TỔNG CÔNG TY CỔ PHẦN PHONG PHÚ *PHONG PHU CORPORATION* ---	**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM** *THE SOCIALIST REPUBLIC OF VIETNAM* **Độc lập - Tự do - Hạnh phúc** *Independence - Freedom - Happiness* ---
Số: 336 /PP-TCKT *No.: 336 /PP-TCKT*	*Thành phố Hồ Chí Minh, ngày 30 tháng 10 năm 2026* *Ho Chi Minh City, 30 October 2026*

Digitally signed by T ng Công Ty CP Phong Phú
DN: cn=T ng Công Ty CP Phong Phú c=VN
Reason: I am the author of this document
Location:
Date: 2026-10-30 08:11+07:00
T ng Công Ty CP Phong Phú

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
REGULAR DISCLOSURE OF INFORMATION ON FINANCIAL REPORTS

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội (HNX)
To: Hanoi Stock Exchange (HNX)

Thực hiện quy định tại khoản 3, khoản 4 Điều 14 Thông tư số 96/2020/TT- BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, **Tổng Công Ty Cổ phần Phong Phú** (MCK: PPH) thực hiện công bố thông tin báo cáo tài chính (BCTC) Quý 3/2026 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Complying with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16th, 2020 of the Ministry of Finance guiding information disclosure on the stock market, Phong Phu Corporation (Stock code: PPH) would like to disclose the Financial Statements in Quarter III of 2026 with Hanoi Stock Exchange as follows:

1. Tên tổ chức/ *Name of Organization*: **TỔNG CÔNG TY CỔ PHẦN PHONG PHÚ/** *Phong Phu Corporation*

- Mã chứng khoán/ *Stock code*: PPH
- Địa chỉ/ *Address*: 48 Tăng Nhơn Phú, Phường Tăng Nhơn Phú, Tp. HCM/ *No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City, Vietnam.*
- Điện thoại liên hệ/ *Tel*: 02822101693
- Website: www.phongphucorp.com

2. Nội dung thông tin công bố/ *Content of information disclosure:*

- **BCTC Quý 3/2026** theo quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC gồm/ *Financial Statements in Quarter III of 2026 in accordance with Clause 3, Article 14 of Circular No. 96/2020/TT-BTC, including*:

☐ BCTC riêng (Tổ chức không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/ *Separate Financial Statements (Listed organizations has no subsidiaries and superior accounting units have affiliated units*);

☑ BCTC hợp nhất (Tổ chức có công ty con)/ *Consolidated Financial Statements (Listed organizations have subsidiaries)*;

☐ BCTC tổng hợp (Tổ chức có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/ *Combined Financial Statements (Listed organizations has an accounting units directly under its own accounting system)*.

- **Các trường hợp thuộc diện phải giải trình nguyên nhân/** *Cases in which the cause must be explained:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được kiểm toán năm) / *The auditing organization expresses an opinion that is not a fully accepted opinion for financial statements (for audited financial statements in 2026)*:

☐ Có/ *Yes* ☐ Không/ *No*

Văn bản giải trình trong trường hợp tích có / *Explanatory documents in case of a "Yes" answer*:

☐ Có/ *Yes* ☐ Không/ *No*

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm)/ *Profit after tax in the reporting period has a difference before and after the audit of 5% or more, converted from loss to profit or vice versa (for audited financial statements in 2026)*:

☐ Có/ *Yes* ☐ Không/ *No*

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of a "Yes" answer*:

☐ Có/ *Yes* ☐ Không/ *No*

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại Báo cáo kết quả kinh doanh của kỳ báo cáo có thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước?/ *The profit after corporate income tax in the business performance statement of the reporting period changes by 10% or more compared to the same period of the previous year*?

☐ Có/ *Yes* ☑ Không/ *No*

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of a "Yes" answer*:

☐ Có/ *Yes* ☐ Không/ *No*

+ Lợi nhuận sau thuế trong kỳ báo cáo có bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại? / *The profit after tax in the reporting period suffered a loss, converted from profit in the same period last year to a loss in this period or vice versa*?

☐ Có/ *Yes* ☑ Không/ *No*

Văn bản giải trình trong trường hợp tích có/ *Explanatory documents in case of a "Yes" answer*:

☐ Có/ *Yes* ☐ Không/ *No*

Thông tin này được công bố trên trang thông tin điện tử của Công ty vào ngày: 30../10/2026 tại đường dẫn/ *This information was published on the Company's website on 30 October 2026 at the link*: http://www.phongphucorp.com/shareholder/bao-cao-tai-chinh.html.

