

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

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 Sept 2026

Code	ASSETS	Note	30/09/2026 VND	01/01/2026 VND
100	A. SHORT-TERM ASSETS		762,038,913,859	805,648,193,599
110	I. Cash and cash equivalents	03	25,473,763,210	27,119,019,606
111	1. Cash		25,473,763,210	27,119,019,606
120	II. Short-term investments	a	215,913,384,642	189,580,650,787
123	1. Held to maturity investments		215,913,384,642	189,580,650,787
130	III. Short-term accounts receivable		235,130,737,845	307,583,966,882
131	1. Short-term trade receivables	05	225,421,150,819	296,338,438,161
132	2. Short-term prepayments to suppliers	06	6,615,843,110	2,198,475,164
135	3. Other short-term receivables	07	3,171,991,961	9,125,301,602
136	4. Short-term provision for doubtful debts (*)		(78,248,045)	(78,248,045)
140	IV. Inventories	09	192,375,299,522	221,602,446,235
141	1. Inventories		192,375,299,522	221,602,446,235
160	VI. Other current assets		93,145,728,640	59,762,110,089
161	1. Short-term prepaid expenses	13a	6,410,346,906	2,187,759,458
162	2. Deductible VAT		85,169,982,606	57,574,350,631
163	3. Taxes and other receivables from State budget	16	1,565,399,128	-
200	B. LONG-TERM ASSETS		258,935,910,120	259,330,211,206
210	I. Long-term receivables		77,996,760	77,996,760
215	1. Other long-term receivables		77,996,760	77,996,760
220	II. Fixed assets		26,212,850,117	28,836,405,315
221	1. Tangible fixed assets	10	25,836,868,205	28,276,754,300
222	- Historical costs		274,960,009,381	293,388,766,363
223	- Accumulated depreciation (*)		(249,123,141,176)	(265,112,012,063)
227	2. Intangible fixed assets	11	375,981,912	559,651,015
228	- Historical costs		9,154,003,711	9,154,003,711
229	- Accumulated depreciation (*)		(8,778,021,799)	(8,594,352,696)
250	V. Long-term unfinished asset		3,447,705,043	1,231,323,229
252	1. Construction in progress		3,447,705,043	1,231,323,229
260	VI. Long-term investments	b	133,942,731,595	132,056,731,003
261	1. Investment in subsidiaries		173,291,000,000	173,291,000,000
264	2. Provision for diminution in value of long-term investments		(42,408,925,939)	(41,234,268,997)
265	3. Held to maturity investments	04a	3,060,657,534	-
270	VII Other long-term assets		95,254,626,605	97,127,754,899
271	1. Long-term prepaid expenses	13b	95,254,626,605	97,127,754,899
280	TOTAL ASSETS		1,020,974,823,979	1,064,978,404,805

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 Sept 2026
(continue)

Code	CAPITAL	Note	30/09/2026 VND	01/01/2026 VND
300	C. LIABILITIES		450,575,394,558	399,278,344,591
310	I. Current liabilities		450,575,394,558	399,278,344,591
311	1. Short-term trade payables	14	114,815,614,493	156,565,005,576
313	2. Dividend payable		110,448,900	50,570,400
314	3. Taxes and other payables to State budget	16	7,076,394,458	17,901,113,722
315	4. Payables to employees		57,599,292,839	57,645,803,704
316	5. Short-term accrued expenses	17	1,001,896,791	113,669,783
320	6. Other short-term payments	18	1,223,397,682	1,490,999,061
321	7. Short-term loans and finance lease liabilities	19	249,298,428,190	148,792,247,366
323	8. Bonus and welfare fund		19,449,921,205	16,718,934,979
400	D. OWNER'S EQUITY		570,399,429,421	665,700,060,214
411	1. Contributed capital		247,999,200,000	247,999,200,000
411a	Ordinary shares with voting rights		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. Undistributed profit after tax		182,975,492,444	302,415,935,430
420a	Undistributed post-tax profits accumulated by the end of the previous period		146,431,084,275	181,716,874,467
420b	Undistributed profit after tax for the current period		36,544,408,169	120,699,060,963
440	TOTAL CAPITAL		1,020,974,823,979	1,064,978,404,805

Le Van Dong
Preparer

Nguyen Minh Thuy
Chief Accountant

Phan Thanh Duc
General Director
Ho Chi Minh City, 23 Oct 2026



SEPARATE STATEMENT OF INCOME

Quarter 3 of the fiscal year ending as at December 31, 2026

Code	ITEM	Note	Quarter 3		Cumulative from the beginning of the year to the end of this quarter	
			Year 2026	Year 2025	Year 2026	Year 2025
			VND	VND	VND	VND
01	1. Revenues from sales and services rendered	22	391,289,220,576	474,309,747,582	1,117,085,795,802	1,291,879,360,832
02	2. Revenue deductions	23	717,609,583	950,828,988	2,201,030,398	2,030,109,813
10	3. Net revenues from sales and services rendered		390,571,610,993	473,358,918,594	1,114,884,765,404	1,289,849,251,019
11	4. Cost of goods sold	24	351,567,802,751	416,567,483,029	997,703,908,613	1,135,910,774,732
20	5. Gross revenues from sales and services rendered		39,003,808,242	56,791,435,565	117,180,856,791	153,938,476,287
22	7 Financial income	25	6,113,224,498	12,338,270,898	19,207,463,470	35,139,377,531
23	8 Financial expense	26	2,707,226,906	(3,578,789,318)	14,726,109,734	(2,515,955,567)
24	In which: Interest expenses		3,043,744,781	1,427,241,281	6,077,972,615	3,713,831,147
25	9 Selling expenses	27	5,922,161,704	4,106,085,591	13,453,819,994	11,544,597,332
26	10 General administrative expenses	28	16,565,832,620	32,588,694,055	74,188,495,851	89,078,661,850
30	11 Net profit from operating activities		19,921,811,510	36,013,716,135	34,019,894,682	90,970,550,203
31	12 Other income	29	4,897,248,595	2,486,764,232	12,126,293,578	6,693,274,784
32	13 Other expense	30	9,312,616	4,937,040,011	166,810,700	4,995,626,786
40	14 Other profit (loss)		4,887,935,979	(2,450,275,779)	11,959,482,878	1,697,647,998
50	15 Total profit before tax		24,809,747,489	33,563,440,356	45,979,377,560	92,668,198,201
51	16 Current corporate income tax expenses	31	5,237,060,488	7,685,972,388	9,434,969,391	20,015,762,860
60	18 Profit after corporate income tax		19,572,687,001	25,877,467,968	36,544,408,169	72,652,435,341


