

STATEMENT OF FINANCIAL POSITION

At 31/ 3 /2026

Unit: VND

ASSETS	Code	Note	31/03/2026	01/01/2026
A - CURRENT ASSETS	100		3.707.157.964.171	3.368.332.182.728
I. Cash and cash equivalents	110	01	401.569.939.062	317.238.236.802
1. Cash	111		201.567.567.187	317.238.236.802
2. Cash equivalents	112		200.002.371.875	-
II. Short-term financial investments	120		488.165.893.226	466.556.929.750
1. Trading securities	121		-	-
2. Allowance for decline in trading securities (*)	122		-	-
3. Short-term held-to-maturity investments	123	02	488.165.893.226	466.556.929.750
4. Allowance for short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Allowance for impairment of other short-term	126		-	-
III. Short-term receivables	130		910.379.052.964	1.012.743.937.538
1. Short-term receivables	131	03	829.160.991.484	996.172.095.899
2. Short-term receivables	132		69.548.279.632	2.123.288.074
3. Short-term internal receivables	133		-	-
- Internal receivables for exchange rate differences	133A		-	-
- Internal receivables from eligible borrowed funds are eligible for capitalization.	133B		-	-
- Other intercompany receivables	133C		-	-
4. Receivables based on construction contract	134		-	-
5. Other short-term receivables	135	04	16.902.327.533	19.681.099.250
6. Allowance for doubtful short-term receivables (*)	136	05	(5.232.545.685)	(5.232.545.685)
7. Shortages awaiting resolution	137		-	-
IV. Inventories	140		1.805.275.133.280	1.445.531.410.182
1. Inventories	141	06	1.857.981.435.339	1.499.184.442.675
2. Allowance for decline in inventories (*)	142		(52.706.302.059)	(53.653.032.493)
V. Short-term biological assets	150		-	-
1. Livestock for one-time harvest, short-term	151		-	-
2. Seasonal crops or crops for one-time harvest, short-term	152		-	-
3. Allowance for impairment of short-term biological assets (*)	153		-	-
VI. Other current assets	160		101.767.945.639	126.261.668.456
1. Short-term prepaid expenses	161	07	27.585.036.313	27.469.285.696
2. Deductible VAT	162		74.182.909.326	98.792.382.760
3. Taxes and other receivables from the State	163		-	-
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-
B - NON-CURRENT ASSETS	200		3.789.448.961.602	3.541.194.098.315
I. Long-term receivables	210		10.680.826.157	10.680.826.157
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Business capital in dependent units	213		-	-
4. Long-term internal receivables	214		-	-
5. Other long-term receivables	215	04	10.680.826.157	10.680.826.157
6. Allowance for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		2.767.663.727.336	2.716.141.823.257
1. Tangible fixed assets	221	08b	2.513.314.887.685	2.456.394.524.134
- Historical Cost	222		4.220.243.668.366	4.166.429.586.455
- Accumulated depreciation (*)	223		(1.706.928.780.681)	(1.710.035.062.321)

2. Finance lease fixed assets	224		-	-
- Historical Cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	08a	254.348.839.651	259.747.299.123
- Historical Cost	228		305.410.609.042	308.862.833.939
- Accumulated depreciation (*)	229		(51.061.769.391)	(49.115.534.816)
III. Long-term biological assets	230		-	-
1. Livestock for periodic harvest	231		-	-
a) Immature livestock for periodic harvest	232		-	-
b) Mature livestock for periodic harvest	233		-	-
- Historical Cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Livestock for one-time harvest, long-term	236		-	-
3. Livestock for one-time harvest, long-term	237		-	-
4. Allowance for impairment of long-term biological assets (*)	238		-	-
IV. Investment property	240	09	302.439.993.010	304.148.590.213
- Historical Cost	241		320.164.357.429	320.164.357.429
- Accumulated depreciation (*)	242		(17.724.364.419)	(16.015.767.216)
V. Long-term work in progress assets	250		210.414.003.672	174.485.700.899
1. Long-term production and business in progress	251		-	-
2. Construction in progress	252	10	210.414.003.672	174.485.700.899
VI. Long-term financial investments	260	11	280.000.000.000	140.000.000.000
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		280.788.107.824	140.788.107.824
3. Equity investments in other entities	263		-	-
4. Allowance for impairment of long-term investments in other entities (*)	264		(788.107.824)	(788.107.824)
5. Long-term held-to-maturity investments	265		-	-
6. Allowance for long-term held-to-maturity investments (*)	266		-	-
VII. Other non-current assets	270		218.250.411.427	195.737.157.789
1. Other non-current assets	271	07	216.008.370.497	193.495.116.859
2. Deferred income tax assets	272		2.242.040.930	2.242.040.930
3. Long-term equipment, materials	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	280		7.496.606.925.773	6.909.526.281.043