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung thông tin công bố./ *We hereby commit that the information published above is true and take full responsibility before the law for the content of the published information.*

Đại diện tổ chức/ *Organization Representative*
Người đại diện theo pháp luật/ *Legal Representative*
(Ký, ghi rõ họ tên, chức vụ, đóng dấu)
(Signature, full name, position, and company seal)
TỔNG GIÁM ĐỐC/ GENERAL DIRECTOR

M.S.D.N:0301446006-C.T.C.P TỔNG CÔNG TY CỔ PHẦN PHONG PHÚ THÀNH PHỐ HỒ CHÍ MINH

DƯƠNG KHUÊ

PHONG PHU

PHONG PHU CORPORATION
48 Tang Nhon Phu, HCM City
phongphucorp.com
(028) 6684 7979
(028) 3728 1893

CONSOLIDATED FINANCIAL STATEMENTS

QUARTER III OF 2026

Tổng Công Ty CP Phong Phú

Digitally signed by Tổng Công Ty CP Phong Phú
DN: cn=Tổng Công Ty CP Phong Phú c=VN
Reason: I am the author of this document
Location:
Date: 2026-10-30 08:12+07:00

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As of 30 September 2026

Unit : VND

ITEMS	Code	Note	Ending balance	Beginning balance
1	2	3	4	5
A – CURRENT ASSETS	**100**		**1.953.483.258.694**	**1.610.336.605.001**
I. Cash and cash equivalents	**110**	**V.1**	**51.618.209.838**	**102.474.353.367**
1. Cash	111		41.818.209.838	60.024.353.367
2. Cash equivalents	112		9.800.000.000	42.450.000.000
II. Short-term investments	**120**	**V.2**	**683.092.802.409**	**443.502.004.299**
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held to maturity investments	123	V.2a	683.092.802.409	443.502.004.299
4. Provision for short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments (*)	126		-	-
III. Short-term receivables	**130**		**681.526.717.556**	**565.777.982.704**
1. Short-term trade receivables	131	V.3	575.605.257.515	471.095.948.733
2. Short-term prepayments to suppliers	132	V.4	26.238.100.879	19.415.617.053
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Other short-term receivables	135	V.5a	113.270.930.945	110.677.131.861
6. Allowance for short-term doubtful debts	136	V.6	(33.591.775.123)	(35.411.593.329)
7. Deficit assets for treatment	137		4.203.340	878.386
IV. Inventories	**140**	**V.7**	**517.808.141.168**	**479.227.876.738**
1. Inventories	141		526.795.593.791	488.249.458.378
2. Allowances for inventories	142		(8.987.452.623)	(9.021.581.640)
V. Short-term biological assets	**150**		-	-
VI. Other current assets	**160**		**19.437.387.723**	**19.354.387.893**
1. Short-term prepaid expenses	161	V.8a	3.098.372.277	1.609.325.383
2. Deductible Value Added Tax	162		16.117.763.239	13.861.396.111
3. Taxes and other receivables from the State	163	V.15	221.252.207	3.883.666.399
4. Trading Government bonds	164		-	-
5. Other current assets	165	V.9	-	-
B – NON-CURRENT ASSETS	**200**		**1.961.312.524.717**	**2.054.273.994.732**
I. Long-term receivables	**210**		**140.318.069.073**	**141.137.132.233**
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Other long-term receivables	215	V.5b	140.318.069.073	141.137.132.233
6. Allowance for long-term doubtful debts	216		-	-