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Nguyen Minh Thuy
Chief Accountant




Phan Thanh Duc
General Director
Ho Chi Minh City, 23 Oct 2026

SEPARATE STATEMENT OF CASH FLOWS

Quarter 3 of the fiscal year ending as at December 31, 2026

(indirect method)

Code	ITEM	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		45,979,377,560	92,668,198,201
	2. Adjustments for			
02	- Depreciation of fixed assets and investment properties		7,406,406,291	8,404,875,678
03	- Provisions		1,174,656,942	(25,906,149,243)
04	- Gains / losses of exchange rate differences from revaluation o		732,375,117	1,420,134,923
05	- Gains / losses from investment		(9,884,519,943)	(8,909,053,716)
06	- Interest expense		6,077,972,615	3,713,831,147
08	3. Profit from operating activities before changes in working capital		51,486,268,582	71,391,836,990
09	- Increase/Decrease in receivables		42,063,543,916	(140,777,907,331)
10	- Increase/Decrease in inventory		29,227,146,713	(11,449,814,537)
11	- Increase/Decrease in payables (excluding interest payables, enterprise income tax payables)		(41,263,741,857)	14,496,087,049
12	- Increase/Decrease in prepaid expenses		(2,349,459,154)	(5,077,345,800)
14	- Interest expenses paid		(5,948,522,012)	(3,701,191,699)
15	- Corporate income tax paid		(20,121,552,865)	(22,058,119,263)
17	- Other expenses on operating activities		(5,114,452,736)	(2,293,273,325)
20	Net cash flows from operating activities		47,979,230,587	(99,469,727,916)
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	1. Purchase of fixed assets and other long-term assets		(6,999,232,907)	(4,530,200,219)
22	2. Proceeds from disposals of fixed assets and		324,108,333	-
23	3. Loans to other entities and purchase of debt		(145,600,000,000)	(93,501,344,231)
24	4. Collection of loans and resale of debt instrument		119,400,000,000	178,350,000,000
27	5. Interest and dividend received		6,367,020,221	9,198,010,525
30	Net cash flows from investing activities		(26,508,104,353)	89,516,466,075
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	1. Proceeds from borrowings		1,020,664,389,177	1,059,243,437,139
34	2. Repayment of principal		(919,761,699,861)	(1,006,222,248,409)
36	3. Dividends or profits paid to owners		(123,939,721,500)	(61,933,855,750)
40	Net cash flows from financing activities		(23,037,032,184)	(8,912,667,020)

SEPARATE STATEMENT OF CASH FLOWS

Quarter 3 of the fiscal year ending as at December 31, 2026

(indirect method)

Code ITEM	Note	Accumulated from the beginning of the year to the end of this quarter	
		Year 2026 VND	Year 2025 VND
50 Net cash flows within the year		(1,565,905,950)	(18,865,928,861)
60 Cash and cash equivalents at beginning of the year		27,119,019,606	32,284,984,204
61 Impact of foreign exchange fluctuation		(79,350,446)	3,407,013
70 Cash and cash equivalents at end of the year	03	<u>25,473,763,210</u>	<u>13,422,462,356</u>



Le Van Dong
Preparer



Nguyen Minh Thuy
Chief Accountant



Phan Thanh Duc
General Director

Ho Chi Minh City, 23 Oct 2026

NOTES TO THE SEPARATE FINANCIAL STATEMENTS*Quarter 3 of the fiscal year ending as at December 31, 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/QĐ-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.

1.2 . Business field: Manufacturing and trading garment products.

1.3 . Business activities

Main business activity of the Company is:

- Manufacturing garment;
- Manufacturing clothing accessories (collar lace, embroidered, belts);
- Trading embroidery;

1.4 . Normal business and production cycle: 12 months.

1.5 . Operations of the company in the fiscal year affecting the financial statements: No

1.6 . The number of employees of the Company as at 30/09/2026 was 1545 (as at 31 December 2025: 1,796).

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 the Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance

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.

The Company has adopted the applicable requirements of Circular No. 99/2025/TT-BTC effective from 01/01/2026 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. Details on the reclassification of comparative information are disclosed in Note No. 37 of the Interim Financial Statements.

2.4 . Basis for preparation of Separate Financial statements

Separate Financial statements are presented based on historical cost principle.

The Users of this Separate Financial statements should study the separate financial statements combined with the consolidated financial statements of the Company and its subsidiaries ("the Group") Quarter 3 of the fiscal year ending as at December 31, 2026 in order to gain enough information regarding the financial position, results of operations and cash flows of the Company.

