

CONSOLIDATED FINANCIAL STATEMENTS
PROTRADE GARMENT JOINT STOCK COMPANY
Quarter 3 of the fiscal year ending
December 31, 2026



CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 Sept 2026

Code	ASSETS	Note	30/09/2026 VND	01/01/2026 VND
100	A. CURRENT ASSETS		782,110,885,926	836,089,871,106
110	I. Cash and cash equivalents	03	27,115,394,422	40,096,734,073
111	1. Cash		27,115,394,422	35,096,734,073
112	2. Cash equivalents		-	5,000,000,000
120	II. Short-term financial investments	04	220,913,384,642	189,580,650,787
123	1. Held-to-maturity investments		220,913,384,642	189,580,650,787
130	III. Short-term receivables		235,595,825,356	308,507,530,589
131	1. Short-term trade receivables	05	225,421,150,819	296,338,438,161
132	2. Short-term prepayments to suppliers	06	6,703,010,708	2,891,845,943
135	3. Other short-term receivables	07	3,793,705,048	9,599,287,704
136	4. Provision for short-term doubtful debts	08	(322,041,219)	(322,041,219)
140	IV. Inventories	9	204,066,219,920	236,366,999,548
141	1. Inventories		204,066,219,920	236,366,999,548
160	V. Other short-term assets		94,420,061,586	61,537,956,109
161	1. Short-term prepaid expenses	13	7,513,184,512	3,792,110,138
162	2. Deductible VAT		85,169,982,606	57,574,350,631
163	3. Taxes and other receivables from State budget	17	1,736,894,468	171,495,340
200	B. LONG-TERM ASSETS		310,082,609,693	326,491,246,377
210	I. Long-term receivables		279,729,826	279,729,826
215	1. Other long-term receivables	07	279,729,826	279,729,826
220	II. Fixed assets		164,209,411,183	181,726,915,846
221	1. Tangible fixed assets	10	163,789,935,479	181,095,837,782
222	- Historical costs		544,432,618,745	561,389,179,593
223	- Accumulated depreciation		(380,642,683,266)	(380,293,341,811)
227	2. Intangible fixed assets	11	419,475,704	631,078,064
228	- Historical costs		9,414,714,111	9,414,714,111
229	- Accumulated depreciation		(8,995,238,407)	(8,783,636,047)
250	IV. Long-term assets in progress		4,022,319,129	1,231,323,229
252	1. Construction in progress		4,022,319,129	1,231,323,229
250	V. Long-term financial investments	04	3,060,657,534	-
255	1. Held-to-maturity investments		3,060,657,534	-
270	VI. Other long-term assets		138,510,492,021	143,253,277,476
271	1. Long-term prepaid expenses	13	126,281,753,935	129,356,984,196
279	2. Goodwill	14	12,228,738,086	13,896,293,280
270	TOTAL ASSETS		1,092,193,495,619	1,162,581,117,483

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 Sept 2026

(continued)

Code	CAPITAL	Note	30/09/2026 VND	01/01/2026 VND
300	C. LIABILITIES		474,669,818,059	447,496,755,058
310	I. Current liabilities		466,188,032,872	439,249,901,259
311	1. Short-term trade payables	16	92,630,961,173	139,143,327,678
313	2. Dividend payable			
314	3. Taxes and other payables to State budget	17	11,451,432,188	19,122,280,955
315	4. Payables to employees		71,290,313,728	75,279,373,340
316	5. Short-term accrued expenses	18	2,073,042,197	316,725,793
320	6. Other short-term payables	19	1,751,179,433	3,904,262,190
321	7. Short-term borrowings and finance lease liabilities	15	267,430,734,048	184,714,425,924
323	8. Bonus and welfare fund		19,449,921,205	16,718,934,979
330	II. Non-current liabilities		8,481,785,187	8,246,853,799
342	1. Provision for long-term payables	34	8,481,785,187	8,246,853,799
400	D. OWNER'S EQUITY	20	617,523,677,560	715,084,362,425
410	I. Owner's equity		617,523,677,560	715,084,362,425
411	1. Contributed capital		247,999,200,000	247,999,200,000
412	2. Share premium		130,334,259	130,334,259
418	3. Development investment funds		139,294,402,718	115,154,590,525
420	4. Retained earnings		188,421,445,343	309,755,474,288
420a	RE accumulated till the end of the previous year		153,770,623,133	184,736,084,123
420b	RE of the current year		34,650,822,210	125,019,390,165
429	5. Non – Controlling Interest		41,678,295,240	42,044,763,353
440	TOTAL CAPITAL		1,092,193,495,619	1,162,581,117,483

Preparer



Le Van Dong

Chief Accountant



Nguyen Minh Thuy

Ho Chi Minh City, 23 Oct 2026

General Director



Phan Thanh Duc

CONSOLIDATED STATEMENT OF INCOME

Quarter 3 of the fiscal year ending as at 31/12/2026

Code	ITEMS	Note	Quarter 3		Cumulative from the beginning of the year to the end of this quarter	
			Year 2026	Year 2025	Year 2026	Year 2025
01	1. Revenue from sales of goods and rendering of services	23	391,289,220,576	474,309,840,175	1,117,085,795,802	1,291,879,453,425
02	2. Revenue deductions	24	717,609,583	950,828,988	2,201,030,398	2,030,109,813
10	3. Net revenue from sales of goods and rendering of services		390,571,610,993	473,359,011,187	1,114,884,765,404	1,289,849,343,612
11	4. Cost of goods sold and services rendered	26	339,247,070,966	396,570,295,506	975,054,686,003	1,082,800,577,832
20	5. Gross profit from sales of goods and rendering of services		51,324,540,027	76,788,715,681	139,830,079,401	207,048,765,780
22	6. Financial income	27	6,115,595,258	12,344,727,787	19,219,508,095	35,212,962,175
23	7. Financial expenses	28	5,876,407,693	7,521,421,751	15,382,683,678	27,300,717,262
24	In which: Interest expense		3,538,899,915	2,579,483,326	7,909,203,501	7,624,354,733
25	9. Selling expenses	29	6,293,379,298	4,510,679,838	14,659,192,907	12,670,644,926
26	10. General administrative expenses	30	22,220,310,416	36,718,161,031	88,593,514,732	100,692,822,917
30	11. Net profits from operating activities		23,050,037,878	40,383,180,848	40,414,196,179	101,597,542,850
31	12. Other income	31	3,126,651,880	688,699,495	4,779,741,884	2,542,605,459
32	13. Other expenses	32	1,082,185,102	4,937,040,011	1,239,683,187	4,995,626,966
40	14. Other profit		2,044,466,778	(4,248,340,516)	3,540,058,697	(2,453,021,507)
50	15. Total net profit before tax		25,094,504,656	36,134,840,332	43,954,254,876	99,144,521,343
51	16. Current corporate income tax expenses	33	5,237,060,488	7,685,972,388	9,434,969,391	20,015,762,860
52	17. Deferred corporate income tax expenses	34	(534,805,131)	(1,989,593,805)	234,931,388	(5,181,229,849)
60	18. Profit after corporate income tax		20,392,249,299	30,438,461,749	34,284,354,097	84,309,988,332
61	19. Profit after tax attributable to owners of the parent		19,551,640,401	27,311,210,043	34,650,822,210	76,166,109,997
62	20. Profit after tax attributable to non-controlling interest		840,608,898	3,127,251,706	(366,468,113)	8,143,878,335
70	21. Basic earnings per share	35	788	1,101	1,397	3,071