ITEMS	Code	Note	Ending balance	Beginning balance
II. Fixed assets	**220**		**1.025.802.195.794**	**1.040.132.890.148**
1. Tangible fixed assets	221	V.10	885.688.680.613	*937.095.726.880*
- Historical cost	*222*		*2.412.298.142.926*	*2.368.987.228.757*
- Accumulated depreciation	*223*		*(1.526.609.462.313)*	*(1.431.891.501.877)*
2. Financial leased fixed assets	224	V.11	140.026.066.951	102.940.668.679
- Historical cost	*225*		*169.912.690.008*	*123.870.337.088*
- Accumulated depreciation	*226*		*(29.886.623.057)*	*(20.929.668.409)*
3. Intangible fixed assets	227	V.12	87.448.230	96.494.589
- Initial cost	*228*		*583.927.273*	*583.927.273*
- Accumulated amortization	*229*		*(496.479.043)*	*(487.432.684)*
III. Long-term biological assets	**230**		-	-
IV. Investment property	**240**		-	-
- Historical cost	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term assets in process	**250**	**V.11**	**67.449.550.192**	**80.592.055.165**
1. Long-term work in process	251		-	-
2. Construction-in-progress	252	V.13	67.449.550.192	80.592.055.165
VI. Long-term financial investments	**260**		**712.286.885.487**	**775.669.785.057**
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262	V.2b	642.679.362.068	700.729.625.096
3. Investments in other entities	263	V.2c	107.581.427.637	107.581.427.637
4. Provision for impairment of long-term investments in other entities (*)	264	V.2c	(37.973.904.218)	(32.641.267.676)
5. Held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity investments (*)	266		-	-
VII. Other non-current assets	**270**		**15.455.824.171**	**16.742.132.129**
1. Long-term prepaid expenses	271	V.8b	15.455.824.171	13.789.644.268
2. Deferred income tax assets	272		-	-
3. Long-term components and spare parts	273		-	-
4. Other non-current assets	274		-	-
5. Goodwill	275	V.14	-	2.952.487.861
TOTAL ASSETS	**270**		**3.914.795.783.411**	**3.664.610.599.733**
C - LIABILITIES	**300**		**1.512.097.895.987**	**1.523.535.921.281**
I. Current liabilities	**310**		**1.220.498.214.964**	**1.221.411.248.597**
1. Short-term trade payables	311	V.15	314.441.846.877	268.119.586.155
2. Short-term advances from customers	312	V.16	131.335.475.357	132.248.522.502
3. Dividends and profits payable	313	V.17	685.113.735	685.113.735
4. Short-term taxes and other payables to the State	314	V.18	66.687.559.112	4.434.140.158
5. Payables to employees	315	V.19	96.140.814.304	80.599.395.535
6. Short-term accrued expenses	316	V.20	17.376.835.377	13.317.460.394
7. Short-term inter-company payables	317		-	-
8. Payables according to the progress of construction contracts	318		-	-
9. Short-term unearned revenue	319	V.21a	3.119.107.515	4.099.518.119
10. Other short-term payables	320	V.22a	36.006.980.957	24.986.391.807
11. Short-term borrowings and financial leases	321	V.23a	469.280.156.025	611.995.202.717
12. Provisions for short-term payables	322	V.24	62.473.188.366	62.473.188.366
13. Bonus and welfare funds	323	V.25	22.951.137.339	18.452.729.109
14. Price stabilization fund	324		-	-
15. Trading Government bonds	325		-	-

ITEMS	Code	Note	Ending balance	Beginning balance
II. Non-current liabilities	**330**		**291.599.681.023**	**302.124.672.684**
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other payables to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Inter-company payables for working capital	335		-	-
6. Long-term inter-company payables	336		-	-
7. Long-term unearned revenue	337	V.21b	15.359.658.225	17.075.497.775
8. Other long-term payables	338	V.22b	8.314.806.000	13.999.742.000
9. Long-term borrowings and financial leases	339	V.23b	267.925.216.798	271.049.432.909
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred income tax liability	342		-	-
13. Provisions for long-term payables	343		-	-
14. Science and technology development fund	344		-	-
D- OWNER'S EQUITY	**400**	**V.26**	**2.402.697.887.424**	**2.141.074.678.452**
1. Owner's capital	411		784.042.250.000	746.708.910.000
- Ordinary shares carrying voting rights	411a		784.042.250.000	746.708.910.000
- Preferred shares	411b		-	-
2. Share premiums	412		32.288.276.001	32.368.276.001
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasuiy stocks (*)	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		646.406.058.258	547.292.291.709
9. Other funds belonging to equity	419		-	-
10. Retain earnings	420		881.598.282.032	769.573.938.818
- Retained earnings accumulated to the end of the previous period	420a		416.205.084.606	769.573.938.818
- Retained earnings of the current period	420b		465.393.197.426	-
11. Non-controlling Interest	429		58.363.021.133	45.131.261.924
TOTAL LIABILITIES AND OWNER'S EQUITY	**440**		**3.914.795.783.411**	**3.664.610.599.733**

Approved on 29 October 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Thi Thuy	Le Thi Tu Anh	Duong Khue