EQUITY	Code	Note	Số cuối kỳ	Số đầu năm
C - LIABILITIES	300		5.498.299.320.896	4.907.134.060.262
I. Current liabilities	310		4.030.817.035.239	3.817.787.340.253
1. Short-term trade payables	311	12	748.976.672.038	862.124.919.682
2. Short-term advances from customers	312		3.392.444.193	3.646.840.244
3. Dividends and profits payable	313		-	-
4. Short term taxes and other payables to the State	314	13	20.171.598.209	64.900.062.854
5. Payable to employees	315		123.640.326.526	418.541.245.101
6. Short-term accrued expenses	316	14	20.908.892.522	22.638.982.138
7. Short-term internal payables	317		-	-
8. Short-term payables based on construction contract	318		-	-
9. Short-term deferred revenue	319	15	6.405.360.152	7.412.284.359
10. Other short-term payables	320	16	16.295.391.600	17.536.404.718
11. Short-term borrowings and finance lease liabilities	321	17a	3.065.548.829.713	2.371.043.890.671
12. Short-term provisions	322		504.900.000	473.400.000
13. Bonus and welfare fund	323		24.972.620.286	49.469.310.486
14. Price stabilization fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Long-term liabilities	330		1.467.482.285.657	1.089.346.720.009
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		-	-

6. Internal payables relating to business capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term deferred revenue	337	15	261.641.311.413	133.004.948.913
8. Other long-term payables	338		-	-
9. Long-term borrowings and finance lease liabilities	339	17b	1.205.840.974.244	956.341.771.096
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Long-term provisions	344		-	-
D - OWNER'S EQUITY	400	18	1.998.307.604.877	2.002.392.220.781
1. Owners' contributed capital	411		1.287.312.660.000	1.287.312.660.000
- Ordinary shares with voting rights	411a		1.287.312.660.000	1.287.312.660.000
- Preferred shares	411b		-	-
2. Share premium	412		40.988.785.123	40.988.785.123
3. Bond conversion options	413		-	-
4. Other capital of owners	414		55.419.591	55.419.591
5. Treasury share (*)	415		-	-
6. Revaluation surplus	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		290.776.332.224	290.776.332.224
9. Other fund within the owner's equity	419		112.265.079.441	112.265.079.441
10. Undistributed profit after tax	420		266.909.328.498	270.993.944.402
- Accumulated undistributed profit after tax up to the end of prior period	420a		206.628.311.402	270.993.944.402
- Undistributed profit after tax this period	420b		60.281.017.096	-
TOTAL EQUITY (440 = 300 + 400)	440		7.496.606.925.773	6.909.526.281.043

Prepared by
(Sign, Fullname)


Trần Thị Thu Hà

Chief Accountant
(Sign, Fullname)


KẾ TOÁN TRƯỞNG
Trần Thị Thu Hà

Approved, April, 19 2026

Legal Representative
(Sign, Fullname, Stamp)



CHỦ TỊCH
NGUYỄN VĂN THỜI

INCOME STATMENT
Quarter I 2026

Unit: VND

DESCRIPTION	Code	Note	Quarter 1		Accumulated from the beginning of the year to March 31, 2026	
			This year	Previous year	This year	Previous year
1. Gross revenue	01		1.951.958.485.537	1.510.646.190.281	1.951.958.485.537	1.510.646.190.281
2. Deductions	02					
3. Net revenue (10 = 01 - 02)	10		1.951.958.485.537	1.510.646.190.281	1.951.958.485.537	1.510.646.190.281
4. Cost of goods sold	11		1.716.072.971.958	1.280.787.132.390	1.716.072.971.958	1.280.787.132.390
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		235.885.513.579	229.859.057.891	235.885.513.579	229.859.057.891
6. Profit/loss from the sale and liquidation of investment properties.	21					
7. Financial income	22		23.220.932.479	23.006.446.784	23.220.932.479	23.006.446.784
8. Financial expenses	23		85.897.197.341	78.710.420.252	85.897.197.341	78.710.420.252
- In which: Interest expenses	24		70.972.572.801	52.351.393.944	70.972.572.801	52.536.887.341
9. Selling expenses	25		21.353.902.185	14.583.204.592	21.353.902.185	14.583.204.592
10. General and administration expenses	26		101.014.518.890	105.894.721.832	101.014.518.890	105.894.721.832
11. Operating profit {30 = 20 + 21 + 22 - (23+ 25 + 26)}	30		50.840.827.642	53.677.157.999	50.840.827.642	53.677.157.999
12. Other income	31		25.226.268.808	168.038.809	25.226.268.808	168.038.809
13. Other expenses	32		700.503.355	364.919.651	700.503.355	364.919.651
14. Other profit (40 = 31 - 32)	40		24.525.765.453	(196.880.842)	24.525.765.453	(196.880.842)
15. Accounting profit before tax (50 = 30 + 40)	50		75.366.593.095	53.480.277.157	75.366.593.095	53.480.277.157
16. Current corporate income tax expense	51		15.085.575.999	10.161.252.659	15.085.575.999	10.161.252.659
17. Deferred tax expens	52					
18. Net profit after corporate income tax (60 = 50 - 51 - 60)	60		60.281.017.096	43.319.024.498	60.281.017.096	43.319.024.498
19. Basic earning per share (*)	70		468	353	468	353
20. Diluted earning per share (*)	71					
21. Shares			128.731.266	122.601.206	128.731.266	122.601.206

Approved, April 19, 2026

Prepared by
(Sign, Fullname)


Trần Thị Thu Hà

Chief Accountant
(Sign, Fullname)


KẾ TOÁN TRƯỞNG
Trần Thị Thu Hà

Legal Representative
(Sign, Fullname, Stamp)


CHỦ TỊCH
NGUYỄN VĂN THỜI

CASH FLOW STATEMENTS
(Direct method)