Preparer


Le Van Dong

Chief Accountant


Nguyen Minh Thuy



Ho Chi Minh City, 23 Oct 2026

General Director


Phan Thanh Duc

CONSOLIDATED STATEMENT OF CASH FLOWS*Quarter 3 of the fiscal year ending as at 31/12/2026**(Indirect method)*

Code	ITEMS	Note	Accumulated from the beginning of the year to the end of this quarter	
			Year 2026 VND	Year 2025 VND
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Profit before tax		43,954,254,876	99,144,521,343
	2. Adjustments for			
02	- Depreciation of fixed assets and investment properties		25,440,107,084	25,455,331,165
03	- Provisions		-	78,248,045
04	- Gains/losses of exchange rate differences from revaluation of accounts derived from foreign currencies		732,375,117	1,420,134,923
05	- Gains/losses from investing activities		(9,896,564,568)	(8,915,510,605)
06	- Interest expenses		7,909,203,501	7,624,354,733
08	3. Operating profit before changes in working capital		68,139,376,010	124,807,079,604
09	- Increase or decrease in receivable		42,522,020,112	(141,572,735,693)
10	- Increase or decrease in inventories		32,300,779,628	(15,245,120,686)
11	- Increase or decrease in payable (excluding interest payables/ corporate income tax payables)		(47,779,740,787)	(587,058,176)
12	- Increase or decrease in prepaid expenses		(645,844,113)	(4,918,526,203)
14	- Interest paid		(7,832,799,622)	(7,736,275,150)
15	- Corporate income tax paid		(20,121,552,865)	(22,058,119,263)
17	- Other payments on operating activities		(5,114,452,736)	(2,293,273,325)
20	Net cash flows from operating activities		61,467,785,627	(69,604,028,892)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase or construction of fixed assets and other long-term assets		(9,046,043,127)	(13,308,692,509)
23	3. Loans and purchase of debt instruments from other entities		(150,600,000,000)	(93,501,344,231)
24	4. Collection of loans and resale of debt instrument of other entities		119,400,000,000	178,350,000,000
27	6. Interest and dividend received		6,379,064,846	9,213,097,551
30	Net cash flows from investing activities		(33,542,869,948)	80,753,060,811

CONSOLIDATED STATEMENT OF CASH FLOWS*Quarter 3 of the fiscal year ending as at 31/12/2026**(Indirect method)*

Code	ITEMS	Note	Accumulated from the beginning of the year to the end of this quarter	
			Year 2026	Year 2025
			VND	VND
	III CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		1,046,374,964,408	1,190,352,119,250
34	2. Repayment of principal		(963,262,147,792)	(1,172,579,409,918)
36	3. Dividends or profits paid to owners		(123,939,721,500)	(61,933,855,750)
40	Net cash flows from financing activities		(40,826,904,884)	(44,161,146,418)
50	Net cash flows in the year		(12,901,989,205)	(33,012,114,499)
60	Cash and cash equivalents at the beginning of the year		40,096,734,073	48,862,200,008
61	Effect of exchange rate fluctuations		(79,350,446)	3,407,013
70	Cash and cash equivalents at the end of the year	03	27,115,394,422	15,853,492,522

Preparer



Le Van Dong

Chief Accountant



Nguyen Minh Thuy

Ho Chi Minh City, 23 Oct 2026

General Director



Phan Thanh Duc

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS*Quarter 3 of the fiscal year ending as at 31/12/2026***1 . GENERAL INFORMATION****1.1 . Forms of Ownership**

Protrade Garment Joint Stock Company (the abbreviation: Protrade Garment JSC) is converted from Protrade Garment Company Limited under Decision No. 2147/QD-UBND dated 21 August 2015 of Binh Duong Province People's Committee. The Company operates under Joint stock company Enterprise registration certificate No. 3700769438 dated 01 December 2015 issued by the Binh Duong Province Department of Investment and Planning, 5th re-registered on 27 March 2025.

The company's head office is located at No. 7/128, Binh Duc 1 Quarter, Binh Hoa Ward, Ho Chi Minh City.

The charter capital of the Company is VND 247,999,200,000, equivalent to 24,799,920 shares, with a par value of VND 10,000 per share.

The number of employees of the Parent Company and its subsidiaries as at 30/09/2026 was 1,984 (as at 01/01/2026: 2,291).

1.2 . Business field

Manufacturing and trading garment products.

1.3 . Business activities

Main business activities of the Company include:

- Manufacturing garment;
- Manufacturing clothing accessories (collar lace, embroidered, belts);
- Trading embroidery;
- Trading materials of garment;
- Wash service (not at the head quarter).

1.4 . Operations of the company in the fiscal year affecting the financial statements: No.**1.5 . The Group's structure**

The Company's subsidiaries consolidated in financial statements as at 30/09/2026 include:

No.	Name	Address	Rate of interest	Rate of voting rights	Main business activities
1	Fashion Development JSC	Ho Chi Minh city	76.08%	76.08%	Wash

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY**2.1 . Accounting period and accounting currency**

Annual accounting period commences from 1 January and ends as at 31 December.

The Company maintains its accounting records in VND.

2.2 . Standards and Applicable Accounting Policies**Applicable Accounting Policies**

The Company applies Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated 27/10/2025 by the Ministry of Finance and Circular No. 202/2014/TT-BTC dated 22/12/2014 issued by the Ministry of Finance, Circular No. 43/2026/TT-BTC dated 20/04/2026 issued by the Ministry of Finance amending and supplementing some articles of Circular No. 202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial Statements.

Declaration of compliance with Accounting Standards and Accounting System

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

2.3 . Changes in accounting policies and notes

On 27/10/2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22/12/2014 and Circular No. 53/2016/TT-BTC dated 21/03/2016 amending and supplementing some articles of Circular No. 200/2014/TT-BTC. The Circular is effective for annual accounting periods beginning on or after 01/01/2026. On 20/04/2026, the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing some articles of Circular No. 202/2014/TT-BTC guiding the preparation and presentation of Consolidated Financial Statements, effective from 01/01/2026.

The company has adopted the applicable requirements of Circular No. 99/2025/TT-BTC and Circular No. 43/2026/TT-BTC effective from 1 January 2026 on a prospective basis. The Circular introduced changes in the presentation of items in the Financial Statements. The comparative information is reclassified to conform to the current period's presentation.