M.S.D.N: 0301446006 - C.T.C.P. TỔNG CÔNG TY CỔ PHẦN PHONG PHÚ THÀNH PHỐ HỒ CHÍ MINH

CONSOLIDATED INCOME STATEMENT

QUARTER III OF 2026

Đơn vị tính: VND

No.	ITEMS	Code	Note	Quarter 3/2026	Quarter 3/2025	Accumulated from the beginning of the year to the end Year 2026	Year 2025
1.	**Sales**	**01**	**VI.1**	**747.589.089.747**	**629.115.620.381**	**2.088.067.661.243**	**1.834.891.577.478**
2.	Sales deductions	02	VI.2	1.072.108.519	1.234.343.921	3.537.209.834	2.533.876.963
3.	**Net Sales**	**10**		**746.516.981.228**	**627.881.276.460**	**2.084.530.451.409**	**1.832.357.700.515**
4.	Costs of sales	11	VI.3	607.681.996.572	506.882.015.854	1.658.660.104.353	1.473.632.822.136
5.	**Gross profit**	**20**		**138.834.984.656**	**120.999.260.606**	**425.870.347.056**	**358.724.878.379**
6.	**Gain/(Loss) from disposal and liquidation of investment property**	21					
7.	Financial income	22	VI.4	2.375.514.767	9.342.598.622	31.178.946.235	36.084.902.091
8.	Financial expenses	*23*	VI.5	12.888.095.345	22.474.150.665	35.062.310.565	71.529.905.688
	In which: Interest expenses	*24*		*7.944.763.942*	*13.671.354.996*	*25.576.577.237*	*44.153.990.221*
9.	Selling expenses	25	VI.6	36.013.199.282	28.077.883.207	97.550.231.281	80.776.786.638
10.	General and administration expenses	26	VI.7	88.067.963.038	82.464.451.164	209.568.843.326	216.544.598.699
11.	**Gain or loss in joint ventures, associates**	**27**	VI.7	**88.329.275.000**	**97.056.006.419**	**282.900.865.300**	**286.909.643.037**
12.	**Net operating profit**	**30**		**92.570.516.758**	**94.381.380.611**	**397.768.773.419**	**312.868.132.482**
13.	Other income	31	VI.8	97.343.065	2.227.036.893	748.506.695	2.713.095.296
14.	Other expenses	32	VI.9	5.389.964	275.881.461	91.078.166	1.871.488.786
15.	**Other profit**	**40**		**91.953.101**	**1.951.155.432**	**657.428.529**	**841.606.510**
16.	**Total profit before tax**	**50**		**92.662.469.859**	**96.332.536.043**	**398.426.201.948**	**313.709.738.992**
17.	**Current income tax**	**51**		**6.813.769.555**	**1.146.274.273**	**24.765.288.201**	**2.865.290.099**
18.	**Deferred income tax**	**52**		-	-	-	-
19.	**Profit after tax**	**60**		**85.848.700.304**	**95.186.261.770**	**373.660.913.747**	**310.844.448.893**
20.	***Profit after tax of the Parent Company***	***61***		**83.417.393.911**	**93.173.429.106**	**367.902.478.360**	**306.315.339.198**
21.	***Profit after tax of non-controlling shareholder***	***62***		**2.431.306.393**	**2.012.832.664**	**5.758.435.387**	**4.529.109.695**
22.	**Basic earnings per share**	***70***	**VI.10**	**1.010**	**1.061**	**4.310**	**3.517**

Approved on 29 October 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Thi Thuy	Le Thi Tu Anh	Duong Khue

CONSOLIDATED CASH FLOW STATEMENT
(Direct method)
QUARTER III OF 2026

Unit: VND

ITEMS	Code	Note	QUARTER III		Accumulated from the beginning of the year to the end	
			2026	2025	2026	2025
I. Cash flows from operating activities						
1. Proceeds from sales and services rendered and other revenues	01		719.137.417.150	680.510.346.199	2.034.683.861.231	1.809.879.145.101
2. Expenditures paid to suppliers	02		(567.931.569.845)	(437.148.615.604)	(1.485.426.756.758)	(1.396.792.708.494)
3. Expenditures paid to employees	03		(95.403.638.344)	(84.258.934.392)	(304.554.104.394)	(282.616.006.691)
4. Paid interests	04		(6.133.018.449)	(5.159.667.984)	(18.525.821.900)	(30.385.378.659)
5. Corporate income tax paid	05		(484.500.316)	(380.000.000)	(6.407.680.780)	(1.217.670.083)
6. Other cash inflows	06		14.682.122.816	2.865.879.195	33.847.226.816	9.702.864.685
7. Other cash outflows	07		(47.013.746.702)	(101.415.576.021)	(135.191.664.166)	(196.255.822.729)
Net cash flows from operating activities	***20***		***16.853.066.310***	***55.013.431.393***	***118.425.060.049***	***(87.685.576.870)***
II. Cash flows from investing activities						
1. Purchases and construction of fixed assets and other non-current assets	21		(19.909.107.002)	(35.122.907.365)	(61.269.388.742)	(149.713.903.927)
2. Proceeds from disposals of fixed assets and other non-current assets	22		-	2.227.547.227	-	2.227.547.227
3. Cash outflow for lending, buying debt instruments of other entities	23		(290.000.000.000)	(310.000.000.000)	(819.700.000.000)	(761.000.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24		156.733.972.603	205.500.000.000	573.785.808.219	700.500.000.000
5. Investments in other entities	25		(11.945.700.000)	-	(12.581.069.931)	(4.972.572.000)
6. Withdrawals of investments in other entities	26		-	-	-	-
7. Interest earned, dividends and profits received	27		120.020.632.977	177.782.879.235	384.978.200.078	381.180.681.675
Net cash flows from investing activities	***30***		***(45.100.201.422)***	***40.387.519.097***	***65.213.549.624***	***168.221.752.975***
III. Cash flows from financing activities						
1. Proceeds from issuing stocks and capital contributions from owners	31		10.000.000.000	-	10.000.000.000	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-	-	-
3. Proceeds from borrowings	33		304.300.702.711	263.572.258.856	860.582.288.214	930.851.767.676
4. Repayment for loan principal	34		(276.498.489.949)	(300.840.739.379)	(999.953.786.979)	(851.858.070.706)
5. Payments for financial leased assets	35		(12.252.170.620)	(5.282.526.316)	(29.552.547.473)	(5.282.526.316)
6. Dividends and profit paid to the owners	36		-	-	(75.573.972.700)	(144.113.512.938)
Net cash flows from financial activities	***40***		***25.550.042.142***	***(42.551.006.839)***	***(234.498.018.938)***	***(70.402.342.284)***
Net cash flows during the fiscal year	**50**		**(2.697.092.970)**	**52.849.943.651**	**(50.859.409.265)**	**10.133.833.821**
Cash and cash equivalents at the beginning of fiscal year	**60**	**V.1**	**54.312.472.822**	**80.564.546.471**	**102.474.353.367**	**123.279.779.901**
Effect of exchange rate fluctuations	61		2.829.986	(67.037.967)	3.265.736	(66.161.567)
Cash and cash equivalents at the end of fiscal year	**70**	**V.1**	**51.618.209.838**	**133.347.452.155**	**51.618.209.838**	**133.347.452.155**