From 01/01/2026 to 31/03/2026

DESCRIPTION	Code	Note	Accumulated from the beginning of the year to March 31, 2026	
			This year	Previous year
I. Cash flows from operating activities				
1. Sales from operating activite	01		2.258.870.586.517	1.625.096.655.311
2. Cash paid to suppliers	02		(1.764.274.350.204)	(1.387.651.471.739)
3. Cash paid to employees	03		(1.019.018.921.959)	(732.083.587.235)
4. Interest paid	04		(46.846.483.129)	(32.981.311.412)
5. Corporation income tax paid	05		(60.544.819.608)	(30.258.388.160)
6. Revenue from other operating activities	06		138.055.780.850	76.818.671.342
7. Expenses from other operating activities	07		(101.392.246.764)	(75.795.952.862)
Net cash flows from operating activitie	20		(595.150.454.297)	(556.855.384.755)
II. Cash flows from investing activities				
1. Acquisition of fixed assets and other long-term assets	21		(40.986.905.158)	(48.382.170.671)
2. Proceeds from sale of fixed assets	22		-	-
3. Payments for borrowings	23		-	-
4. Recovery from borrowings	24		-	(205.000.000.000)
5. Payments for investment in other entities	25		(140.000.000.000)	194.004.086.844
6. Recovery of investment in other entities	26			
7. Cash received from loan interest, dividends and profit sharing	27			
Net cash flows from investing activities	30		(180.986.905.158)	(59.378.083.827)
III. Cash flows from financing activities				
1. Cash received from share issuance and owners' capital contributions	31			
2. Cash paid to return owners' capital contributions and repurchase issued shares	32			
3. Cash received from borrowings	33		2.338.861.738.307	1.761.413.202.335
4. Repayment of borrowings principal	34		(1.376.214.698.719)	(1.233.130.600.327)
5. Repayment of finance lease principal	35		(37.793.820.000)	(73.111.056.403)
6. Dividends and profits paid to owners	36		(64.384.157.873)	(49.040.482.400)
Net cash flows from financing activities	40		860.469.061.715	406.131.063.205
Net cash flows in the period (50=20+30+40)	50		84.331.702.260	(210.102.405.377)
Cash at the beginning of the period	60		317.238.236.802	444.562.511.913
Effect of foreign exchange difference on cash	61			
Cash and cash equivalents at the end of the period (70=50+60+61)	70		401.569.939.062	234.460.106.536

Approved, April 19, 2026

Prepared by
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Chief Accountant
(Sign, Fullname)


KẾ TOÁN TRƯỞNG
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Legal Representative
(Sign, Fullname, Stamp)



CHỦ TỊCH
NGUYỄN VĂN THỜI

**TNG INVESTMENT AND TRADING
JOINT STOCK COMPANY**

No 434/1 Bac Kan Street - Phan Dinh Phung Ward
Thai Nguyen Province
Tel: 02083 858508|Website: www.tng.vn

Financial Statement

Quarter 1 2026

Form no B 01a-DN

*(Attached in Circular No 99/2025/TT-BTC dated
27/10/2025 of the Ministry of Finance)*

NOTES TO FINANCIAL STATEMENTS

From 01/01/2026 to 31/03/2026

I. Characteristics of the Company's Operations

1. Form of ownership: Joint stock company

2. Business activities: Manufacturing and trading domestically and internationally

3. Business lines of the Company include:

Producing corrugated paper, corrugated board, and packaging made from paper and paperboard (paper packaging production);

Producing plastic products (production of plastic for nylon bags, raincoats, and garment accessories);

Wholesale of fabrics, ready-made garments, and footwear;

Retail of garments, footwear, leather goods, and imitation leather goods in specialized stores;

Printing (direct printing on textiles, plastics, carton packaging, PE bags);

Finishing of textile products (silk printing, including heat transfer printing on garments);

Real estate business; land use rights owned, used, or leased;

Producing wearing apparel (excluding fur apparel) – main business line;

Producing knitted and crocheted apparel;

Vocational education (industrial sewing training);

Producing made-up textile articles (excluding apparel);

Laundry and cleaning of textile and fur products (including industrial laundry services); and

Producing, wholesale, and retail of medical equipment.

The Company's principal activities are the manufacturing and trading of garments.

4. Normal operating cycle.

For other business activities, the Company's normal production and operating cycle does not exceed 12 months.

5. Characteristics of the Company's operations during the financial year affecting the financial statements: None.

6. Company structure

The Company's structure comprises 01 head office and 18 dependent branches.

The head office is located at: No. 434/1 Bac Kan Street, Phan Dinh Phung Ward, Thai Nguyen Province.

As of March 31, 2026, the Company has 02 associates. Summary information on the Company's associates is as follows:

No	Company	Address	Holding percentages (%)	Voting rights (%)	Main operation
	Affiliated Company				
1	TNG Land Joint Stock Company	Thai Nguyen	41,74	41,74	Real Estate Business
2	Bac Thai Investment and Construction Joint Stock Company	Thai Nguyen	48,00	48,00	Electrical construction

7. Number of employees As at March 31, 2026: 19,420 employees.

II. Accounting period and currency used in accounting

1. Annual accounting period: From January 1 to December 31.

2. Accounting currency: Vietnamese Dong (VND).

III- Applicable accounting standards and accounting regime

1- Applicable accounting regime: Enterprise accounting regime.