2.5 Accounting estimates

The preparation of the separate 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 Interim Financial Statements include:

- Provision for doubtful debts
- Provision for devaluation of inventories
- Provision for payables
- Estimated allocation of deferred expenses
- Estimated useful life of fixed assets
- Classification and provision of financial investments
- Estimate the percentage of completion of revenue
- Estimated corporate 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 Interim 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 include cash and cash equivalents, trade receivables and other receivables, lending. 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 include 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.

Subsequent measurement after initial recognition

Financial assets and financial liabilities are not revalued according to fair value at the end of the period because the 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).

Actual exchange rate when revaluing monetary items denominated in foreign currencies at the reporting date of Interim Financial Statements is determined under 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;
- When recording liabilities at the average buying and selling exchange rate of commercial banks where Company expects to conduct transactions at the time of incurred transactions;

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 period.

2.8 . Cash and cash equivalents

Cash includes cash on hand, demand deposits, monetary gold used for value storage, not includes the gold classified to inventory

Cash equivalents is short-term highly liquid investments with maturity less than 3 months from the date investment, can be converted easily into a certain amount of cash and there is no risk in conversion into cash.

2.9 . Financial investments

Investments held to maturity comprise term deposits, negotiable instruments (including treasury bills and promissory notes, certificate of deposit), bonds, preference shares classified as liabilities and loans, etc. held to maturity to earn profits periodically and other held to maturity investments or of a similar nature and excluding derivative instruments.

Investments in subsidiaries, joint ventures or associates are initially recognized at original cost. After initial recognition, value of these investments is measured at original cost less provision for devaluation of 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.

Allowances for devaluation of investments are made at the end of the period as followings:

- Investments in subsidiaries: allowance shall be made based on the Separate Financial Statements of subsidiaries at the allowance date.
- Long-term investments (other than trading securities) without significant influence on the investee: If the investment in listed shares or the fair value of the investment is determined reliably, allowances shall be made on the basis of the market value of the shares; if the fair value of the investment is not determined at the reporting date, allowance shall be made based on the Financial Statements at the allowance date of the investee.
- Investments held to maturity: allowance for impairment of held to maturity investments shall be made based on the recovery capacity in accordance with statutory regulations.

2.10 . Receivables

The receivables shall be recorded in detail 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 Separate 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 the 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, if the net realizable value of inventories is lower than the original price, inventories must be valued according to the net realizable value at the reporting date of Separate Financial Statements.

Net realizable value is estimated based on the selling price of the inventory less the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated using weighted average method.

Method for valuation of work in process at the end of the period: Work in progress is determined based on direct material costs and subcontracting costs that can be specifically identified and accumulated for each batch of unfinished goods.

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

2.12 . Fixed assets, Finance lease assets and Investment properties

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 the future economic benefits obtained from the use of tangible fixed assets beyond their initial standards conditions, they are capitalized as an increase in the 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 period in which the costs are incurred.

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

- Buildings	05 - 25	years
- Machine, equipment	05 - 06	years
- Transportation equipment	06 - 10	years
- Office equipment and furniture	03 - 08	years
- Land use rights	20	years
- Management software	03 - 05	years

2.13 . Construction in progress

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

2.14 . Operating lease

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

2.15 . Deferred expenses

The expenses incurred but related to results of business operations of several accounting periods are recorded as prepaid expenses and are amortised to the income statement in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each fiscal year should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses include:

Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of 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 from 03 months to 24 months.

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

2.16 . 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. The payables shall be classified into short-term payables or long-term payables on the Separate Financial Statements according to their remaining terms at the reporting date.

2.17 . Dividend and profit payables

Dividend and profit payables (in cash or non-monetary assets) are recognized when the company has no unconditional right to avoid the obligation to pay dividends and profits to shareholders and capital-contributing members of the Company according to relevant laws.

The recognition time is when the entity has no unconditional right to avoid the distribution of dividends: after the announcement of dividend payment from the Board of Directors and the announcement of the record date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

2.18 . Principles of 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 annual leave salary, expenses arising from seasonal cessation of production, interest expenses, etc. which are recorded as operating expenses of the reporting period.

2.19 . Borrowings

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

2.20 . 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".

2.21 . Owner's equity

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

Share premium shall record the difference between the par value, direct costs related to the issuing shares and issue price of shares (including the case of re-issuing stock fund) and can be a positive premium (if the issue price is higher than par value and direct costs related to the issuance of shares) or negative premium (if the issue price is lower than par value and direct costs related 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.

2.22 . Revenues

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 fair value of the consideration received, excluding discounts, rebates, and sales returns.

Sales of goods

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

Rendering of services

- The percentage of completion of the transaction at the preparation date of Financial Statements can be measured reliably.

Financial income

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the Company shall be recognised when the two conditions are satisfied:

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

2.23 . Revenue deductions

Revenue deductions from sales and service provisions arising in the period include: Trade discounts, sales allowances and sales return.

Trade discounts, sales allowances and sales returns incurred in the same period of consumption of products, goods and services are adjusted a decrease in revenue in the incurring period. In case products, goods and services are sold from the previous period, until the next period are incurred deductible items, Company records a decrease in revenue under the principles: If incurred prior to the issuance of Financial Statements then record a decrease in revenue on the Separate Financial statements of the reporting period (the previous period); and if incurred after the release of Separate Financial statements then record a decrease in revenue of incurring period (the next period).

2.24 . Cost of goods sold

Cost of goods sold and services rendered are cost of finished products, merchandise, materials sold or services rendered during the period, and are recognized in matching with the revenue generated in the period and ensuring compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventories, provision for devaluation of inventory, 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 period even when products and merchandises have not been determined as sold.