Approved on 29 October 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Thi Thuy	Le Thi Tu Anh	Duong Khue

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS FOR QUARTER 3
For the year ended December 31, 2026

I. GENERAL INFORMATION

1. Form of ownership
Phong Phu Corporation (hereinafter referred to as "the Corporation" or "the Parent Company") is a joint stock company.

2. Business fields
The Corporation operates in various business fields.

3. Principal business activities
The Corporation's principal business activities are: manufacturing and trading in yarn, fabrics, towels, sewing thread, embroidery thread, garments and fashion products (excluding bleaching, dyeing, sizing and printing on textile, garment and knitted products, and processing used goods); dyeing and finishing fabrics; trading in chemicals and dyes (excluding highly toxic chemicals); trading in machinery, equipment, materials, spare parts and accessories for the textile, dyeing and garment industries; manufacturing yarn and synthetic fibers (excluding waste recycling); trading in ssilk, fibers, textile yarn and garments; producing and trading in mineral water, beer, liquor and beverages of all kinds; producing and trading in packaging for the beer, liquor and beverage industries; providing transportation services, etc.

4. Normal operating cycle
The Corporation's normal operating cycle does not exceed 12 months.

5. Structure of the Group
The Group comprises the Parent Company and 02 subsidiaries controlled by the Parent Company. These subsidiaries are consolidated in these consolidated financial statements.

5a. List of consolidated subsidiaries

Company name	Head office address	Principal business activities	Ownership interest		Voting rights	
			End of quarter	Beginning of year	End of quarter	Beginning of year
Phong Phu Home Textile Joint Stock Company	Hanh Tri Village, Ninh Son Commune, Khanh Hoa Province	Manufacturing and trading in cotton, fibers, yarn, fabrics and garments; trading in chemicals, dyes, machinery and equipment for the textile and garment industries	90%	90%	90%	90%

Company name	Head office address	Principal business activities	Ownership interest		Voting rights	
			End of quarter	Beginning of year	End of quarter	Beginning of year
Nam Duong Phu Joint Stock Company	No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City	Manufacturing and trading in cotton, fibers and yarn	81,59%	94,73%	83,02%	96,01%

5b. List of associates reflected in the Consolidated Financial Statements using the equity method

Company name	Head office address	Principal business activities	Owner Ship interest	Voting rights
Coats Phong Phu Limited Liability Company	No. 48 Tang Nhon Phu Street, Tang Nhon Phu Ward, Ho Chi Minh City	Manufacturing and trading in cotton, fibers and yarn	35,65%	35,65%
HUD Saigon Housing and Urban Development Investment Joint Stock Company	No. 159 Dien Bien Phu Street, Gia Dinh Ward, Ho Chi Minh City	Investing, constructing and trading in real estate	21,51%	21,51%
Dalat Garment Joint-Stock Company	No. 09 Phu Dong Thien Vuong Street, Lam Vien – Da Lat Ward, Lam Dong Province	Manufacturing and trading in textile and garment products, raw materials, accessories, machinery and equipment for the textile and garment industries	40,00%	40,00%
Phong Phu - Daewon - Thu Duc Housing Development Corporation	No. 378 Minh Khai Street, Vinh Tuy Ward, Hanoi City	Provision of transportation and forwarding services	47,64%	47,64%
Phong Phu Trading & Investment Promotion Corporation	No. 117 Cong Quynh Street, Cau Ong Lanh Ward, Ho Chi Minh City	Production and trading of imported raw cotton; production and export of cotton towels	31,71%	31,71%
Dong Nam Textile Joint Stock Company	No. 727 Au Co Street, Tan Phu Ward, Ho Chi Minh City	Manufacturing textile products	35,99%	35,99%
Nha Trang Textile & Garment Joint Stock Company	Km 1447, Highway 1A, Bac Nha Trang Ward, Khanh Hoa Province	Manufacturing textile products	23,89%	23,89%
Nhuan Phu Textile Company Limited	Room 8E, Floor 8, Building at No. 42 Le Thanh Phuong Street, Phuong Sai Ward, Khanh Hoa Province.	Trading in cotton and yarn	15,12%	22,00%