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the enterprise accounting regime. Circular 99 is effective from January 1, 2026.

2- Statement of compliance: The financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and the Vietnamese accounting regime.

IV. Applicable accounting policies, accounting estimates, and relevant legal regulations

The following are the principal accounting policies applied by the Company in the preparation of the financial statements:

Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments (with maturities of no more than three months) that are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

Financial investments

Held-to-maturity investments

Held-to-maturity investments are those that the Company has the intention and ability to hold until maturity. These include term deposits held to maturity for the purpose of earning periodic interest income.

Investments in associates

An associate is an entity in which the Company has significant influence but which is neither a subsidiary nor a joint venture. Significant influence is evidenced by the power to participate in financial and operating policy decisions of the investee, but not control or joint control over those policies.

Investments in associates are initially recognized at cost. The Company recognizes in its income statement its share of the accumulated net profits of the investee arising after the acquisition date. Distributions received other than from post-acquisition profits are treated as recovery of investment and recognized as a reduction of the investment cost.

Investments in associates are presented in the balance sheet at cost less any impairment provision (if any). An impairment provision is recognized when there is objective evidence that the investment is impaired at the end of the financial year.

Receivables

Receivables represent amounts recoverable from customers or other parties. Receivables are presented at carrying value less allowance for doubtful debts.

An allowance for doubtful debts is made for receivables that are overdue for more than six months, or for receivables where the debtor is unlikely to settle due to liquidation, bankruptcy, or similar financial difficulties, based on the assessment of the Company's Board of Management.

Inventories

Inventories

For manufacturing activities: direct materials, direct labor, and manufacturing overheads (if any) incurred to bring inventories to their present location and condition;

For real estate inventories: land use fees, site clearance and compensation costs, construction costs, and other directly attributable and related overhead costs incurred during project development.

The cost of inventories is determined using the weighted average method. Net realizable value is determined as the estimated selling price less estimated costs to complete and costs of marketing, selling, and distribution. Inventories are accounted for using the perpetual inventory method.

An allowance for inventory obsolescence is recognized in accordance with prevailing accounting regulations. Accordingly, the Company provides for inventories that are obsolete, damaged, or of poor quality, and when the cost of inventories exceeds their net realizable value at the end of the financial year

Prepaid expenses

Prepaid expenses represent actual costs incurred but relating to the operating results of multiple accounting periods. These include land lease payments, site clearance and compensation costs, fixed asset repair costs, asset insurance expenses, Minh Cau road project costs, and other prepaid expenses.

Land lease payments represent prepaid land rentals and are amortized to the income statement on a straight-line basis over the lease term.

Site clearance and compensation costs that have been approved for offset against land lease payments are amortized to the income statement on a straight-line basis over the approved offset period.

Asset insurance expenses represent annual insurance costs and are allocated to the income statement on a straight-line basis over a period not exceeding 12 months, corresponding to the insurance coverage period.

Fixed asset repair costs represent major repair expenses incurred on a one-off basis with significant value and are amortized to the income statement on a straight-line basis over a period not exceeding three years.

Property, Plant and Equipment and Depreciation

Property, plant and equipment are stated at cost less accumulated depreciation.

The cost of property, plant and equipment comprises purchase price and all directly attributable costs required to bring the asset to working condition for its intended use. The cost of self-constructed assets includes construction costs, actual production costs incurred, together with installation and testing costs.

Depreciation is calculated using the straight-line method over the estimated useful lives as follows:

Useful life

Buildings and structures	4-50
Machinery and equipment	3-25
Office equipment	4-9
Vehicles	7-10
Other assets	5-10

Gains or losses arising from disposals are determined as the difference between net disposal proceeds and the carrying amount of the assets and are recognized in the income statement.

Intangible Assets and Amortization

Land use rights

Intangible assets representing land use rights are stated at cost less accumulated amortization. Land use rights are amortized over the land use term.

Computer software

Computer software is initially recognized at cost and amortized on a straight-line basis over its estimated useful life.

Software for inventory management, payroll, production management, and accounting is amortized over a period of 5 to 7 years.

Investment Property

Investment property includes land use rights, infrastructure, buildings, and structures held to earn rental income and is stated at cost less accumulated depreciation.

Investment property held for leasing is depreciated using the straight-line method over an estimated useful life of 47 to 50 years.

Construction in Progress

Assets under construction for production, leasing, administrative, or other purposes are recorded at cost, including all expenditures necessary to form the asset in accordance with the Company's accounting policies. Depreciation of these assets commences when they are ready for use.

Provisions

Provisions are recognized when the Company has a present obligation arising from a past event and it is probable that an outflow of resources will be required to settle the obligation. Provisions are measured based on estimates by the Board of Management of the expenditures required to settle the obligation at the end of the financial year.

Corporate Bonds

The Company issues corporate bonds for long-term financing purposes.

The carrying value of bonds is presented at their nominal value.

At initial recognition, bond issuance costs are deducted from the principal value of the bonds. Subsequently, these costs are amortized on a straight-line basis by increasing the carrying amount of the bonds and recognizing them in finance costs or capitalizing them in line with the recognition of borrowing costs.

Unearned Revenue

Unearned revenue represents amounts received in advance relating to one or more accounting periods for goods or services not yet delivered or rendered. The Company recognizes unearned revenue corresponding to obligations to be fulfilled in the future. When revenue recognition criteria are met, unearned revenue is recognized in the income statement in the relevant period.