2.25 . Financial expenses

Items recorded into financial expenses consist of:

- Borrowing costs, interest on deferred payment purchases, interest on leased assets;
- Provision for diminution in value of trading securities price; provision for losses from investment in other entities;
- Losses from sale of foreign currency, exchange loss;

The above items are recorded by the total amount arising within the period without compensation to financial revenue.

2.26 . 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.

2.27 . Corporate income tax

Current corporate income tax expenses and Deferred corporate income tax expenses

Current income tax expense includes the current corporate income tax expense in accordance with the Corporate Income Tax Law.

Current corporate income tax expenses are determined based on taxable income during the period and current corporate income tax rate.

Current corporate income tax rate

Quarter 3 of the fiscal year ending as at December 31, 2026, the Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

2.28 . 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 affiliated companies;
- 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 due to the above-mentioned individuals directly or indirectly hold an important part of the voting rights or have significant influence on the Company.
- Other organizations and individuals identified as related parties in accordance with current legal regulations.

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

2.29 . Segment report

The Company's principal business activities are manufacturing and processing garments for export to overseas markets. Therefore, the Company does not present segment reporting by business segment and geographical area.

PROTRADE GARMENT JOINT STOCK COMPANY

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

Separate Financial statements

Quarter 3 of the fiscal year ending as at December 31, 2026

3 . CASH AND CASH EQUIVALENTS

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	119,130,069	263,534,466
Non term deposit	25,354,633,141	26,855,485,140
	25,473,763,210	27,119,019,606

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

Demand deposits

	Currency	30/09/2026	01/01/2026
		VND	VND
Joint Stock Commercial Bank for Investment and Development of Vietnam - Binh Duong Branch	USD and VND	3,321,194,274	627,601,564
Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Duong Branch	USD and VND	15,837,000,300	24,976,323,167
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Binh Duong Branch	USD and VND	6,188,359,504	1,235,971,423
Others	USD and VND	8,079,063	15,588,986
		25,354,633,141	26,855,485,140

4 . FINANCIAL INVESTMENTS**a) Held to maturity investments**

	30/09/2026		01/01/2026	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Short-term	215,913,384,642	-	189,580,650,787	-
- Term deposits (1)	215,913,384,642	-	189,580,650,787	-
Long-term	3,060,657,534	-	-	-
- Term deposits	3,060,657,534	-	-	-
	218,974,042,176	-	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. 16).

. INVESTMENT

b) Investments in equity of 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	%
Subsidiaries	173,291,000,000	(42,408,925,939)		173,291,000,000	(41,234,268,997)	
- Fashion Development ISC	173,291,000,000	(42,408,925,939)	76.08%	173,291,000,000	(41,234,268,997)	76.08%
Investments in equity of other entities	-	-		-	-	
- Smart Tailor Joint Stock Company (1)	-	-	13.19%	-	-	13.19%
	173,291,000,000	(42,408,925,939)		173,291,000,000	(41,234,268,997)	

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.

PROTRADE GARMENT JOINT STOCK COMPANYNo. 7/128, Binh Duc 1 Quarter, Binh Hoa Ward, Ho Chi Minh
City**Separate Financial statements**Quarter 3 of the fiscal year ending as at December
31, 2026**5 . TRADE RECEIVABLES**

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Trade receivables detailed by large account balances				
Rcrv Inc Dba Rock Revival	48,946,649,274	-	87,246,165,792	-
Victory 2020,Llc.	78,803,232,004	-	110,641,524,427	-
Eunina Inc.	1,175,202,657	-	8,628,038,769	-
Olymp Bezner Kg Hopfighemer	55,784,427,245	-	64,829,699,739	-
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 . OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
DAP VIET NAM CO.,LTD	1,118,613,435	-	-	-
INDUSTRIAL AND CIVIL DESIGNING CONSULTING JOINT STOCK COMPANY	1,800,000,000	-	1,800,000,000	-
JUKI SINGAPORE PTE LTD	1,936,261,980	-	-	-
Others	1,760,967,695	-	398,475,164	-
	6,615,843,110	-	2,198,475,164	-

7 . OTHER RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
Receivables from health insurance	30,461,102	-	21,465,672	-
Advances	781,804,736	-	1,640,577,031	-
Receivables for social insurance, health insurance, unemployment insurance paid on behalf of employees	2,185,220,525	-	6,258,018,657	-
Mortgage	-	-	100,800,000	-
Others	174,505,598	-	1,104,440,242	-
	3,171,991,961	-	9,125,301,602	-
b) Long-term				
Mortgage	77,996,760	-	77,996,760	-
	3,249,988,721	-	9,203,298,362	-

8 . BAD DEBTS

	30/09/2026		01/01/2026	
	Original cost	Recoverable value	Original cost	Recoverable
	VND	VND	VND	VND
Total value of receivables and debts that are overdue or not due but difficult to be recovered				
Prepayments to suppliers	111,782,922	33,534,877	111,782,922	33,534,877
- Sai Gon Song Be Trade and Travel Company Limited	111,782,922	33,534,877	111,782,922	33,534,877
	111,782,922	33,534,877	111,782,922	33,534,877

9 . INVENTORIES

	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	106,750,986,712	-	107,769,654,669	-
Tools, supplies	1,230,337,450	-	1,202,801,028	-
Work in process	83,789,441,662	-	95,096,984,316	-
Finished goods	604,533,698	-	10,116,697,929	-
	192,375,299,522	-	221,602,446,235	-

In which:

- The value of inventories pledged as collaterals for borrowings was all of working inventories as at 31/03/2026: 192,375,299,522 VND. (Detailed as in Note No. 16).

