316.384	59.632.502.564

4. Short-term prepayment to suppliers

	31/03/2026		01/01/2026	
	Value	Provisions	Value	Provisions
a) Prepayment to suppliers	377.148.992	-	317.788.522	-
Urban and Rural Planning Center	40.000.000	-	40.000.000	-
Hai Duong Geological Survey and Construction JSC	74.831.000	-	74.831.000	-
Thanh Dong Design and Consulting JSC	40.000.000	-	40.000.000	-
Nhan Tam Viet Auditing Co., Ltd.	-	-	108.000.000	-
Thanh Dong Surveying and Mapping Co., Ltd.	52.917.300	-	52.917.300	-
Others	169.400.692	-	2.040.222	-
b) Prepayment to suppliers from related parties	-	-	-	-
Total	377.148.992	-	252.031.000	-

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5. Other short-term receivables

	31/03/2026		01/01/2026	
	Value	Provisions	Value	Provisions
Escrow, wager	6.000.000	-	6.000.000	-
Advances	-	-	6.460.000	-
Others	29.072.515	-	29.072.515	-
Total	35.072.515	-	2.595.956.546	-

6. Provision for doubtful debts

	31/03/2026		01/01/2026	
	Original price	Provision	Original price	Provision
Short-term prepayment to suppliers	-	-	-	-
a. Overdue from 1 to 2 years	-	-	-	-
b. Overdue over 3 years	154.831.000	154.831.000	154.831.000	154.831.000
Hai Duong Geological Survey and Construction JSC	74.831.000	74.831.000	74.831.000	74.831.000
Urban and Rural Planning Center	40.000.000	40.000.000	40.000.000	40.000.000
Thanh Dong Design and Consulting JSC	40.000.000	40.000.000	40.000.000	40.000.000
Total	154.831.000	154.831.000	154.831.000	154.831.000

7. Inventories

	31/03/2026		01/01/2026	
	Value	Provision	Value	Provision
Raw materials	204.609.922	-	99.501.005	-
Goods	76.973.400.000	-	76.973.400.000	-
Work in progress cost	5.153.445.286	-	3.313.137.072	-
Total	82.331.455.208	-	80.386.038.077	-

8. Increase, decrease in tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Transport vehicles	Office equipment and other fixed assets	Total
Original cost					
Beginning balance	53.176.512.311	5.760.763.520	18.825.088.602	2.956.582.342	80.718.946.775
Increase	-	-	-	-	-
- Purchase	-	-	-	-	-
Decrease	-	-	2.316.320.002	-	2.316.320.002
- Disposal, sale	-	-	2.316.320.002	-	2.316.320.002
Closing balance	53.176.512.311	5.760.763.520	16.508.768.600	2.956.582.342	78.402.626.773
Accumulated depreciation					
Beginning balance	39.522.661.974	3.483.632.734	14.829.822.275	2.828.842.949	60.664.959.932
Increase	1.031.432.034	95.059.128	216.803.790	4.134.669	1.347.429.621
- Depreciation	1.031.432.034	95.059.128	216.803.790	4.134.669	1.347.429.621
Decrease	-	-	2.316.320.002	-	2.316.320.002
- Disposal, sale	-	-	2.316.320.002	-	2.316.320.002
Closing balance	40.554.094.008	3.578.691.862	12.730.306.063	2.832.977.618	59.696.069.551
Residual value					
At the beginning of the period	13.653.850.337	2.277.130.786	3.995.266.327	127.739.393	20.053.986.843
At the end of the period	12.622.418.303	2.182.071.658	3.778.462.537	123.604.724	18.706.557.222

In which:

- The historical cost of tangible fixed assets that have been full depreciated but are still use as of March 31, 2026 was: VND 19.501.076.618

9. Increase, decrease in intangible fixed assets

Items	Software	Total
Original cost		
Beginning balance	2.304.720.000	2.304.720.000
Increase	-	-
- Purchase	-	-
Decrease	-	-
Closing balance	2.304.720.000	2.304.720.000
Accumulated depreciation		
Beginning balance	1.494.038.383	1.494.038.383
Increase	20.889.198	20.889.198
- Depreciation	20.889.198	20.889.198
Decrease	-	-
Closing balance	1.514.927.581	1.514.927.581
Residual value		
At the beginning of the period	810.681.617	810.681.617
At the end of the period	789.792.419	789.792.419