2.4 . Basis for the preparation of the Interim Consolidated Financial Statements

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control as at quarter 3 of the fiscal year ending as at 31/12/2026. Control right is achieved when the Company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

Balances, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non-controlling interests

Non-controlling interests represents the portion of profit or loss and net assets of subsidiaries not held by the Company.

2.5 . Accounting estimates

The preparation of the Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the end of the accounting period and the reported amounts of revenues and expenses during the accounting period.

The estimates and assumptions that have a material impact in the Quý 3 cho năm tài chính kết thúc ngày 31/12/2026 include:

- Allowance for bad debts
- Allowance for devaluation of inventory
- Provision for payables
- Estimated allocation of deferred expenses
- Estimated useful life of fixed assets
- Classification and allowance of financial investments
- Estimated income tax

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company's Consolidated Financial Statements and that are assessed by the Board of Management to be reasonable under the circumstances.

2.6 . Financial instruments*Initial recognition**Financial assets*

Financial assets of the Company including cash and cash equivalents, trade receivables and other receivables, lending, long-term and short-term investments. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

Financial liabilities

Financial liabilities of the Company including loans, trade payables and other payables, accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expense directly related to the issuance of those liabilities.

Value after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

2.7 . Foreign currency transactions

Foreign currency transactions during the period are translated into Vietnam Dong using the actual rate at the transaction dates (which is the Telegraphic Transfer Middle (TTM) of the commercial bank where the Company regularly conducts transactions).

Real exchange rate upon re-determining accounts derived from foreign currencies at the date of the fiscal year is determined on the following principles:

- For monetary items denominated, applying the TTM of the commercial bank where the Company regularly conducts transactions;
- For demand deposits in foreign currencies, applying the TTM of the commercial bank where the Company opens its accounts;
- For part or all of the receivables denominated in foreign currencies for which doubtful debt provision have been made are not remeasured.

All exchange differences arising as a result of transactions or revaluation at the balance sheet date shall be recorded into the financial income or expense in the accounting period.

2.8 . Cash and cash equivalents

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

2.9 . Financial investments

Investments held to maturity comprise term deposits held to maturity to earn profits periodically and other held to maturity investments.

Investments in other entities comprise investments in equity instruments of other entities without having control, joint control, or significant influence on the investee. These investments are initially stated at original cost. After initial recognition, these investments are measured at original cost less provision for devaluation of investments.

Provision for investments held to maturity shall be made based on the recovery capacity in accordance with statutory regulations.

2.10 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the consolidated financial statements according to their remaining terms at the reporting date.

The allowance for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the allowances for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating possible losses.

2.11 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

The net realizable value is estimated based on the selling price of the inventory, less the estimated costs of completion and the estimated costs necessary to make the sale.

The cost of inventory at the year-end is calculated by weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded based on actual cost incurred for each unfinished product.

Provision for devaluation of inventories made at the end of the period is based on the excess of original cost of inventory over their net realizable value.

2.12 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

Subsequent measurement after initial recognition

If these costs augment future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Statement of income in the year in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 25 years
- Machineries, equipments	05 - 06 years
- Vehicles, transportation equipments	06 - 10 years
- Management equipments	03 - 08 years
- Management equipments	20 years
- Management softwares	03 - 05 years

2.13 . Deferred expenses

The expenses incurred but related to operating results of several accounting years are recorded as prepaid expenses and are allocated to the operating results in the following accounting years.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria. Prepaid expenses are allocated gradually

The calculation and allocation of long-term prepaid expenses to profit and loss account in the period should be based on nature

Prepaid land expenses include prepaid land rental, including those related to leased land for which the Company has received certificate of land use right but not eligible for recording as intangible fixed asset in accordance with the Circular No.

- 45/2013/TT-BTC dated 25 April 2013 issued by the Ministry of Finance guiding regulation on management, use and depreciation of fixed assets and other expenses related to ensure for the use of leased land. These expenses are recognized in the consolidated statement of income on a straight-line basis according to the lease term of the contract.

Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost each asset less than 30 million dong and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis in 03 years.

- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis within its useful life.

2.14 . Payables

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company.

2.15 . Dividend and profit payables

Dividends and profit distribution payable represent the amounts of dividends and profits declared and payable (in cash or non-cash assets), as well as the settlement of such payables in cash to the Company's shareholders and capital contributors.

Dividends and profit distribution payable, whether in cash or non-cash assets, are recognized when the Company no longer has the discretion to avoid the obligation to make such payments to its shareholders and capital contributors in accordance with relevant laws and regulations.

The timing for determining the obligation to pay dividends is based on the point at which the investee no longer has the right to defer or avoid the dividend payment, in accordance with applicable securities laws and regulations.

2.16 . Accrued expenses

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, etc. which are recorded as operating expenses of the reporting period.

The recording of accrued expenses as operating expenses during the period shall be carried out under the matching principle between revenues and expenses during the period. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

2.17 . Borrowings

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings denominated in foreign currency, they shall be recorded in details in terms of types of currency.

2.18 . Borrowing costs

Borrowing costs are recognized as operating expenses in the period, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

2.19 . Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profit appropriation or loss handling of the Company. The distribution of net profits is made when the net profit of the company does not exceed the net profit presented on Consolidated Financial Statements after eliminating the profits from cheap purchase. In case dividend payment or profit distribution for the owners exceeds the net profit, the difference shall be recorded as a decrease in contributed capital. Net profit can be distributed to investors based on capital contribution rate after being approved by General Meeting of Shareholders/Board of Management and after being appropriated to funds in accordance with the

2.20 . Revenue

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when

Financial income

Revenue arising from the use by the others of the Company's assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the revenue can be measured reliably.

2.21 . Revenue deductions

Revenue deductions from sales and service provisions arising in the period include: sales returns.

Sales return incurred in the same year of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring year. In case goods and services are sold in the previous years, but until the next year they are incurred as revenue deductions, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting year (the previous year); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring year (the next year).

2.22 . Cost of goods sold and provision of services

The recognition of cost of goods sold is matched against the revenue in the year and complies with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year.

2.23 . Financial expenses

Items recorded into financial expenses consist of:

- Borrowing costs;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities, losses

The above items are recorded by the total amount arising in the year without offsetting against financial income.

2.24 . Selling expenses, General and administration expenses

Selling expenses comprise actual costs incurred in connection with the supply of goods and services.

General and administrative expenses comprise actual costs incurred for the general administration of the Company.