10 . TANGIBLE FIXED ASSETS

	Buildings	Machinery, equipment	Transportation equipment	Management equipment	Total
	VND	VND	VND	VND	VND
Original cost					
As at opening year	61,594,682,770	200,818,288,920	17,723,373,355	13,252,421,318	293,388,766,363
- Purchase	-	3,807,164,780	-	975,686,313	4,782,851,093
- Liquidating, disposed	-	(22,868,846,253)	-	(342,761,822)	(23,211,608,075)
As at closing year	61,594,682,770	181,756,607,447	17,723,373,355	13,885,345,809	274,960,009,381
Accumulated depreciation					
As at opening year	61,103,466,476	176,713,879,322	15,161,258,701	12,133,407,564	265,112,012,063
- Depreciation	124,105,626	6,323,910,036	529,874,739	244,846,787	7,222,737,188
- Liquidating, disposed	-	(22,868,846,253)	-	(342,761,822)	(23,211,608,075)
As at closing year	61,227,572,102	160,168,943,105	15,691,133,440	12,035,492,529	249,123,141,176
Net carrying amount					
As at opening year	491,216,294	24,104,409,598	2,562,114,654	1,119,013,754	28,276,754,300
As at closing year	367,110,668	21,587,664,342	2,032,239,915	1,849,853,280	25,836,868,205

In which:

- Cost of fully depreciated tangible fixed assets but still in use at the end of year: 133,478,757,585 VND.

11 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Total
	VND	VND	VND
Historical cost			
Beginning balance	530,000,000	8,624,003,711	9,154,003,711
- Purchase in the year	-	-	-
Ending balance	530,000,000	8,624,003,711	9,154,003,711
Accumulated amortisation			
Beginning balance	530,000,000	8,064,352,696	8,594,352,696
- Amortization in the year	-	183,669,103	183,669,103
Ending balance	530,000,000	8,248,021,799	8,778,021,799
Carrying amount			
Beginning balance	-	559,651,015	559,651,015
Ending balance	-	375,981,912	375,981,912

In which:

- Cost of fully amortized intangible fixed assets but still in use at the end of the year: VND 782,748,222.

12 . CONSTRUCTION IN PROGRESS

	30/09/2026		01/01/2026	
	Original cost	Original cost	Original cost	Original cost
Factory Relocation Project (*)	3,447,705,043	3,447,705,043	1,231,323,229	1,231,323,229
	<u>3,447,705,043</u>	<u>3,447,705,043</u>	<u>1,231,323,229</u>	<u>1,231,323,229</u>

- Pursuant to Resolution No. 06/NQ-HĐQT dated 06/11/2024, the Board of Directors approved the relocation plan of the plant to implement the project titled: Survey and assessment of current operations and proposal of mechanisms and policies to support enterprises located outside industrial parks and industrial clusters in the southern area to convert functions and relocate into industrial parks and clusters in Binh Duong Province, in accordance with the direction of the People's Committee of Binh Duong Province. (Detailed in Note 21a)
- In 2025, the Company leased land in Protrade International Industrial Park to implement this plan.
As at 30/09/2026, the Company was carrying out activities related to project design and selection of suppliers for production lines. 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		
Expense for operating lease of fixed assets	1,632,696,872	-
Tools and consumables awaiting for allocation	4,775,795,635	2,185,592,627
Insurance for imported goods	1,854,399	2,166,831
	<u>6,410,346,906</u>	<u>2,187,759,458</u>
b) Long-term		
Tools and consumables awaiting for allocation	3,397,913,649	3,054,660,128
Land leasing expenses for the "Protrade Garment Binh Duong	91,856,712,956	94,073,094,771
	<u>95,254,626,605</u>	<u>97,127,754,899</u>

PROTRADE GARMENT JOINT STOCK COMPANY

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

Separate Financial statements

Quarter 3 of the fiscal year ending as at December 31, 2026

14 . TRADE PAYABLES

	30/09/2026		01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
a) Trade payables from related parties	29,866,150,843	29,866,150,843	30,611,044,933	30,611,044,933
Fashion Development JSC	29,866,150,843	29,866,150,843	30,611,044,933	30,611,044,933
b) Trade payables detailed by large account balances	84,949,463,650	84,949,463,650	125,953,960,643	125,953,960,643
Phat Dat Sewing Embroidering Joint Stock Company	1,038,565,634	1,038,565,634	1,837,980,963	1,837,980,963
Olymp Bezner Kg Hopfighemer	5,921,346,960	5,921,346,960	20,211,382,326	20,211,382,326
Tuong Long Co., Ltd	14,899,878,919	14,899,878,919	21,888,987,130	21,888,987,130
GUANGDONG APEX ESSENCE TEXTILE	10,145,298,976	10,145,298,976	5,191,427,675	5,191,427,675
Grandian Hong Kong Company Limited	6,838,207,467	6,838,207,467	15,105,756,293	15,105,756,293
Tee Vina Denim Joint Stock Company	2,252,770,461	2,252,770,461	7,549,051,552	7,549,051,552
Others	43,853,395,233	43,853,395,233	54,169,374,704	54,169,374,704
	114,815,614,493	114,815,614,493	156,565,005,576	156,565,005,576

15. DIVIDEND AND PROFIT PAYABLES

	Ending balance	Beginning balance
	VND	VND
Dividend and profit payables	110,448,900	50,570,400
	110,448,900	50,570,400