10. Construction in progress

	31/03/2026	01/01/2026
Purchase of fixed assets	-	76.000.000
Construction cost	112.426.111	112.426.111
Total	112.426.111	188.426.111

11. Prepaid expenses

	31/03/2026	01/01/2026
a. Short-term	201.923.789	201.636.146
Tools and equipment	159.216.939	153.139.880
Fire insurance premium	12.110.750	35.656.434
Other expenses	30.596.100	12.839.832
b. Long-term	1.523.040.092	1.601.298.044
Tools and equipment	595.835.921	499.735.998
Time and distance monitoring devices	604.666.688	551.333.350
Costs of repairing training and examination vehicles	206.974.524	-
Major repair costs for the multipurpose building, gate, guard house, and network system	62.469.681	488.033.340
Other expenses	53.093.278	62.195.356
Total	1.724.963.881	1.802.934.190

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12. Short-term trade payables

	31/03/2026		01/01/2026	
	Value	Amount available for debt repayment	Value	Amount available for debt repayment
a) Short-term trade payables	31.254.168.240	31.254.168.240	7.218.216.212	7.218.216.212
Binh Thuan Plastic Group JSC	1.100.000.000	1.100.000.000	-	-
Nam Long Co., Ltd	163.633.132	163.633.132	74.156.506	74.156.506
BPG SHINNIHON JSC	6.575.361.320	6.575.361.320	5.867.462.988	5.867.462.988
Binh Thuan Plastic Manufacturing Co., Ltd.	6.411.826.690	6.411.826.690	-	-
Short-term payables to others	4.895.168.255	4.895.168.255	1.276.596.718	1.276.596.718
b) Trade payables to related parties	-	-	-	-
Total	31.254.168.240	31.254.168.240	7.218.216.212	7.218.216.212

13. Short-term prepayments from customers

	31/03/2026	01/01/2026
Prepayments from customers for driving training services	647.407	-
Total	647.407	-

14. Tax and other payments to the State

	01/01/2026		Payables during the period	Paid during the period	31/03/2026	
	Receivables	Payables			Receivables	Payables
Value Added Tax	-	-	-	-	-	-
Corporate Income Tax	-	1.691.655.792	1.646.487.680	1.310.697.845	-	2.027.445.627
Personal Income Tax	-	31.718.926	105.794.967	49.223.409	-	88.290.484
Fees, charges and others	-	6.539.811	22.915.024	22.915.024	-	6.539.811
Total	-	1.729.914.529	1.775.197.671	1.382.836.278	-	2.122.275.922

15. Short-term accrued expenses

	31/03/2026	01/01/2026
Vehicle rental expense	2.173.200.000	-
Total	2.173.200.000	-

16. Other short-term payables

	31/03/2026	01/01/2026
Union fund	367.920.988	272.305.168
Other payables	22.200.000	682.200.000
- Others	-	-
Total	390.120.988	954.505.168

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17. Loans and finance leases

	01/01/2026	Increase in the year	Decrease in the year	31/03/2026
a) Short-term	210.000.000	-	52.500.000	157.500.000
Current portion of long-term liabilities				
BIDV – Thanh Dong branch	210.000.000	-	52.500.000	157.500.000
b) Long-term	787.500.000	-	-	787.500.000
BIDV – Thanh Dong branch ⁽¹⁾	787.500.000	-	-	787.500.000
c) Finance lease liabilities	-	-	-	-
d) Amount capable of being repaid	997.500.000	-	-	945.000.000

Details of loans:

(1). Credit Contract No.01/2025/4859716/HDTD dated July 3, 2025, signed between the Joint Stock Commercial Bank for Investment and Development of Vietnam with Lap Phuong Thanh Production and Trading Joint Stock Company.

- Purpose of the loan: Investment in the purchase of transportation vehicles for business operations.
- Loan term: 60 months.
- Interest rate: 6,8% per annum for the first 12 months, thereafter a floating interest rate will be applied.