6. Statement on the comparability of information in the Consolidated Financial Statements

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Corporate Accounting System ("Circular 99"). Circular 99 replaces the previous guidance on the Corporate Accounting System under Circular No. 200/2014/TT-BTC dated December 22, 2014 ("Circular 200") and circulars amending Circular 200. Circular 99 takes effect from January 1, 2026, and is applicable to annual accounting periods beginning on or after January 1, 2026.

Due to changes in the corporate accounting system, certain items with differences between Circular No. 99/2025/TT-BTC dated October 27, 2025, and Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance will be changed and restated as follows:

	Code	Unadjusted figures	Adjustments	Adjusted figures
- Short-term held-to-maturity investments	123	443.458.694.710	43.309.589	443.502.004.299
- Other short-term receivables	135	110.720.441.450	(43.309.589)	110.677.131.861
- Dividends and profits payable	313	-	685.113.735	685.113.735
- Other short-term payables	320	25.671.505.542	(685.113.735)	24.986.391.807

7. Headcount

At the end of the financial year, the Group had 2.052 employees working at its companies (beginning of year: 2.017 employees).

II. FISCAL YEAR AND ACCOUNTING CURRENCY UNIT

1. Fiscal year

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

2. Accounting currency unit

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

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED

1. Applicable accounting regime

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Corporate Accounting System ("Circular 99"). Circular 99 replaces the previous guidance on the Corporate Accounting System under Circular No. 200/2014/TT-BTC dated December 22, 2014 ("Circular 200") and circulars amending Circular 200. Circular 99 takes effect from January 1, 2026, and is applicable to annual accounting periods beginning on or after January 1, 2026.

Circular No. 202/2014/TT-BTC replaces Section XIII of Circular No. 161/2007/TT-BTC dated December 31, 2007 issued by the Ministry of Finance, which provided guidance on the preparation and presentation of consolidated financial statements in accordance with Vietnamese Accounting

Standard No. 25 "Consolidated Financial Statements and Accounting for Investments in Subsidiaries". This Circular is effective for quarters beginning on or after January 1, 2015.
The Group applies Vietnamese Accounting Standards, the above Circulars, and other guidance issued by the Ministry of Finance in the preparation and presentation of the consolidated financial statements.

2. Statement of compliance with Accounting Standards and Accounting Regime

The Board of Management ensures that the consolidated financial statements have been prepared in compliance with Vietnamese Accounting Standards, the Vietnamese enterprise accounting regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, Circular No. 202/2014/TT-BTC dated December 22, 2014, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis of preparation of the consolidated financial statements

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

2. Basis of consolidation

The consolidated financial statements comprise the combined financial statements of the Parent Company and the financial statements of its subsidiaries. A subsidiary is an entity controlled by the Parent Company. Control exists when the Parent Company has the power, directly or indirectly, to govern a subsidiary's financial and operating policies to obtain economic benefits from its activities. In assessing control, potential voting rights arising from call options or from debt and equity instruments convertible into ordinary shares at the quarter-end are considered.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of income from the date of acquisition or up to the date of disposal, as appropriate.
The financial statements of the Parent Company and its subsidiaries used for consolidation are prepared for the same accounting period and apply uniform accounting policies for like transactions and events in similar circumstances. Where a subsidiary uses accounting policies different from those adopted by the Group, appropriate adjustments are made to its financial statements before they are used in preparing the consolidated financial statements.
Balances of accounts in the balance sheet between entities within the Group, intra-group transactions, and unrealized profits arising from such transactions are eliminated in full. Unrealized losses arising from intra-group transactions are also eliminated unless the cost cannot be recovered.

Non-controlling interests represent the portion of profit or loss and net assets of a subsidiary not held by the Group and are presented separately in the consolidated statement of income and within equity in the consolidated balance sheet. Non-controlling interests include the value of such interests at the date of the original business combination and their share of changes in equity since that date. Losses attributable to non-controlling interests are allocated to them even if this results in a deficit balance.

3. Foreign currency transactions

Transactions arising in foreign currencies are translated at the exchange rates prevailing at the transaction dates. Monetary items denominated in foreign currencies at the end of the quarter are translated at the exchange rates prevailing at that date.

Exchange differences arising during the year from foreign currency transactions are recognized in financial income or financial expenses. Exchange differences arising from the retranslation of foreign

currency monetary items at the end of the quarter, after offsetting gains and losses, are also recognized in financial income or financial expenses.