2.25 . Corporate income tax

- a) Deferred income tax liability
Deferred income tax liability is recognized for taxable temporary differences.
Deferred income tax liability are determined based on prevailing corporate income tax rate .
- b) Current corporate income tax expenses and Deferred corporate income tax expenses
Current corporate income tax expenses are determined based on taxable income during the year and current corporate income tax rate.
Deferred corporate income tax expenses are determined based on deductible temporary differences, the taxable temporary differences and corporate income tax rate.
Current corporate income tax expenses and deferred corporate income tax expenses are not offset against each other.
- 0 Current corporate income tax rate
During the quarter 3 of the fiscal year ending December 31 2026, the Parent Company and its subsidiaries were subject to the following corporate income tax rates:
- At the Parent company: are subject to corporate income tax of 20% for business activities which have taxable income.
 - At Fashion Development Joint Stock Company is reduction 50% corporate income tax for investment project and applying corporate income tax of 20% for remaining business activities.

2.26 . Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for deducting bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the year.

2.27 . Related parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Interim Consolidated Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

3 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	437,028,072	656,094,798
Cash at bank	26,678,366,350	34,440,639,275
Cash equivalents	-	5,000,000,000
	27,115,394,422	40,096,734,073

Details information of demand deposits and cash equivalents are as follows:

	Loại tiền	30/09/2026	01/01/2026
		VND	VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Binh Duong Branch	VND và USD	3,389,309,263	644,075,040
Joint Stock Commercial Bank for Investment and Development of Vietnam - Binh Duong Branch	VND và USD	17,092,618,520	32,545,003,826
Joint Stock Commercial Bank for Investment and Development of Vietnam - Binh Duong Branch	VND và USD	6,188,359,504	1,235,971,423
Others	VND và USD	8,079,063	15,588,986
	VND và USD	-	-
		26,678,366,350	34,440,639,275

4 . SHORT- TERM FINANCIAL INVESTMENTS

a) Held-to-maturity investments

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Short-term investments	220,913,384,642	-	189,580,650,787	-
- Term deposits ⁽¹⁾	220,913,384,642	-	189,580,650,787	-
Long-term investments	3,060,657,534	-	-	-
- Term deposits	3,060,657,534	-	-	-
	223,974,042,176	-	189,580,650,787	-

(1) Held-to-maturity investments are deposits with remaining term of under 12 months at commercial banks at the interest rate of from 4.5% per annum to 8% per annum. In which, term deposits with the amount of VND 158,123,398,636 are being used as collateral for borrowings from the bank (Detailed as in Note No. 14).

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4 . FINANCIAL INVESTMENTS

b) Equity investments in other entities

	30/09/2026				01/01/2026	
	Historical cost	Provision	Proportion of voting rights %	Historical cost	Provision	Proportion of voting rights %
	VND	VND		VND	VND	
- Smart Tailor Joint Stock Company (1)	-	-	13.19	-	-	13.19

The Company has not determined the fair value of financial investments because Viet Nam Accounting Standards, Viet Nam Enterprise Accounting System has not guided in detail on the determination of the fair value.

(1) The investment in Smart Tailor Joint Stock Company with an ownership ratio of 13.19% of charter capital, has a value of 0 VND because the Company is recording the value of this investment according to the revaluation value at the time of equitization. At 30/09/2026, this Company is still temporarily suspended, has accumulated losses exceeding the value of equity and is closing the tax code.

5 .TRADE RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Trade receivables detailed by customers with large account balances				
- Rcrv Inc DbA Rock Revival	48,946,649,274	-	87,246,165,792	-
- Victory 2020, LLC (DBA Miss Me)	78,803,232,004	-	110,641,524,427	-
- Olymp Bezner Kg Hopfighemer	55,784,427,245	-	64,829,699,739	-
- Eunina Inc	1,175,202,657	-	8,628,038,769	-
- Pacific Sunwear of California Inc	34,103,040,694	-	10,886,818,115	-
- Yody Fashion Joint Stock Company	4,560,950,808		8,002,763,280	-
- Others	2,047,648,137	-	6,103,428,039	-
	225,421,150,819	-	296,338,438,161	-

6 .PREPAYMENTS TO SUPPLIERS

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
- DAP VIET NAM CO.,LTD	1,118,613,435	-	-	-
- JUKI SINGAPORE PTE LTD	1,936,261,980	-	-	-
- INDUSTRIAL AND CIVIL DESIGNING CONSULTING JOINT STOCK COMPANY	1,800,000,000	-	1,800,000,000	-
- Others	1,848,135,293	(78,248,045)	989,984,027	-
	6,703,010,708	(78,248,045)	2,891,845,943	-

7 . OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
Receivables for social, health and unemployment insurance contributions paid on behalf of employees	2,185,220,525		6,258,018,657	
- Receivables from advances	1,065,804,736	-	1,780,099,031	-
- Mortgage	-	-	100,800,000	-
- Receivables from health insurance	37,761,842	-	25,598,337	-
- Others	504,917,945	(243,793,174)	1,434,771,679	(243,793,174)
	3,793,705,048	(243,793,174)	9,599,287,704	(243,793,174)
b) Long-term				
- Mortgages	279,729,826	-	279,729,826	-
	279,729,826	-	279,729,826	-

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31/12/2026**8 . DOUBTFUL DEBTS**

	30/09/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered				
+ <i>Nam Viet Import Export Investment Joint Stock Company</i>	123,343,174	-	123,343,174	-
+ <i>Others</i>	232,232,922	33,534,877	232,232,922	33,534,877
	355,576,096	33,534,877	355,576,096	33,534,877

9 . INVENTORY

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	-	-	7,416,308,293	-
Raw material	108,224,297,696	-	108,947,188,455	-
Tools, supplies	3,526,410,707	-	3,114,260,524	-
Work in process	91,710,977,819	-	115,206,240,455	-
Finished goods	604,533,698	-	1,683,001,821	-
	204,066,219,920	-	236,366,999,548	-

In which:

The value of inventories pledged as collaterals for borrowings was all of working inventories as at 30/09/2026 (Detailed as in Note No. 14).

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10 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machineries, equipment	Transportation equipment	Management equipment	Perennial plants	Total
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	133,970,315,506	355,600,189,702	48,460,773,885	13,581,976,245	9,775,924,255	561,389,179,593
- Purchase in the period	-	4,841,684,780	437,676,134	975,686,313	-	6,255,047,227
- Another reduction	-	(22,868,846,253)	-	(342,761,822)	-	(23,211,608,075)
Ending balance	133,970,315,506	337,573,028,229	48,898,450,019	14,214,900,736	9,775,924,255	544,432,618,745
Accumulated depreciation						
Beginning balance	78,554,219,268	253,636,204,816	31,978,930,068	12,462,962,488	3,661,025,171	380,293,341,811
- Depreciation in the period	2,511,469,755	17,980,620,885	2,449,061,023	244,846,787	374,951,080	23,560,949,530
- Liquidating, disposing	-	(22,868,846,253)	-	(342,761,822)	-	(23,211,608,075)
Ending balance	81,065,689,023	248,747,979,448	34,427,991,091	12,365,047,453	4,035,976,251	380,642,683,266
Carrying amount						
Beginning balance	55,416,096,238	101,963,984,886	16,481,843,817	1,119,013,757	6,114,899,084	181,095,837,782
Ending balance	52,904,626,483	88,825,048,781	14,470,458,928	1,849,853,283	5,739,948,004	163,789,935,479