Revenue Recognition

Sales of goods

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

- The Company has transferred significant risks and rewards of ownership to the buyer;
- The Company retains neither continuing managerial involvement nor control over the goods;
- Revenue can be measured reliably;
- It is probable that economic benefits will flow to the Company; and
- The costs incurred or to be incurred can be measured reliably.

Revenue in Real estate sales

Revenue from real estate sales (where the Company is the developer) is recognized when all of the following conditions are satisfied:

- The property has been completed and handed over, and risks and rewards have been transferred to the buyer;
- The Company no longer retains control or management rights over the property;
- Revenue can be measured reliably;
- Economic benefits have been or will be received; and
- Related costs can be measured reliably.

Revenue of services

Revenue from services is recognized when the outcome of the transaction can be reliably measured. This is when all of the following conditions are met:

- (a) Revenue can be measured reliably;
- (b) It is probable that economic benefits will flow to the Company;
- (c) The stage of completion can be measured at the reporting date; and
- (d) Costs incurred and costs to complete can be measured reliably.

Interest income is recognized on an accrual basis, determined based on account balances and applicable interest rates.

Foreign currencies

Transactions in foreign currencies are translated at exchange rates prevailing on the transaction dates. Monetary balances denominated in foreign currencies at the end of the financial year are translated at the exchange rates of the commercial bank where the Company regularly transacts at the reporting date. Exchange differences are recognized in the income statement.

Borrowing costs

Borrowing costs are recognized as expenses in the period in which they are incurred, except when they are capitalized in accordance with Vietnamese Accounting Standard No. 16 "Borrowing Costs". Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of qualifying assets (which take a substantial period of time to get ready for use or sale) are capitalized as part of the cost of those assets until they are ready for use or sale. Income earned from temporary investment of borrowings is deducted from the capitalized cost.

Đối với khoản vay riêng phục vụ việc xây dựng tài sản cố định, lãi vay được vốn hóa kể cả khi thời gian xây dựng dưới 12 tháng. Các chi phí lãi vay khác được ghi nhận vào Báo cáo kết quả hoạt động kinh doanh khi phát sinh.

Taxes

Corporate income tax represents the total amount of current tax payable.

Current tax is calculated based on taxable income for the period. Taxable income differs from accounting profit as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other periods, and also excludes items that are never taxable or deductible.

The Company's tax liability is determined in accordance with prevailing tax regulations. However, these regulations may change over time, and the final tax liability is subject to review by the tax authorities.

Other taxes are applied in accordance with the current tax laws in Vietnam.

V- Supplementary information for items presented in the Statement of Financial Position

	31/03/2026		01/01/2026	
1. Cash and cash equivalents				
Cash and cash equivalents	1.519.838.560		515.269.871	
Bank deposit	200.047.728.627		316.722.966.931	
Term deposit	200.002.371.875			
	401.569.939.062		317.238.236.802	
2. Held-to-maturity investments	31/03/2026		01/01/2026	
	Cost	Carrying value	Cost	Carrying value
Term deposit	488.165.893.226	488.165.893.226	466.556.929.750	466.556.929.750
3. Short-term trade receivables	31/03/2026		01/01/2026	
	Carrying value	Allowance	Carrying value	Allowance
DESIPRO Pte. Ltd.	221.819.082.290		338.802.257.474	
THE HADDAD APRPAREL GROUP, Ltd	127.028.827.399		98.737.305.058	
Asmara International Limited	112.007.929.057		207.606.203.742	
IFG Corporation	13.756.145.877		45.940.457.439	
LT Apparel Group	59.100.279.458		30.556.401.242	
Other receivables	295.448.727.403		274.529.470.944	
	829.160.991.484		996.172.095.899	
4. Other receivables				
* Short term				
Mr Ha Van Giang	7.277.555.255		5.827.294.855	
Advances to employees	6.717.003.025		9.551.920.007	
Other receivables	2.907.769.253		4.301.884.388	
	16.902.327.533		19.681.099.250	

* Long term

Site clearance compensation	10.680.826.157	10.680.826.157
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5. Bad debts

	31/03/2026	01/01/2026
Purple Door Studio LLC	3.865.627.800	3.865.627.800
Asmara International Limited	1.271.375.717	1.271.375.717
Others	95.542.168	95.542.168
	5.232.545.685	5.232.545.685

Allowance for doubtful short-term receivables:

	5.232.545.685	5.232.545.685
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6. Inventories

	31/03/2026	01/01/2026
Goods in transit	9.656.448.281	101.902.983.886
Raw materials	638.054.596.440	485.362.623.076
Tools and supplies	7.207.311.446	1.783.518.129
Work-in-progress production costs	675.490.530.207	403.781.273.270

In which:

- Garments and others	659.855.222.881	388.145.965.944
- Real estate	15.635.307.326	15.635.307.326
Finished goods	527.572.548.965	506.354.044.314
	1.857.981.435.339	1.499.184.442.675