18. Owner's equity
18.1. Statement of changes in equity

Items	Owner's contributed capital	Share premium	Investment and development fund	Undistributed profit after tax	Total
Beginning balance of the previous year	120.000.000.000	(149.700.000)	2.585.510.528	34.228.324.360	156.664.134.888
Insurance of shares for cash	-	-	-	-	-
Dividend paid for 2024	-	-	-	(12.000.000.000)	(12.000.000.000)
Remuneration for the BOD and the Audit Committee	-	-	-	(120.000.000)	(120.000.000)
Profit of the previous year	-	-	-	9.111.849.803	9.111.849.803
Closing balance of the previous year	120.000.000.000	(149.700.000)	2.585.510.528	31.220.174.162	153.655.984.691
Beginning balance of the current year	120.000.000.000	(149.700.000)	2.585.510.528	31.220.174.162	153.655.984.691
Insurance of shares for cash	-	-	-	-	-
Remuneration for the BOD and the Audit Committee	-	-	-	-	-
Profit in the year	-	-	-	6.392.118.564	6.392.118.564
Other	-	-	-	-	-
Closing balance	120.000.000.000	(149.700.000)	2.585.510.528	37.612.292.727	160.048.103.255

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18.2. Details of Owner's contributed capital

	31/03/2026	01/01/2026
Mr Phan Quang Tiep	16.350.000.000	16.350.000.000
Mrs Tran Ngoc Mai	12.600.000.000	12.600.000.000
Mrs Tran Thi But	7.200.000.000	7.200.000.000
Mr Pham Anh Tuan	8.860.000.000	8.860.000.000
Mrs Nguyen Tran Linh Chi	9.918.690.000	9.918.690.000
Others	65.071.310.000	65.071.310.000
Total	120.000.000.000	120.000.000.000

18.3. Transactions related to equity with owners and distribution of dividends and profits

	The current period	The previous period
- Owner's contributed capital		
+ At the beginning of the year	120.000.000.000	120.000.000.000
+ Increase during the period	-	-
+ Decrease during the period	-	-
+ At the end of the period	120.000.000.000	120.000.000.000
- Distributed dividends and profits	-	-

18.4. Shares

	31/03/2026	01/01/2026
Number of shares registered for issuance	12.000.000	12.000.000
Number of shares sold the public	12.000.000	12.000.000
- Common shares	12.000.000	12.000.000
- Preferred shares (classified as equity)	-	-
Number of repurchased shares	-	-
- Common shares	-	-
- Preferred shares (classified as equity)	-	-
Number of shares outstanding	12.000.000	12.000.000
- Common shares	12.000.000	12.000.000
- Preferred shares (classified as equity)	-	-
Par value of outstanding shares	10.000	10.000

18.5. Basic earnings per shares

	The current period	The previous period
- Accounting profit after corporate income tax	6.392.118.564	(3.145.684.800)
- Adjustments to increase or decrease accounting profit to determine the profit or loss attributable to common shareholders	-	-
- Profit or loss attributable to common shareholders	6.392.118.564	(3.145.684.800)
- Weighted average number of common shares outstanding during the period	12.000.000	12.000.000
- Basic earnings per share	533	-262
- Additional common shares expected to be issued	-	-
- Diluted earnings per share	533	-262

VI. Additional information for items presented in the income statement

	The current period	The previous period
1. Revenue from sales of goods and provision services		
Revenue from sales of goods	87.554.963.200	70.671.164.600
Revenue from provision of services	25.713.806.015	10.467.911.046
Total	113.268.769.215	81.139.075.646
2. Cost of goods sold	The current period	The previous period
Cost of goods sold	87.249.014.775	69.997.490.375
Cost of real estate activities	15.967.861.467	11.878.068.004
Total	103.216.876.424	81.875.558.379
3. Financial income	The current period	The previous period
Interest income from deposits and loans	309.289.224	8.278.267
Total	309.289.224	8.278.267
4. Financial expenses	The current period	The previous period
Borrowing costs	16.157.918	-
Total	16.157.918	-
5. Other income	The current period	The previous period
Income from disposal of assets	134.555.556	-
Others	-	-
Total	134.555.556	-
6. Other expenses	The current period	The previous period
Penalties of late payment of tax and interest	22.915.024	3.388.965
Other expenses	-	-
Total	22.915.024	3.388.965
7. Selling expenses and General and Administrative expenses		
	The current period	The previous period
a) Selling expenses	269.356.875	386.422.650
Labor costs	100.036.875	24.939.018
Cost of materials, tools and equipment	-	1.363.632
Outsourced service costs	169.320.000	342.120.000
Others	-	18.000.000
b) General and Administrative expenses	1.844.895.253	2.023.864.803
Cost of materials, tools and equipment	212.497.826	154.592.634
Cost of management personnel	765.244.934	712.357.675
Deprecation of fixed assets	490.626.489	602.400.325
Tax, fee, charge	2.046.000	10.501.012
Outsourced service costs	281.293.826	286.678.883
Others	93.186.178	257.334.274
Total	2.114.252.128	2.410.287.453