The exchange rates used to translate foreign currency transactions are the actual transaction exchange rates at the transaction dates. The actual transaction exchange rates are determined as follows:

- For foreign currency trading contracts (spot, forward, futures, options, and swap contracts): the exchange rates specified in the contracts between the Corporation and the bank.
- For capital contributions or capital receipts: the average transfer buying and selling rate of the bank where the Corporation receives the investor's capital at the contribution date.
- For receivables: the average transfer buying and selling rate of the commercial bank designated by the Corporation for customer payments at the transaction date.
- For payables: the average transfer buying and selling rate of the commercial bank where the Corporation expects to transact at the transaction date.
- For purchases of assets or expenses settled immediately in foreign currency (not through payables): the average transfer buying and selling rate of the commercial bank where the Corporation makes the payment.

The exchange rates used to retranslate foreign currency monetary balances at the end of the accounting period are the average transfer buying and selling rates of the commercial bank where the Company maintains its accounts.

4. Cash and cash equivalents

Cash comprises cash on hand and demand deposits with banks. Cash equivalents are short-term investments with maturities of no more than 03 months from the investment date, readily convertible into a known amount of cash and subject to no risk in conversion into cash at the reporting date.

5. Financial investments

Held-to-maturity investments

An investment is classified as a held-to-maturity investment when the Group has the intention and ability to hold it to maturity. The Group's held-to-maturity investments include time deposits held to maturity for the purpose of collecting periodic interest.

Held-to-maturity investments are initially recognized at cost, including the purchase price and costs related to the acquisition. After initial recognition, these investments are stated at recoverable value. Interest income arising after acquisition is recognized in the income statement on an accrual basis. Interest earned before the Group acquired the investments is deducted from their cost at acquisition.

Where there is firm evidence that part or all of an investment may not be recoverable and the loss can be measured reliably, the loss is recognized in financial expenses for the period and deducted directly from the investment's carrying amount.

Investments in joint ventures and associates

Joint ventures

A joint venture is an entity which is established by a contractual arrangement whereby the Group and the involved parties undertake an economic activity that is subject to joint control. Joint control is understood as the requirement for strategic decisions regarding the operating and financial policies of the joint venture to be made with the consent of all parties involved in the joint venture.

The Group accounts for its interests in jointly controlled entities using the equity method. Accordingly, capital contributions to joint ventures are initially recognized at cost and subsequently

adjusted for changes in the Group's share of the net assets of the jointly controlled entities. The consolidated income statement reflects the Group's share of their operating results. The Group ceases to use the equity method from the date it ceases to have joint control or significant influence over a jointly controlled entity.

The financial statements of jointly controlled entities are prepared for the same accounting period as the Group's consolidated financial statements. Where their accounting policies differ from those consistently applied by the Group, appropriate adjustments are made before those financial statements are used to prepare the consolidated financial statements.

Unrealized gains and losses arising from transactions with jointly controlled entities are eliminated to the extent attributable to the Group when preparing the Consolidated Financial Statements.

Associates

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

Investments in associates are accounted for using the equity method. Accordingly, they are presented in the consolidated financial statements at initial investment cost, adjusted for subsequent changes in the Group's share of the associates' net assets. If the Group's share of an associate's losses equals or exceeds the carrying amount of the investment, the investment is presented at zero in the consolidated financial statements, unless the Group has obligations to make payments on behalf of the associate.

The financial statements of associates are prepared for the same accounting period as the Group's consolidated financial statements. Where an associate's accounting policies differ from those consistently applied by the Group, appropriate adjustments are made before its financial statements are used to prepare the consolidated financial statements.

Unrealized gains and losses arising from transactions with associates are eliminated to the extent attributable to the Group when preparing the Consolidated Financial Statements.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Group does not have control, joint control or significant influence over the investees.

Investments in equity instruments of other entities are initially recognized at cost, comprising the purchase price or capital contribution plus costs directly attributable to the investment. Dividends and profits relating to periods before acquisition are deducted from the cost of the investment. Dividends and profits relating to periods after acquisition are recognized as revenue. For dividends received in shares, only the increase in the number of shares is recorded; the value of the shares received is not recognized.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or investments whose fair value can be reliably determined, the provision is based on the market value of the shares.
- For investments whose fair value cannot be determined at the reporting date, a provision is made based on the investee's losses. The provision equals the difference between the owners' actual

invested capital and the investee's equity at the financial year-end, multiplied by the ratio of the Group's contributed charter capital to the investee's total paid-in charter capital.

Increases or decreases in the required provision for impairment of investments in equity instruments of other entities at the financial year-end are recognized in financial expenses.

6. Receivables

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

Receivables are classified as trade receivables or other receivables on the following basis:

- Trade receivables represent commercial receivables arising from purchase and sale transactions between the Group and buyers independent of the Group.
- Other receivables represent non-commercial receivables unrelated to purchase and sale transactions.