7. Prepaid expenses

	31/03/2026	01/01/2026
a. Short-term		
Tools and supplies in use	12.052.620.713	11.828.049.937
Asset insurance expenses	5.288.552.697	7.446.002.657
Other expenses	10.243.862.903	8.195.233.102
	27.585.036.313	27.469.285.696

b. Long term

Site clearance costs offset against land lease	52.860.646.530	53.167.089.267
Tools and supplies in use	74.206.232.676	57.303.373.497
Land lease prepayments	43.009.327.160	44.278.567.652
Fixed asset repair costs	25.626.219.793	11.368.871.357
Other expenses	20.305.944.338	27.377.215.086
	216.008.370.497	193.495.116.859

8a. Movements in intangible assets

Item	Land use rights	Software	Other intangibles	Total
Cost	-	-	-	-
Balance at 01.01.2026	274.219.949.437	34.472.884.502	170.000.000	308.862.833.939
- Addition	443.586.362	-	-	443.586.362
- Deduction	-	-	-	-
Balance at 31.03.2026	270.767.724.540	34.472.884.502	170.000.000	305.410.609.042
Accumulated amortization	-	-	-	-
Balance at 01.01.2026	18.559.351.882	30.386.182.934	170.000.000	49.115.534.816
- Amortization for the period	1.503.741.922	442.492.653	-	1.946.234.575
Balance at 31.03.2026	20.063.093.804	30.828.675.587	170.000.000	51.061.769.391
Net book value	-	-	-	-
- At 01.01.2026	255.660.597.555	4.086.701.568	-	259.747.299.123
- At 31.03.2026	250.704.630.736	3.644.208.915	-	254.348.839.651

8b. Changes in tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment	Management tools and equipment	Perennial plants, working and productive livestock	Other fixed assets	Total
Historical cost	-	-	-	-	-	-	-
Balance at 01.01.2026	2.182.583.966.820	1.920.191.007.135	19.322.966.082	4.163.458.311	27.727.294.363	12.440.893.743	4.166.429.586.455
- Additions during the period	37.579.331.038	98.211.245.947	-	-	2.048.902.162	219.578.254	138.059.057.401
- Completed construction in progress	-	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-	-
- Transfer to investment property	-	-	-	-	-	-	-
- Disposals	20.596.635.586	63.389.909.037	-	258.430.867	-	-	84.244.975.490
- Other decreases	-	-	-	-	-	-	-
Balance at 31.03.2026	2.199.566.662.272	1.955.012.344.045	19.322.966.082	3.905.027.444	29.776.196.525	12.660.471.997	4.220.243.668.366
Accumulated depreciation	-	-	-	-	-	-	-
Balance at 01.01.2026	572.847.435.865	1.108.242.505.057	6.095.720.915	4.163.458.311	16.082.899.542	2.603.042.631	1.710.035.062.321
- Depreciation for the period	22.725.433.392	41.658.483.593	408.430.800	-	1.196.787.095	379.957.310	66.369.092.190
- Other increases	-	12.996.371.365	-	-	-	-	12.996.371.365
- Transfer to investment property	-	-	-	-	-	-	-
- Disposals	19.113.387.650	63.185.324.983	-	258.430.867	-	-	82.557.143.500
- Other decreases	-	-	-	-	-	-	-
Balance at 31.03.2026	576.459.481.607	1.099.797.433.336	6.504.151.715	3.905.027.444	17.279.686.637	2.982.999.942	1.706.928.780.681
Net book value	-	-	-	-	-	-	-
Balance at 01.01.2026	1.609.736.530.955	811.948.502.078	13.227.245.167	-	11.644.394.821	9.837.851.112	2.456.394.524.134
Balance at 31.03.2026	1.623.107.180.665	855.214.910.710	12.818.814.367	-	12.496.509.888	9.677.472.055	2.513.314.887.685

9. Movements in investment property

Item	31/03/2026	Increase	Decrease	01/01/2026
Cost	320.164.357.429	-	-	320.164.357.429
- Buildings and land use rights	320.164.357.429	-	-	320.164.357.429
Accumulated depreciation	17.724.364.419	1.708.597.203	-	16.015.767.216
- Buildings and land use rights	17.724.364.419	1.708.597.203	-	16.015.767.216
Net book value	302.439.993.010	(1.708.597.203)	-	304.148.590.213
- Buildings and land use rights	302.439.993.010	(1.708.597.203)	-	304.148.590.213

10. Construction in progress

	31/03/2026	01/01/2026
Buying	19.898.288.763	2.332.746.122
Construction	190.515.714.909	172.152.954.777
<u>In which</u>		
- Son Cam 1 Industrial Cluster Project	157.554.555.664	144.426.871.913
- TNG Vo Nhai Factory Project	3.577.204.491	3.577.204.491
- Other	29.383.954.754	24.148.878.373
	210.414.003.672	174.485.700.899

11. Financial investments

	31/03/2026		01/01/2026	
Investment in associates	Cost	Allowance	Cost	Allowance
TNG Land Joint Stock Company	280.000.000.000		140.000.000.000	
Bac Thai Investment and Construction JSC	788.107.824	(788.107.824)	788.107.824	(788.107.824)
	280.788.107.824	(788.107.824)	140.788.107.824	(788.107.824)