- Dividends and profits committed to be paid but overdue: VND

PROTRADE GARMENT JOINT STOCK COMPANY

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

Separate Financial statements

Quarter 3 of the fiscal year ending as at December 31, 2026

16 . TAX AND PAYABLES FROM STATE BUDGET

	Receivable at the opening year	Payable at the opening year	Payable arise in the year	Amount paid in the year	Receivable at the closing year	Payable at the closing year
	VND	VND	VND	VND	VND	VND
Value added tax	-	-	656,458,582	656,458,582	-	-
Export, import duties	-	-	698,256,932	698,256,932	-	-
Business income tax	-	17,762,977,932	9,434,969,391	20,121,552,865	-	7,076,394,458
Personal income tax	-	138,135,790	3,344,389,863	5,047,924,781	1,565,399,128	-
Other taxes	-	-	113,175,328	113,175,328	-	-
	-	<u>17,901,113,722</u>	<u>14,247,250,096</u>	<u>26,637,368,488</u>	<u>1,565,399,128</u>	<u>7,076,394,458</u>

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 financial statements could be changed at a later date upon final determination by the tax authorities.

17 . ACCRUED EXPENSES

a) Short-term

- Accrued interest expenses
- Other accrued expenses

	30/09/2026	01/01/2026
	VND	VND
	219,484,817	90,034,214
	782,411,974	23,635,569
	<u>1,001,896,791</u>	<u>113,669,783</u>

18 . OTHER PAYABLES

- Trade union fund
- Social insurance
- Health insurance
- Unemployment insurance
- Others

	30/09/2026	01/01/2026
	VND	VND
	632,699,853	909,021,511
	178,074,338	164,893,381
	309,246,326	267,831,178
	22,428,503	29,870,040
	80,948,662	119,382,951
	<u>1,223,397,682</u>	<u>1,490,999,061</u>

PROTRADE GARMENT JOINT STOCK COMPANY

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

Separate Financial statements
Quarter 3 of the fiscal year ending as at December 31, 2026

19a . LOAN AND FINANCE LEASE LIABILITIES	01/01/2026		Interim		30/09/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
- Vietnam JSC Bank for Industry and Trade - Ho Chi Minh City Branch	20,045,747,418	20,045,747,418	161,945,842,719	147,396,083,120	34,595,507,017	34,595,507,017
- 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
	<u>148,792,247,366</u>	<u>148,792,247,366</u>	<u>1,020,267,880,685</u>	<u>919,761,699,861</u>	<u>249,298,428,190</u>	<u>249,298,428,190</u>

PROTRADE GARMENT JOINT STOCK COMPANY

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

Financial Statements

Quarter 3 of the fiscal year ending as at December 31, 2026

19b . LOAN AND FINANCE LEASE LIABILITIES

Detailed information on short - term borrowings:

Interest rate		Maturity	Guarantee	Purpose	30/09/2026	VND
					USD	
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 To 31/03/2027	Machineries, working equipment, inventories, receivables (*)	Supplementing working capital for garment business activities	1,337,541.35	34,595,507,017
					1,337,541.35	34,595,507,017
JSC Bank for Foreign Trade of Vietnam - Binh Duong Branch						
-	Credit contract No. 100B25/MBD dated 14/11/2025	According to each indebtedness receipts To 13/11/2026	Term deposits, inventories and receivables (*)	Supplementing working capital for garment business activities	1,826,100.29	47,423,824,531
					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 To 31/08/2026	Pledging term deposits at banks and the Company 's assets (*)	Supplementing working capital for business activities, document discounts, guarantees, issuing L/C	2,765,575.92	71,822,006,642
					2,765,575.92	71,822,006,642
-	Credit contract No. 01/2025/4675359/HĐTD dated 03/09/2025	8.30% To 31/12/2026	Pledging term deposits at banks	Supplementing working capital	-	95,457,090,000
					5,929,217.56	153,841,338,190

(*) Borrowings at commercial banks and other credit institutions have been secured by pledging contracts with lenders and registered for secured transactions sufficiently.

PROTRADE GARMENT JOINT STOCK COMPANY

Separate Financial statements

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

Quarter 3 of the fiscal year ending as at
December 31, 2026

20 . OWNER'S EQUITY

a) Increase and decrease in owner's equity

	Contributed legal capital	Share capital surplus	Investment and development funds	Retained earnings	Total
	VND	VND	VND	VND	VND
Previous year opening balance	247,999,200,000	130,334,259	83,301,072,046	285,922,586,452	617,353,192,757
Profit/loss of the previous year	-	-	-	120,699,060,963	120,699,060,963
Development and Investment funds appropriation	-	-	31,853,518,479	(31,853,518,479)	-
Bonus, welfare funds appropriation	-	-	-	(7,963,379,620)	(7,963,379,620)
Bonus of the Board of Executive appropriation	-	-	-	(2,389,013,886)	(2,389,013,886)
Dividend paid	-	-	-	(61,999,800,000)	(61,999,800,000)
Previous year closing balance	247,999,200,000	130,334,259	115,154,590,525	302,415,935,430	665,700,060,214
Current year opening balance	247,999,200,000	130,334,259	115,154,590,525	302,415,935,430	665,700,060,214
Profit/loss of the current year	-	-	-	36,544,408,169	36,544,408,169
Profit distribution	-	-	-	(123,999,600,000)	(123,999,600,000)
Development and Investment funds appropriation	-	-	24,139,812,193	(24,139,812,193)	-
Bonus, welfare funds appropriation	-	-	-	(6,034,953,048)	(6,034,953,048)
Bonus of the Board of Executive appropriation	-	-	-	(1,810,485,914)	(1,810,485,914)
Current year closing balance	247,999,200,000	130,334,259	139,294,402,718	182,975,492,444	570,399,429,421