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8. Current corporate income tax expenses	The current period	The previous period
a. Profit before tax	8.038.606.244	(3.145.684.800)
b. Adjustment of taxable income	193.832.157	-
- Increase adjustments	193.832.157	-
+ Payment of penalties	22.915.024	-
+ Non-deductible expenses	170.917.133	-
- Decrease adjustments	-	-
c. Taxable profit (a) + (b)	8.232.438.401	(3.145.684.800)
- Training and vocational education activities	7.373.606.993	-
- Trade activities	61.687.617	-
- Other activities	797.143.791	-
d. Corporate income tax payable	1.646.487.680	-
e. Adjustment of corporate income tax payable of prior years	-	-
f. Corporate income tax payable in the year	1.646.487.680	-

9. Business production costs by element	The current period	The previous period
Labor costs	6.841.763.235	4.939.970.413
Material costs	4.573.016.125	2.956.742.356
Depreciation expenses of fixed assets	1.363.683.423	1.462.956.988
Outsourced service costs	7.048.726.848	4.320.997.434
Other cash expenses	95.232.178	291.834.274
Total	19.922.421.809	13.972.501.465

VII. OTHER INFORMATION**1. Contingent liabilities, commitments, and other information:**

No contingent liabilities have arisen from events that have occurred which could affect the information presented in the financial statements that the company cannot control or has not yet recognized

2. Events occurring after the end of the reporting period

No events have occurred that could affect the information presented in the financial statements or have a significant impact on the company's operations.

3. Information about related parties**Income of key management personnel:****The current period:**

Full name	Position	Salary	Remuneration	Total
Pham Anh Tuấn	Chairman of the Board of Directors	47.848.846	-	47.848.846
Pham Van Tao	Member of the Board of Directors, General Director	47.848.846	-	48.848.846
Tran Thi Phuong	Member of the Board of Directors	26.552.462	-	26.552.462
Pham Thi Huyen	Independent member of the Board of Directors cum Chairwoman of the Audit Committee	-	-	-

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Nguyen Thi Phuong Nhung	Member of the Board of Directors cum member of the Audit Committee	23.049.000	-	23.049.000
Nguyen Van Tuong	Person in charge of accounting (Appointed on July 23, 2025)	4.042.962	-	23.049.000
Total		149.342.116	-	149.342.116

The previous period:

Full name	Position	Salary	Remuneration	Total
Pham Anh Tuan	Chairman of the Board of Directors	47.211.769	-	47.211.769
Pham Van Tao	Member of the Board of Directors cum General Directors	47.211.769	-	47.211.769
Tran Thi Phuong	Member of the Board of Directors	25.287.538	-	25.287.538
Pham Thi Huyen	Independent member of the Board of Directors cum Chairwoman of the Audit Committee	-	-	-
Nguyen Thi Phuong Nhung	Member of the Board of Directors cum member of the Audit Committee	21.372.423	-	21.372.423
Do Phuong Anh	Chief accountant (dismissed on July 23, 2025)	26.250.038	-	26.250.038
Total		167.333.537	-	167.333.537

4. Financial instruments

	Book value			
	31/03/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Financial assets				
Cash and cash equivalents	4.017.247.255	-	-	-
Trade receivables, other receivables	92.567.388.899	(154.831.000)	59.674.035.079	(154.831.000)
Short-term investments	1.002.240.000	-	1.002.240.000	-
Long-term investments	3.750.000.000	-	3.750.000.000	-
Total	101.336.876.154	(154.831.000)	66.366.438.875	(154.831.000)