In which:

- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 136,087,539,738

11 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Total
	VND	VND	VND
Historical cost			
Beginning balance	530,000,000	8,884,714,111	9,414,714,111
Purchase in the year	-	-	-
Ending balance	530,000,000	8,884,714,111	9,414,714,111
Accumulated amortization			
Beginning balance	530,000,000	8,253,636,047	8,783,636,047
Amortization in the year	-	211,602,360	211,602,360
Ending balance	530,000,000	8,465,238,407	8,995,238,407
Net carrying amount			
Beginning balance	-	631,078,064	631,078,064
Ending balance	-	419,475,704	419,475,704

In which:

Cost of fully amortized intangible fixed assets but still in use at the end of the year: VND 1.891.748.222 .

12 . CONSTRUCTION IN PROGRESS

	30/09/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Factory Relocation Project (*)	3,447,705,043	3,447,705,043	1,231,323,229	1,231,323,229
Others	422,317,039	422,317,039	-	-
	3,870,022,082	3,870,022,082	1,231,323,229	1,231,323,229

(*) Detailed information regarding the Factory Relocation Project:

- According to Resolution No. 06/NQ-HĐQT dated 06/11/2024, the Board of Directors approved the factory relocation plan in accordance with the Scheme: Investigating, evaluating the operation status and proposing mechanisms and policies to support enterprises located outside industrial parks and industrial clusters in the Southern area to change functions and relocate into industrial parks and industrial clusters in Binh Duong province as directed by the People's Committee of Binh Duong province.

- In 2025, the Company leased land at Protrade International Industrial Park to implement this plan. As of 30/09/2026, the Company is carrying out works related to project design and selection of production line suppliers. The relocation project is expected to be completed by the end of 2028.

13 . DEFERRED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term		
- Dispatched tools and supplies	5,102,295,469	1,768,463,603
- Asset insurance expenses	12,070,702	-
- Expense for operating lease of fixed assets	1,632,696,872	-
- Others	766,121,469	1,870,909,916
	7,513,184,512	3,639,373,519
b) Long-term		
- Dispatched tools and supplies	3,417,120,442	3,096,405,804
- Land leasing expenses (*)	122,491,942,068	125,451,496,560
Others	372,691,425	809,081,832
	126,281,753,935	129,356,984,196

(*) See details in Note 20a.

13. GOODWILL

	Year 2026	Year 2025
	VND	VND
Historical cost		
Beginning balance	22,234,069,249	22,234,069,249
Goodwill arising during the year	-	-
Ending balance	22,234,069,249	22,234,069,249
Accumulated allocation		
Beginning balance	8,337,775,969	6,114,369,044
Allocation in the year	1,667,555,194	2,223,406,925
Ending balance	10,005,331,163	8,337,775,969
Carrying amount		
Beginning balance	13,896,293,280	16,119,700,205
Ending balance	12,228,738,086	13,896,293,280

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15. BORROWINGS

	01/01/2026		During the year		30/09/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Short-term borrowings	148,792,247,366	148,792,247,366	1,046,478,537,235	936,762,229,111	258,508,555,490	258,508,555,490
- Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch	20,045,747,418	20,045,747,418	188,156,499,269	164,396,612,370	43,805,634,317	43,805,634,317
JSC Bank for Foreign Trade of Vietnam - Binh Duong Branch	27,292,833,707	27,292,833,707	171,016,908,846	150,885,918,022	47,423,824,531	47,423,824,531
JSC Bank for Investment and Development of Vietnam - Binh Duong Branch	101,453,666,241	101,453,666,241	687,305,129,120	621,479,698,719	167,279,096,642	167,279,096,642
Current portion of long-term borrow	35,922,178,558	35,922,178,558	-	27,000,000,000	8,922,178,558	8,922,178,558
Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch	35,922,178,558	35,922,178,558	-	27,000,000,000	8,922,178,558	8,922,178,558
	184,714,425,924	184,714,425,924	1,046,478,537,235	963,762,229,111	267,430,734,048	267,430,734,048
b) Long-term borrowings						
Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch	35,922,178,558	35,922,178,558	-	27,000,000,000	8,922,178,558	8,922,178,558
	35,922,178,558	35,922,178,558	-	27,000,000,000	8,922,178,558	8,922,178,558
Amount due for settlement within 12 months	(35,922,178,558)	(35,922,178,558)	-	(27,000,000,000)	(8,922,178,558)	(8,922,178,558)
Amount due for settlement after 12 months	-	-	-	-	-	-

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15 . BORROWINGS

Interest rate	Term	Method of security	Purpose	30/09/2026	
				USD	VND
Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch					
Credit contract No. 26.4921763/2026- HĐCVHM/NHCT900-MMBD dated 02/04/2026	According to each Indebtedness receipts	Machinery, inventories, receivables (*)	Working working	1,337,541.35	43,805,634,317
-	To 31/03/2027		Supplementing working capital for garment business activities	1,337,541.35	34,595,507,017
Credit contract No. 24.3150029/2024- HĐCVHM/NHCT900-PTTT dated 06/08/2024	According to each Indebtedness receipts	Land use rights in Wash factory project; Works formed in the future in Wash factory project; Machinery formed in the future in Wash factory project; Transportation equipment (*)	Supplementing working capital for garment business activities	-	9,210,127,300
JSC Bank for Foreign Trade of Vietnam - Binh Duong Branch					
Credit contract No. 100B25/MBD dated 14/11/2025	According to each Indebtedness receipts	Machinery, inventories, receivables (*)	Working working	1,826,100.29	47,423,824,531
-	To 13/11/2026		Supplementing working capital for garment business activities	1,826,100.29	47,423,824,531
JSC Bank for Investment and Development of Vietnam - Binh Duong Branch					
Credit contract No. 01/2025/4675359/HĐTD dated 03/09/2025	According to each Indebtedness receipts	Pledging term deposits at the bank and the Company's assets (*)	Supplementing working capital for business activities, Discounting documents, Guaranteeing, Issuing L/C	2,765,575.92	71,822,006,642
Credit contract No. 01/2025/4675359/HĐTD dated 03/09/2025	8.30%			2,765,575.92	71,822,006,642
-	To 31/12/2026	Pledging term deposits at banks	Supplementing working capital	-	95,457,090,000
					163,051,465,490

(*) Borrowings from banks are secured by the pledging contracts with the lenders and fully registered as secured transactions.