20 . OWNER'S EQUITY

b) Details of owner's invested 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
Others	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

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

d) Stock

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

f) Company's funds

	30/09/2026	01/01/2026
	VND	VND
Investment and development fund	139,294,402,718	115,154,590,525
	139,294,402,718	115,154,590,525

21 . OFF-STATEMENT OF FINANCIAL POSITION ACCOUNTS**a) Lease asset**

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 of 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

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

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

Protrade Garment Joint Stock Company signed a land lease contract with Protrade International One Member Co., Ltd for Lot Nos. 23-4A2 and 23-8B2, Road 7, Protrade International Industrial Park, Tay Nam Ward, Ho Chi Minh City, under operational lease contract No. SLA-PICL/089-2025 dated 02/05/2025. The land lease term is from 02/05/2025 to 28/10/2057. The leased land area is 17,015 m². According to this contract, the Company must pay the entire land rent at a unit price of VND 5,601,200/m², corresponding to a total land rental value of VND 95,304,418,000, before 30/11/2025. The Company has fully paid the lease and taken over the premises.

b) Asset held under trust

	<i>Unit</i>	30/09/2026	01/01/2026
- Fabrics	Yard	77,384	62,270

c) Foreign currencies

	30/09/2026	01/01/2026
- USD	862,126.84	991,159.68
- EURO	3,795.00	3,795.00

PROTRADE GARMENT JOINT STOCK COMPANY

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

Separate Financial statements

Quarter 3 of the fiscal year ending as at December 31, 2026

22 . TOTAL REVENUE FROM SALE 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	473,977,742,159
Revenue from sales of raw materials, scraps	487,803,941	332,005,423
	391,289,220,576	474,309,747,582

23 . DEDUCTIBLE ITEMS

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

24 . COSTS OF GOODS SOLD

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Cost of finished goods sold	350,920,025,428	415,182,461,459
Cost of raw materials, scraps sold	647,777,323	1,385,021,570
	350,920,025,428	415,182,461,459

25 . FINANCE INCOME

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Interest income, interest from loans	4,031,040,300	2,747,229,604
Realized gain from foreign exchange difference	2,082,184,198	9,591,041,294
	6,113,224,498	12,338,270,898

26 . FINANCIAL EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Interest expenses	3,043,744,781	1,427,241,281
Realized loss from foreign exchange difference	1,605,132,661	3,521,803,502
Unrealized loss from foreign exchange difference	732,375,117	1,420,134,923
Provisions for devaluation of trading securities and investments	(2,674,025,653)	(9,947,969,024)
	2,707,226,906	(3,578,789,318)

27 . SELLING EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Raw materials	1,091,297,705	1,230,225,601
Expenses from external services	4,830,863,999	2,875,859,990
	5,922,161,704	4,106,085,591

28 . GENERAL ADMINISTRATIVE EXPENSES

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Raw materials	161,527,780	318,401,333
Labor	13,251,388,077	29,391,528,658
Depreciation and amortisation	97,037,643	223,405,257
Tax, Charge, Fee	85,760,765	419,783,011
Expenses from external services	1,321,579,105	1,717,834,011
Other expenses by cash	1,648,539,250	517,741,785
	16,565,832,620	32,588,694,055

29 . OTHER INCOME

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Gain from revaluation of assets	324,888,889	-
Proceeds from customer's support	474,192,000	-
Proceeds from compensation	3,943,668,125	2,475,963,875
Others	154,499,581	10,800,357
	4,897,248,595	2,486,764,232

30 . OTHER EXPENSE

	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	3,595,218	304,312,836
	9,312,616	4,937,040,011

31 . CURRENT BUSINESS INCOME TAX EXPENSE

	Year 2026	Year 2025
	VND	VND
<i>Corporate income tax from main business activities</i>		
Total profit before tax	45,979,377,560	92,668,198,201
Increase	3,844,415,573	7,410,616,101
- <i>Unreasonable expenses</i>	2,471,240,078	1,353,616,737
- <i>Fines</i>	65,171,031	4,671,902,159
- <i>Unrealized exchange loss</i>	1,308,004,464	582,457,587
- <i>Reversal of realized foreign exchange gains from the previous year recognized in the current year</i>	-	802,639,618
Decrease	(2,648,946,179)	-
- <i>Reversal of Unrealized exchange loss of the previous year that realized</i>	(2,648,946,179)	-
- <i>Refund of remuneration of Board of Directors, Supervisory Board, Secretary</i>	-	-
Taxable income	47,174,846,954	100,078,814,302
Tax rate	20%	20%
Current corporate income tax expense (Tax rate 20%)	9,434,969,391	20,015,762,860
Adjustment of tax expenses in previous periods and tax expenses in the current year	-	-
Tax payable at the beginning of year	17,762,977,932	18,576,225,891
Tax paid in the year	(20,121,552,865)	(22,058,119,263)
Closing year income tax payable of main business activities	7,076,394,458	16,533,869,488

32 . BUSINESS AND PRODUCTIONS COST BY ITEMS

	Quarter 3 2026	Quarter 3 2025
	VND	VND
Raw materials	185,161,213,716	241,380,212,099
Labour	77,747,271,644	101,574,123,549
Depreciation and amortisation	2,353,079,854	2,580,395,691
Expenses from external services	90,014,675,392	103,394,622,869
Other expenses by cash	1,765,378,722	997,297,189
	357,041,619,328	449,926,651,397