Financial liabilities	Book value	
	31/03/2026	01/01/2026
	VND	VND
Trade payables, other payables	31.644.289.228	8.172.721.380
Accrued expenses	2.173.300.000	-
Loans	945.000.000	997.500.000
Total	34.762.489.228	9.170.211.380

The fair value of financial assets and financial liabilities is reflected based on the value at which the financial instrument could be exchanged in a current transaction between knowledgeable and willing parties

The following methods and assumptions are used to estimate the fair value:

- Cash, bank deposits, trade receivables, trade payables and other short-term liabilities largely approximate their carrying amounts due to the short-term nature of these instruments.
- The fair value of loans with fixed or floating interest rates cannot be determined due to insufficient information to apply appropriate valuation models.
- Except for the above-mentioned items, the Company has not assessed the fair value of financial assets and financial liabilities as of the reporting date, as Circular 210/2009/TT-BTC requires the application of International Financial Reporting Standards (IFRS) on the presentation of financial statements and disclosure of information related to financial instruments, but does not provide equivalent guidance for the assessment and recognition of financial instruments, including the application of fair value, in line with IFRS. However, the Board of Management of the Company believes that the fair value of these financial assets and financial liabilities does not differ materially from their carrying amounts as of the reporting date.

Credit risk

Credit risk is the risk that a counterparty will not fulfill its obligations under the terms of a financial instrument or customer contract, resulting in financial loss. The company faces credit risk from its business activities (primarily from accounts receivable) and from its financial activities, including bank deposits and other financial instruments.

Trade receivables

The company's management of customer credit risk is based on policies, procedures, and control regulations related to the management of customer credit risk.

Accounts receivable from customers that remain unpaid are regularly monitored. Analyses of the need for provisions are conducted as of the reporting date on a customer-by-customer basis for major customers.

Bank deposits

The majority of the company's bank deposits are held with large, reputable banks in Vietnam. The company considers the concentration of credit risk on its bank deposits to be low.

Liquidity risk

Liquidity risk is the risk that the company faces difficulties in meeting its financial obligations due to a lack of funds. The company's liquidity risk primarily arises from the mismatch between the maturities of financial assets and financial liabilities.

The company monitors liquidity risk by maintaining a level of cash and cash equivalents that the Board of Management deems sufficient to support the company's business operations and to minimize the impact of changes in cash flows.

The information on the maturity dates of the company's financial liabilities is based on the undiscounted payment values as per the contracts as follows:

	1 year or less	Over 1 year to 5 years	Total
Closing balance			
Loans	157.500.000	787.500.000	945.000.000
Trade payables	31.254.168.240	-	31.254.168.240

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Accrued expenses	2.173.200.000	-	2.173.200.000
Other payables	390.120.988	-	390.120.988
Beginning balance			
Loans	210.000.000	787.500.000	997.500.000
Trade payables	7.218.216.212	-	7.218.216.212
Accrued expenses	-	-	-
Other payables	954.505.168	-	954.505.168

The company believes that the concentration of risk regarding debt repayment is low. The company has the ability to meet its maturing obligations from cash flows from operations and proceeds from maturing financial assets.

Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk includes three types: currency risk, interest rate risk, and other price risks.

Foreign currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates. The foreign currency primarily exposed to this risk is the US Dollar (USD).

The company manages currency risk by considering the current and projected market conditions when planning for future foreign currency transactions. The company monitors the risks associated with its foreign currency financial assets and liabilities.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The company's risk related to market interest rate changes primarily involves short-term deposits and borrowings.

The company manages interest rate risk by closely monitoring relevant market conditions to determine appropriate interest rate policies that are beneficial for managing the company's risk limits.

The company does not perform sensitivity analysis on interest rates because the interest rate risk as of the reporting date is considered insignificant.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices other than changes in interest rates and exchange rates.

5. Comparative information

The comparative figures are the data from the 2024 financial statements, audited by Nhan Tam Viet Auditing Co., Ltd.

6. Information on going concern

There are no events that raise significant doubt about the company's ability to continue as a going concern, and the company has no intention nor is it required to cease operations or significantly reduce its scale of operations.

Hai Phong, April 18, 2026

Prepared by



Nguyen Van Tuong

Person in charge of accounting



Nguyen Van Tuong

General Director



Pham Van Tao