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15 . BORROWINGS

Interest rate	Term	Method of security	Purpose	30/09/2026
Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch				
Credit contract No. 18.211.0067/2018 -HDCVDADT-SDBS09/NHCT900-PTTHOITRANG dated 26/10/2021	Interest rate is adjusted every 3 months annually	96 months since the next date of the disbursement of the first borrowing	Land-attached assets in project, Machinery in project (*)	
			Paying legal investment cost of Fashion developing and Jean manufacturing garment factory project with scale of 5.75 million products/year at Lot No. 20-8, Road No. 8B, Protrade International Industrial Zone, An Tay Commune, Ben Cat Town, Binh Duong Province	8,922,178,558
Amount due for settlement within 12 months				<u>8,922,178,558</u>
Amount due for settlement after 12 months				<u>-8,922,178,558</u>
				<u>-</u>

(*) Borrowings from banks are secured by the pledging contracts with the lenders and fully registered as secured transactions.

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31/12/2026**16 . TRADE PAYABLES**

	30/09/2026		01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
- Olymp Bezner KG Hopfighemer	5,921,346,960	5,921,346,960	20,211,382,330	20,211,382,330
- Phat Dat Sewing Embroidering Joint Stock Company	1,038,565,634	1,038,565,634	1,837,980,963	1,837,980,963
- Tuong Long Co., Ltd	14,899,878,919	14,899,878,919	21,888,987,130	21,888,987,130
- Grandian Hong Kong Company Limited	6,838,207,467	6,838,207,467	15,105,756,293	15,105,756,293
- Viet Hong Textile Joint Venture Co., Ltd	10,145,298,976	10,145,298,976	5,191,427,675	5,191,427,675
- Tce Vina Denim Joint Stock Company	2,252,770,461	2,252,770,461	7,549,051,552	7,549,051,552
- VIETNAM S AND D CHEMICALS CO., LTD	980,683,200	980,683,200	8,607,600	8,607,600
- Others	50,554,209,556	50,554,209,556	67,350,134,135	67,350,134,135
	92,630,961,173	92,630,961,173	139,143,327,678	139,143,327,678

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16 . TAXES AND OTHER PAYABLES TO STATE BUDGET

	Tax receivable at the beginning of the year	Tax payable at the beginning of the year	Tax payable in the year	Tax paid in the year	Tax receivable at the end of the year	Tax payable at the end of the year
	VND	VND	VND	VND	VND	VND
- Value-added tax	-	872,169,069	9,572,109,570	6,460,825,518	-	3,983,453,121
- Export, import duties	-	-	698,256,932	698,256,932	-	-
- Corporate income tax	171,495,340	17,762,977,932	9,434,969,391	20,121,552,865	171,495,340	7,076,394,458
- Personal income tax	-	487,133,954	4,598,684,427	6,303,912,388	1,565,399,128	347,305,121
- Other taxes	-	-	124,083,097	119,303,609	-	4,779,488
- Fees, charges and other payables	-	-	39,500,000	-	-	39,500,000
	171,495,340	19,122,280,955	24,467,603,417	33,703,851,312	1,736,894,468	11,451,432,188

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Interim Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

18 . SHORT-TERM ACCRUED EXPENSES

	30/09/2026	01/01/2026
	VND	VND
- Interest expenses	219,484,817	143,080,938
- Others	1,853,557,380	173,644,855
	2,073,042,197	316,725,793

19 . OTHER PAYABLES

	30/09/2026	01/01/2026
	VND	VND
Details by content		
- Trade union fee	770,669,033	1,414,592,331
- Social insurance	178,074,338	164,893,381
- Health insurance	309,246,326	267,831,178
- Unemployment insurance	22,428,503	29,870,040
- Others	470,761,233	2,027,075,260
	1,751,179,433	3,904,262,190

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20 . OWNER'S EQUITY

a) Changes in owner's equity

	Contributed capital	Share premium	Development and investment funds	Retained earnings	Non – controlling interest	Total
	VND	VND	VND	VND	VND	VND
Beginning balance of previous	247,999,200,000	130,334,259	83,301,072,046	288,941,796,108	31,748,100,033	652,120,502,446
Increase in capital in the year	-	-	-	-	-	-
Profit of the previous period	-	-	-	125,019,390,165	10,296,663,320	135,316,053,485
Development and investment fund	-	-	31,853,518,479	(31,853,518,479)	-	-
Bonus and welfare funds	-	-	-	(7,963,379,620)	-	(7,963,379,620)
Setting up Bonus fund for executive	-	-	-	(2,389,013,886)	-	(2,389,013,886)
Dividends	-	-	-	(61,999,800,000)	-	(61,999,800,000)
Ending balance of previous period	247,999,200,000	130,334,259	115,154,590,525	309,755,474,288	42,044,763,353	715,084,362,425
Beginning balance of current year	247,999,200,000	130,334,259	115,154,590,525	309,755,474,288	42,044,763,353	715,084,362,425
Profit of the period	-	-	-	34,650,822,210	(366,468,113)	34,284,354,097
Development and investment fund	-	-	24,139,812,193	(24,139,812,193)	-	-
Bonus and welfare funds	-	-	-	(6,034,953,048)	-	(6,034,953,048)
Setting up Bonus fund for executive board	-	-	-	(1,810,485,914)	-	(1,810,485,914)
Dividends	-	-	-	(123,999,600,000)	-	(123,999,600,000)
Ending balance of current period	247,999,200,000	130,334,259	139,294,402,718	188,421,445,343	41,678,295,240	617,523,677,560

b) Details of owner's contributed capital

	Rate	30/09/2026	Rate	01/01/2026
	%	VND	%	VND
- Binh Duong Producing and Trading Corporation	47.71	118,314,180,000	47.71	118,314,180,000
- Viet Vuong Trading Co., Ltd	39.02	96,775,800,000	39.02	96,775,800,000
- Other shareholders	13.27	32,909,220,000	13.27	32,909,220,000
	100	247,999,200,000	100	247,999,200,000

c) Capital transactions with owners and distribution of dividends and profits

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Owner's contributed capital		
- At the beginning of the year	247,999,200,000	247,999,200,000
- Increase in the period	-	-
- At the end of the year	247,999,200,000	247,999,200,000
Dividend		
- Dividend payable at the beginning of the year	50,570,400	10,755,900
- Dividend payable in the year	123,999,600,000	61,999,800,000
+ From previous year profit	123,999,600,000	61,999,800,000
- Dividend paid in cash	123,939,721,500	61,959,985,500
+ From previous year profit	123,939,721,500	61,959,985,500
- Dividend payable at the end of the year	110,448,900	50,570,400

d) Shares

	30/09/2026	01/01/2026
Quantity of Authorized issuing shares	24,799,920	24,799,920
Quantity of issued shares	24,799,920	24,799,920
- Common shares	24,799,920	24,799,920
Quantity of outstanding shares in circulation	24,799,920	24,799,920
- Common shares	24,799,920	24,799,920
Par value per share: VND 10,000		