33 . FINANCIAL INSTRUMENTS

The types of financial instruments of the Company include:

	Carrying amount			
	30/09/2026		01/01/2026	
	Original Cost	Provision	Original Cost	Provision
	VND	VND	VND	VND
Financial Assets				
Cash and cash equivalents	25,473,763,210	-	27,119,019,606	-
Trade receivables, other receivables	228,671,139,540	(78,248,045)	305,541,736,523	(78,248,045)
Short term investments	218,974,042,176	-	189,580,650,787	-
	<u>473,118,944,926</u>	<u>(78,248,045)</u>	<u>522,241,406,916</u>	<u>(78,248,045)</u>
Financial Liabilities				
Loans and borrowings			249,298,428,190	148,792,247,366
Trade payables, other payables			116,039,012,175	158,056,004,637
Accrued expenses			1,001,896,791	113,669,783
			<u>366,339,337,156</u>	<u>306,961,921,786</u>

Financial assets and financial liabilities are not revalued according to fair value at the year ended because Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial Statements and additional note for financial instruments but do not provide any relevant instructions for assessment and recognition of fair value of financial assets and liabilities, excluding provisions for bad debts and provision for devaluation of securities investments which are presented in relevant notes.

Financial risk management

The Company's financial 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 may face with the market risk such as: exchange rates and interest rates.

Exchange rate risk

The Company bears the risk of exchange rate due to fluctuation in fair value of future cash flows of a financial instrument according to changes in exchange rates if loans, revenues and expenses of the Company are done in foreign currencies other than VND.

Interest rate risk

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

Credit Risk

Credit risk is risk in which the potential loss may be incurred if a counterpart fails to perform its obligations under contractual terms or financial instruments. The Company has credit risk from operating activities (mainly for trade receivables) and financial activities (including bank deposits, loans and other financial instruments).

	Up to 1 year	In 1 to 5 years	In more than 5 years	Total
	VND	VND	VND	VND
As at 30/09/2026				
Cash and cash equivalents	25,473,763,210	-	-	25,473,763,210
Trade receivables, other receivables	228,514,894,735	77,996,760	-	228,592,891,495
Lendings	215,913,384,642	3,060,657,534	-	218,974,042,176
	<u>469,902,042,587</u>	<u>3,138,654,294</u>	<u>-</u>	<u>473,040,696,881</u>
As at 01/01/2026				
Cash and cash equivalents	27,119,019,606	-	-	27,119,019,606
Trade receivables, other receivables	305,385,491,718	77,996,760	-	305,463,488,478
Lendings	189,580,650,787	-	-	189,580,650,787
	<u>522,085,162,111</u>	<u>77,996,760</u>	<u>-</u>	<u>522,163,158,871</u>

Liquidity Risk

Liquidity risk is the risk in which the Company has trouble in settlement of its financial obligations due to 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:

	Up to 1 year	In 1 to 5 years	In more than 5 years	Total
	VND	VND	VND	VND
As at 30/09/2026				
Loans and borrowings	249,298,428,190	-	-	249,298,428,190
Trade payables, other payables	116,039,012,175	-	-	116,039,012,175
Accrued expenses	1,001,896,791	-	-	1,001,896,791
	<u>366,339,337,156</u>	<u>-</u>	<u>-</u>	<u>366,339,337,156</u>
As at 01/01/2026				
Loans and borrowings	148,792,247,366	-	-	148,792,247,366
Trade payables, other payables	158,056,004,637	-	-	158,056,004,637
Accrued expenses	113,669,783	-	-	113,669,783
	<u>306,961,921,786</u>	<u>-</u>	<u>-</u>	<u>306,961,921,786</u>

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

34 . ADDITIONAL INFORMATIONS FOR THE ITEMS PRESENTED IN CASHFLOW STATEMENT

Non-cash transations affect to the future cashflow statement

	Year 2026	Year 2025
a) Real cash inflow of borrowing		
Cash received from common loan agreements	1,020,664,389,177	1,059,243,437,139
b) Real cash outflow of borrowing		
Cash paid for maturity common loan agreements	919,761,699,861	1,006,222,248,409

32 . TRANSACTION AND BALANCES WITH RELATED PARTIES

The list and relationships between related parties and the Company are as follows:

Related parties	Relation
Binhduong Project Investment And Management Company Limited	Parent Company of Major Shareholder
Binh Duong Producing and Trading Corporation	Major shareholder
Viet Vuong Trading Co., Ltd	Major shareholder
Fashion Development JSC	Subsidiary
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.
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 Chairm

In the fiscal year, the Company has the transactions and balances with related parties as follows:

	Quarter 3 2026 VND	Quarter 3 2025 VND
Purchasing goods (excluding VAT)	61,788,348,194	97,437,784,661
- Fashion Development JSC	58,793,384,394	66,128,488,711
- Binhduong Project Investment And Management Company Limited	2,789,325,000	2,656,500,000
- Thuan An General Trading Joint Stook Company	172,036,950	61,470,550
- Protrade International One Member Co., Ltd	-	28,591,325,400
- Palm-Song Be Golf Co., Ltd	33,601,850	6,893,600
Collected compensation	1,802,177,672	1,818,199,733
- Fashion Development JSC	1,802,177,672	1,818,199,733
Dividend payment	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

PROTRADE GARMENT JOINT STOCK COMPANY

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

Separate Financial statements

Quarter 3 of the fiscal year ending as at December 31, 2026

Transactions with other related parties:

	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



Le Van Dong
Preparer



Nguyen Minh Thuy
Chief Accountant



Phan Thanh Duc
General Director
Ho Chi Minh City, 23 Oct 2026