12. Short-term trade payables

	31/03/2026	01/01/2026
Viet Tien Garment Corporation – Branch	5.686.663.971	62.690.817.717
Desipro Pte.	72.231.279.956	39.691.660.926
Creative Concept (HK) Limited	6.179.239.346	39.520.647.756
Changshu Hongshuoxin Import & Export	19.169.846.848	36.277.100.775
Vietnam Investment Consulting Construction and Technology JSC	3.933.430.253	19.466.638.761
Ningbo Xusheng Textiles	34.281.189.639	18.729.180.876
Viet Cuong Steel Trading JSC	5.347.539.828	17.502.229.691
Viet Han TLP Production and Trading JSC	9.628.259.029	6.276.950.283
Premier Exim (HK) Limited	340.870.051	2.591.408.364
YKK Vietnam Co., Ltd – Ha Nam Branch	52.727.307.709	29.548.868.673
Others	539.451.045.408	589.829.415.860
	748.976.672.038	862.124.919.682

13. Taxes and other receivables/payables to the State

	31/03/2026	01/01/2026
VAT recoverable	74.182.909.326	98.792.382.760
<u>Payables:</u>		
VAT		
Import-export tax	301.816.676	425.931.824
Corporate income tax	15.085.575.999	60.544.819.608
Personal income tax	1.609.097.483	3.375.545.828
Land tax and land lease	2.826.225.947	
Other payables	348.882.104	553.765.594
	20.171.598.209	64.900.062.854

14. Short-term accrued expenses	31/03/2026	01/01/2026
Accrued interest expenses	6.953.424.657	9.336.555.094
Commission expenses	5.116.460.473	6.739.869.219
Transportation expenses	4.620.945.766	1.541.882.209
Others	4.218.061.626	5.020.675.616
	20.908.892.522	22.638.982.138

15. Unearned revenue	31/03/2026	01/01/2026
a. Short-term		
Advances from Son Cam Industrial Cluster project	2.930.387.203	3.374.870.766
Advances from TNG Village project	132.372.949	1.142.413.593
Other unearned revenue	3.342.600.000	2.895.000.000
	6.405.360.152	7.412.284.359
b. Long term		
Advances from Son Cam Industrial Cluster project	260.621.333.708	131.984.971.208
Advances from TNG Village project	1.019.977.705	1.019.977.705
	261.641.311.413	133.004.948.913

16. OTHER CURRENT PAYABLES	31/03/2026	01/01/2026
Trade union fee	6.184.648.144	5.701.488.140
Short-term deposits and mortgages received	6.490.395.082	4.233.771.452
Others	3.620.348.374	7.601.145.126
	16.295.391.600	17.536.404.718

17a. SHORT-TERM LOANS	01/01/2026	Increases	Decreases	31/03/2026
Short-term loans	1.911.733.972.514	2.093.388.303.667	1.361.089.544.625	2.644.032.731.556
Current portion of long-term loans	159.309.918.157	-	37.793.820.000	121.516.098.157
Current portion of straight bonds	300.000.000.000	-	-	300.000.000.000
	2.371.043.890.671	2.093.388.303.667	1.398.883.364.625	3.065.548.829.713

Details of short-term loans are as follows:

	31/03/2026	01/01/2026
<u>Short-term loans</u>	2.644.032.731.556	1.911.733.972.514
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch	1.136.558.201.700	985.207.082.554
Military Commercial Joint Stock Bank - Thai Nguyen Branch	249.545.152.439	300.575.944.936
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thai Nguyen Branch	504.174.190.696	262.385.531.284
Vietnam - Russia Joint Venture Bank	206.512.738.300	149.728.448.500
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thai Nguyen Branch	387.888.586.052	138.128.500.668
Shinhan Vietnam Bank Limited - Thai Nguyen Branch	78.637.470.923	75.671.414.572
Vietnam International Commercial Joint Stock Bank	80.679.341.446	-
Others	37.050.000	37.050.000
<u>Current portion of long-term loans</u>	121.516.098.157	159.309.918.157
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thai Nguyen Branch	49.588.200.000	66.117.600.000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thai Nguyen Branch	34.442.660.157	49.155.080.157
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch	33.100.000.000	38.800.000.000
Vietnam Environmental Protection Fund	2.556.000.000	3.408.000.000
Military Commercial Joint Stock Bank - Thai Nguyen Branch	1.829.238.000	1.829.238.000
<u>Current portion of straight bonds</u>	300.000.000.000	300.000.000.000
	3.065.548.829.713	2.371.043.890.671

17b. LONG-TERM LOANS

	01/01/2026	Increases	Decreases	31/03/2026
Long-term loans	561.069.331.825	248.837.057.797	-	809.906.389.622
Straight bonds	395.272.439.271	662.145.351	-	395.934.584.622
	956.341.771.096	249.499.203.148	-	1.205.840.974.244

18. OWNERS' EQUITY

	31/03/2026	01/01/2026
Owners' contributed capital	1.287.312.660.000	1.287.312.660.000
Share premium	40.988.785.123	40.988.785.123
Other owners' capital	55.419.591	55.419.591
Investment and development fund	290.776.332.224	290.776.332.224
Other reserves	112.265.079.441	112.265.079.441
Retained earnings	266.909.328.498	270.993.944.402
	1.998.307.604.877	2.002.392.220.781

19. CORPORATE INCOME TAX EXPENSES

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Profit before tax	75.366.593.095	53.480.277.157
Adjustments for taxable profit		
Less: Non-taxable income (*)		
Unrealized foreign exchange gains		
Add back: Non-deductible expenses		
Unrealized foreign exchange loss		
Taxable profit	75.366.593.095	53.480.277.157
Of which: Taxable income from core business activities	75.366.593.095	53.480.277.157
Taxable income from other activities		
Tax rate	5%; 8.5% và 20%	5%; 8.5% và 20%
Corporate income tax	15.085.575.999	10.161.252.659
Deferred corporate income tax expense	-	-
Increase due to tax finalization		
Expense for female employees		
Total corporate income tax	15.085.575.999	10.161.252.659