21 .NON-CONTROLLING INTERESTS

Detail information on non-controlling interests as at 30/09/2026 is as follows:

	Non-controlling interests in contributed capital	Non-controlling interests in contributed capital	Non-controlling interests in contributed capital	Total
	VND	VND	VND	VND
Fashion Development JSC	42,044,763,353	(366,468,113)	-	41,678,295,240
	42,044,763,353	(366,468,113)	-	41,678,295,240

22 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**a) Operating leased assets**

The Company leases assets including land, factory and canteen with Binh Duong Project Investment and Management Co., Ltd at 7/128 Binh Duc 1 Quarter, Binh Hoa Ward, Thuan An City, Binh Duong Province under operating lease contract No. 01-9/12 dated December 19, 2018, appendix No. 01 dated August 26, 2024. Under the contract and this appendix, the Company must pay annual rental payments until the agreed contract maturity date. As at 30/09/2026, future rental payments under the operating lease contract are presented as follows:

	30/09/2026	01/01/2026
	VND	VND
Total future minimum lease payments under non-cancelable operating leases over terms		
- Under 1 year	2,893,924,500	2,789,325,000
- Above 1 year to 5 year	13,096,835,750	12,623,456,000
- Above 5 year	12,673,916,000	15,343,889,000
	28,664,676,250	30,756,670,000

The Company signed a land lease contract with Binh Duong Project Investment and Management Co., Ltd at No. 7/128 Binh Duc Quarter 1, Binh Hoa Ward, Thuan An Town, Binh Duong Province under Operating lease contract No. 02-9/12 dated 12/19/2018 for use as a factory and canteen for employees from 01/01/2018 to 31/12/2034 . The area of the rented land is 51,281.9 m2. According to this contract, the Company must pay land rent in January annual until the agreed contract maturity date. As at 30/09/2026, future rent payments under the operating lease are presented as follows:

	30/09/2026	01/01/2026
	VND	VND
Total future minimum lease payments under non-cancelable operating leases over terms		
- Under 1 year	2,513,750,000	2,435,000,000
- Above 1 year to 5 year	10,550,000,000	10,380,500,000
- Above 5 year	9,360,300,000	11,434,800,000
	22,424,050,000	24,250,300,000

The Company signed an apartment lease contract No. 12/HD-IMPCO on 05/10/2024 with Binh Duong Investment and Project Management Company Limited at Binh Duc 1 Quarter, Binh Hoa Ward, Thuan An Town, Binh Duong province according to use for the purpose of housing and living for the Company's employees. Usable area is 7,510.68 m2. Under this contract, the Company must pay annual rent until the agreed contract maturity date.

	30/09/2026	01/01/2026
	VND	VND
Total future minimum lease payments under non-cancelable operating leases over terms		
- Under 1 year	1,355,455,125	1,306,462,500
- Above 1 year to 5 year	6,134,289,000	5,912,568,000
- Above 5 year	5,936,202,500	7,186,763,000
	13,425,946,625	14,405,793,500

Fashion Development JSC is the lessee and signed Land lease contract No. PICL/SLA.60 dated 20/02/2018 with Protrade International Co., Ltd to lease land lot on Road No. 8B, No. 7, Protrade International Industrial Zone, Ben Cat Commune, Binh Duong Province to build office, factory from 2018 to 2057. Lease area is 49,227.2 m2. Under this contract, the Company has paid rent once for the entire lease period.

The Company signed Land Lease Contract No. SLA-PICL/089-2025 dated May 2, 2025, with Protrade International One Member Limited Liability Company for the lease of Lot No. 23-4A2 and 23-8B2, Street No. 7, Protrade International Industrial Park, Ben Cat City, Binh Duong Province. The land is to be used for the construction of office buildings and factories from 2025 to 2057. The total leased land area is 17,015.2 square meters. Under this contract, the Company had fully paid the land lease fee.

PROTRADE GARMENT JOINT STOCK COMPANY

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31/12/2026

Fashion Development JSC entered into a lease agreement for the entire apartment, located at 15-26 Happy One Apartment Building, on May 25, 2021, with Mr. Nguyen Huu Tan (the lessor) at the address of Phu Hoa Ward, Thu Dau Mot City, Binh Duong Province, for the purpose of providing accommodation and living arrangements for Mr. Appadoo Anish, a foreign employee of the Company. The leased area is 40 m². Under this agreement, the Company is required to pay monthly rent until the contract expires according to the agreed terms.

b) Assets held under trust

Type	Unit	30/09/2026		01/01/2026	
		Quantity	Quality	Quantity	Quality
- Fabrics	Yard	77,384.250	Normal	62,269.930	Normal

c) Foreign currencies

	30/09/2026	01/01/2026
- USD	862,452.88	991,485.72
- EURO	3,795	3,795

23 . TOTAL REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Revenue from sale of finished goods, processing	390,801,416,635	473,977,834,752
Revenue from sales of raw materials, scraps	487,803,941	332,005,423
	391,289,220,576	474,309,840,175

24 . REVENUE DEDUCTIONS

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Sales discounts	717,609,583	950,828,988
	717,609,583	950,828,988

25 . COSTS OF GOODS SOLD

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Cost of finished goods sold	338,599,293,643	395,185,273,936
Cost of raw materials, scraps sold	647,777,323	1,385,021,570
	339,247,070,966	396,570,295,506

26 . FINANCIAL INCOME

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Interest income	4,033,411,060	2,753,686,493
Realised exchange gain	2,082,184,198	9,591,041,294
	6,115,595,258	12,344,727,787

PROTRADE GARMENT JOINT STOCK COMPANY

No. 7/128, Binh Duc 1 Quarter, Binh Hoa Ward, Ho Chi Minh City

Consolidated Financial StatementsQuarter 3 of the fiscal year ending as at
31/12/2026**27 . FINANCIAL EXPENSES**

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Interest expenses	3,538,899,915	2,579,483,326
Realised exchange loss	1,605,132,661	3,521,803,502
Unrealised exchange loss	732,375,117	1,420,134,923
	5,876,407,693	7,521,421,751

28 . SELLING EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Raw materials	1,099,320,040	1,246,270,275
Labor expenses	337,385,685	366,181,165
Depreciation expenses	11,577,408	11,577,408
Expenses of outsourcing services	4,845,096,165	2,886,650,990
	6,293,379,298	4,510,679,838

29 . GENERAL ADMINISTRATIVE EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Materials and tools expenses	594,402,210	478,601,684
Labor expenses	-	-
Depreciation expenses	226,365,731	352,733,343
Taxes, fees and charges	90,909,577	535,192,250
Goodwill allocation	555,851,731	555,851,731
Expenses of outsourcing services	2,625,206,891	3,064,832,441
Other expenses in cash	1,710,876,101	866,490,518
	5,803,612,241	5,853,701,967

PROTRADE GARMENT JOINT STOCK COMPANY

No. 7/128, Binh Duc 1 Quarter, Binh Hoa Ward, Ho Chi Minh City

Consolidated Financial StatementsQuarter 3 of the fiscal year ending as at
31/12/2026**30 . OTHER INCOME**

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Income from transferring, disposal fixed assets	324,888,889	-
Supportion by customers	474,192,000	-
Collected fines	2,162,495,910	677,793,494
Others	165,075,081	10,906,001
	3,126,651,880	688,699,495

31 . OTHER EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Carrying amoun from transferring, disposal fixed assets	780,556	-
Fines	4,936,842	4,632,727,175
Others	1,076,467,704	304,312,836
	1,082,185,102	4,937,040,011

32 . CURRENT CORPORATE INCOME TAX EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
The parent company's current CIT expense	5,237,060,488	7,685,972,388
Total current CIT expenses	5,237,060,488	7,685,972,388

33 . DEFERRED CORPORATE INCOME TAX EXPENSES**a) Deferred income tax liabilities**

	Quarter 3 2026	Quarter 3 2025
	VND	VND
- Corporate income tax rate used to determine deferred income tax liabilities	20%	20%
- Deferred income tax liabilities arising from taxable temporary difference	8,481,785,187	8,246,853,799
	8,481,785,187	8,246,853,799

PROTRADE GARMENT JOINT STOCK COMPANY

No. 7/128, Binh Duc 1 Quarter, Binh Hoa Ward, Ho Chi Minh City

Consolidated Financial StatementsQuarter 3 of the fiscal year ending as at
31/12/2026**b) Deferred corporate income tax expense**

	Quarter 3 2026	Quarter 3 2025
	VND	VND
- Deferred CIT expense relating to taxable temporary difference	(534,805,131)	(1,989,593,805)
	<u>(534,805,131)</u>	<u>(1,989,593,805)</u>

34 . BASIC EARNINGS PER SHARE

Basic earnings per share distributed to common shareholders of the company are calculated as follows:

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Net profit after tax	19,551,640,401	27,311,210,043
Profit distributed to common shares	19,551,640,401	27,311,210,043
Average number of outstanding common shares in circulation in the period	24,799,920	24,799,920
Basic earnings per share	<u>788</u>	<u>1,101</u>

35 BUSINESS AND PRODUCTIONS COST BY ITEMS

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Raw materials	194,740,099,078	251,409,308,231
Labour expenses	105,656,647,291	128,959,097,952
Depreciation expenses	7,813,469,871	7,825,682,991
Expenses of outsourcing services	39,270,596,752	46,125,793,468
Other expenses in cash	1,862,972,385	1,551,785,918
	349,343,785,377	435,871,668,560

36 FINANCIAL INSTRUMENTS

Financial risk management

Financial risks that the Company may face risks including: market risk, credit risk and liquidity risk.

The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of General Directors of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk

The Company's business operations will bear the risks of changes in prices, exchange rates and interest rates.

Exchange rate risk

The Company bears the risk of interest rates due to the transaction made in a foreign currency other than VND such as: borrowings and debts, revenue, cost, importing materials, good, machinery and equipment, etc.

Interest rate risk

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

Credit risk

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/09/2026				
Cash and cash equivalents	27,115,394,422	-	-	27,115,394,422
Trade receivables, other receivables	228,971,062,693	-	279,729,826	229,250,792,519
Lendings	220,913,384,642	3,060,657,534	-	223,974,042,176
	476,999,841,757	3,060,657,534	279,729,826	480,340,229,117
As at 01/01/2026				
Cash and cash equivalents	40,096,734,073	-	-	40,096,734,073
Trade receivables, other receivables	305,615,684,646	279,729,826	-	305,895,414,472
Lendings	189,580,650,787	-	-	189,580,650,787
	535,293,069,506	279,729,826	-	535,572,799,332

Liquidity Risk

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As at 30/09/2026				
Borrowings and debts	267,430,734,048	-	-	267,430,734,048
Trade and other payables	94,382,140,606	-	-	94,382,140,606
Accrued expenses	2,073,042,197	-	-	2,073,042,197
	363,885,916,851	-	-	363,885,916,851
As at 01/01/2026				
Borrowings and debts	184,714,425,924	-	-	184,714,425,924
Trade and other payables	143,047,589,868	-	-	143,047,589,868
Accrued expenses	316,725,793	-	-	316,725,793
	328,078,741,585	-	-	328,078,741,585

The Company believes that risk level of loan repayment is low. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

37. ADDITIONAL INFORMATION FOR THE ITEMS OF THE STATEMENT OF CASH FLOWS

	Year 2026	Year 2025
	VND	VND
a) Proceeds from borrowings during the year		
Proceeds from ordinary contracts	1,046,374,964,408	1,190,352,119,250
b) Actual repayments on principal during the year		
Repayment on principal from ordinary contracts	963,262,147,792	1,172,579,409,918

38 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

List and relation between related parties and the Company detail as follows:

Related parties	Relation
Binhduong Project Investment And Management Company	Parent Company of Major Shareholder
Binh Duong Producing and Trading Corporation	Major shareholder
Viet Vuong Trading Co., Ltd	Major shareholder
Protrade International One Member Co., Ltd	Company that Mr. Nguyen An Dinh - Chairman of The Company is the Chairman of Member's Council
Palm-Song Be Golf Co., Ltd	The enterprise where Mr. Nguyen An Dinh is Chairman
Thuan An General Trading Joint Stook Company	The enterprise where Mr. Le Trong Nghia - Head of the Company's Supervisory Board is the Chairman of the Board of Directors.

During the period, the Company has the transactions and balances with related parties as follows:

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Purchasing goods (excluding VAT)	5,574,519,862	34,333,379,984
- Binhduong Project Investment And Management Company Limited	2,789,325,000	2,656,500,000
- Thuan An General Trading Joint Stook Company	308,468,347	155,890,719
- Protrade International One Member Co., Ltd	2,443,124,665	31,514,095,665
- Palm-Song Be Golf Co., Ltd	33,601,850	6,893,600
Dividends	95,457,090,000	53,772,495,000
- Binh Duong Producing and Trading Corporation	59,157,090,000	29,578,545,000
- Viet Vuong Trading Co., Ltd	36,300,000,000	24,193,950,000
Trade union fee payment	1,144,145,022	910,747,484
- Binh Duong Producing and Trading Corporation	1,144,145,022	910,747,484

Transactions with other related parties:

	Remuneration at the Parent company	
	Quarter 3 2026	Quarter 3 2025
	VND	VND
Remuneration of the General Director	962,507,283	913,523,207
Remuneration of Other Members of the Board of Management and the Board of Directors	4,005,173,450	4,602,404,416

Preparer



Le Van Dong

Chief Accountant



Nguyen Minh Thuy

Ho Chi Minh City, 23 Oct 2026

General Director



Phan Thanh Duc