Basic earning per share

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Net profit after corporate income tax (VND)	60.281.017.096	43.319.024.498
<i>Adjustments increasing or decreasing accounting profit to determine profit or loss attributable to ordinary shareholders</i>	-	-
Less: Decreases (adjustments)	-	-
Add: Increases (adjustments)	-	-
Profit attributable to ordinary shareholders	60.281.017.096	43.319.024.498

Average ordinary shares in circulation for the period (share)

	128.731.266	122.601.206
Basic earning per share	468	353

Par value of shares

	10.000	10.000
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20. RELATED PARTY TRANSACTIONS AND BALANCE

Related party

TNG Land Joint Stock Company
 Bac Thai Investment and Construction Joint Stock Company
 TNG Yen Binh Golf Company Limited
 Mr. Nguyen Van Thoi
 Mr. Nguyen Duc Manh
 Thuan Thanh Technical Service and Trading Company Limited
 Linh Anh Kitchen Company Limited
 P&M Prestige Company Limited
 L.A.M Invest Company Limited

Relationship

Associate
 Associate
 Associate
 Chairman of the BOD
 Vice Chairman of the BOD
 Related party of Chairman of the BOD
 Related party of Chairman of the BOD
 Related party of Chairman of the BOD
 Related party of Member of the BOD

During the period, the Company entered into the following significant transactions with its related parties:

<u>Sales</u>	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
TNG Land Joint Stock Company	87.914.288.641	325.773.765
Thuan Thanh Technical Service and Trading Company Limited		27.777.780
Linh Anh Kitchen Company Limited	27.272.727	
L.A.M Invest Company Limited	109.090.908	

Purchases

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
TNG Land Joint Stock Company	5.293.850.474	4.840.208.269
Thuan Thanh Technical Service and Trading Company Limited	3.850.710.000	3.866.781.000
Linh Anh Kitchen Company Limited	3.397.864.000	
P&M Prestige Company Limited	499.172.000	

Cash dividend declared

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Mr. Nguyen Van Thoi	12.355.310.000	9.085.568.800
Mr. Nguyen Duc Manh	5.788.576.000	4.330.104.400

Capital contribution

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
TNG Yen Binh Golf Company Limited		29.400.000
TNG Land Joint Stock Company	140.000.000.000	

Significant related party balances:**Short-term trade receivables**

	At 31/03/2026	At 01/01/2026
TNG Land Joint Stock Company		2.220.738.382

Short-term trade payables 40.000.000

Short-term trade payables

TNG Land Joint Stock Company	5.758.974.509	-
Thuan Thanh Technical Service and Trading Company Limited	1.523.921.040	1.465.795.440
Linh Anh Kitchen Company Limited	1.730.741.840	1.818.239.120
P&M Prestige Company Limited	196.581.600	187.725.600

Investments in joint ventures and associates

TNG Land Joint Stock Company	280.000.000.000	140.000.000.000
Bac Thai Investment and Construction Joint Stock Company	788.107.824	

Unearned revenue

TNG Land Joint Stock Company	137.118.793.082	94.334.679.386
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Remuneration of the Board of Directors, Board of Management, and other executives

TNG Investment and Trading Joint Stock Company

Name - Title	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
Mr. Nguyen Van Thoi – Chairman of the Board of Directors (BOD)	633.273.600	778.841.100
Mr. Nguyen Duc Manh – Vice Chairman of the BOD (Appointed on 21/04/2025) Chief Executive Officer (Resigned from 21/04/2025)	830.299.000	698.834.600
Ms. Luong Thi Thuy Ha – Vice Chairwoman of the BOD (Resigned from 21/04/2025) Deputy CEO (Resigned from 01/07/2025)		370.907.600
Mr. Tran Minh Hieu – Chief Executive Officer (Appointed on 21/04/2025)	618.511.800	421.761.100
Ms. Doan Thi Thu – Deputy CEO/ Member of the BOD	489.355.400	428.460.100
Mr. Le Xuan Vi – Deputy CEO	240.798.700	305.542.500
Ms. Nguyen Thi Phuong – Deputy CEO	657.697.700	648.714.800
Mr. Luu Duc Huy – Deputy CEO	734.295.100	508.313.800
Ms. Tran Thi Thu Ha – Chief Accountant	362.391.100	303.622.200
Mr. Dao Duc Thanh – Member of the BOD (Appointed on 21/04/2025)	270.522.900	
Mr. Nguyen Manh Linh – Member of the BOD		45.000.000
Mr. Nguyen Hoang Giang – Member of the BOD	45.000.000	45.000.000
Ms. Ha Thi Tuyen - Member of the BOD	45.000.000	45.000.000

Approved, April 19, 2026

Prepared by
(Sign, Fullname)

Trần Thị Thu Hà

Chief Accountant
(Sign, Fullname)

KẾ TOÁN TRƯỞNG
Trần Thị Thu Hà

Legal Representative
(Sign, Fullname, Stamp)



CHỦ TỊCH
NGUYỄN VĂN THỜI