An allowance is made for each doubtful receivable based on its overdue age after offsetting against payables, if any, or on estimated potential losses, as follows:

- As for overdue debts:
  - 30% of the value of receivables overdue from 06 months to less than 01 year.
  - 50% of the value of receivables overdue from 01 year to less than 02 years.
  - 70% of the value of receivables overdue from 02 years to less than 03 years.
  - 100% of the value of receivables overdue for 03 years or more.
- For receivables not yet overdue but unlikely to be recovered, an allowance is made based on estimated losses.

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

Increases or decreases in the required allowance for doubtful debts at the financial year-end are recognized in general and administrative expenses.
Receivables are classified as short-term or long-term in the consolidated balance sheet based on their remaining terms at the financial year-end.

7. Inventories

Inventories are stated at the lower of cost and net realizable value.

Cost of inventories is determined as follows:

- Raw materials and merchandise: cost includes purchase costs and other directly attributable costs incurred in bringing inventories to their present location and condition.
- Work in progress comprises:
  - Real estate project construction: cost includes construction costs, borrowing interest, land use rights and other directly attributable costs.
  - Product manufacturing: cost includes direct materials, labor and other directly attributable costs.
- Finished goods: cost includes raw materials, direct labor and directly attributable production overheads allocated based on normal operating capacity.

The cost of inventories issued is calculated using the weighted average method, and inventories are accounted for using the perpetual method.

Net realizable value is the estimated selling price of inventories in the normal course of business, less estimated costs of completion and estimated costs necessary to make the sale.

An allowance for inventory write-downs is made for each inventory item whose cost exceeds its net realizable value. Increases or decreases in the required allowance at the financial year-end are recognized in cost of sales.

8. Prepaid expenses

Prepaid expenses comprise actual expenditure incurred that relates to production and business results over several accounting periods. The Group's prepaid expenses mainly comprise land use rights, tools and supplies, repair expenses and property insurance premiums. These expenses are allocated over the prepayment period or the period in which the corresponding economic benefits are generated.

Land use right

Land use right transfer costs are amounts paid for transferred land currently used by the Group. Costs of acquiring land use rights with a definite term are allocated over the term specified in the land use right certificate.

Tools and supplies

Tools and supplies put into use are allocated to expenses on a straight-line basis over a period not exceeding 03 years.

Repair expenses

Repair expenses are actual costs incurred to repair offices for lease and machinery and equipment. These expenses are allocated to profit or loss over a period not exceeding 03 years.

Property insurance premiums

Property insurance premiums arise in accordance with the actual insurance policies and are allocated into costs in accordance with the straight-line method over the term of the insurance policies.

9. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. Cost comprises all expenditure incurred by the Group to acquire an asset up to the time it is ready for use. Subsequent expenditure is added to the cost of a fixed asset only when it is certain to increase the future economic benefits from using that asset. Expenditure that does not meet this condition is recognized as production and operating expenses in the period.

Upon disposal or liquidation of a tangible fixed asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

Type of fixed asset	Years
Buildings and structures	05 – 50
Machinery and equipment	08 – 15
Vehicles and transmission equipment	06 – 12
Office equipment	03 – 05
Other tangible fixed assets	03 – 05

10. Finance lease assets

A lease is classified as a finance lease if substantially all risks and rewards incidental to ownership are transferred to the lessee. Finance lease assets are stated at cost less accumulated depreciation. Their cost is the lower of the fair value of the leased asset at the inception of the lease and the present

value of the minimum lease payments. The discount rate used to calculate the present value of minimum lease payments is the interest rate implicit in the lease or the rate specified in the contract. If the implicit interest rate cannot be determined, the borrowing rate at the inception of the lease is used.

Finance lease assets are depreciated on a straight-line basis over their estimated useful lives. If it is uncertain that the Group will obtain ownership at the end of the lease term, the assets are depreciated over the shorter of the lease term and their estimated useful lives. The depreciation periods for finance lease assets are as follows:

Type of fixed asset	Years
Machinery and equipment	05 – 15
Vehicles and transmission equipment	06 – 08

11. Intangible fixed assets

Intangible fixed assets are presented at initial costs less accumulated amortization.

The cost of an intangible fixed asset comprises all expenditure incurred by the Group to acquire the asset up to the time it is ready for use. Subsequent expenditure relating to intangible fixed assets is recognized as production and operating expenses in the period, unless it relates to a specific intangible fixed asset and increases the economic benefits from that asset.

Upon disposal or liquidation of an intangible fixed asset, its initial costs and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

The Group's intangible fixed assets comprise software only. Costs relating to computer software that is not an integral part of the associated hardware are capitalized. The cost of computer software comprises all expenditure incurred by the Group up to the time the software is put into use. Computer software is amortized on a straight-line basis over 02–05 years.

12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Group) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

13. Business combination and goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination comprises the fair values, at the exchange date, of assets exchanged, liabilities incurred or assumed and equity instruments issued by the Group in exchange for control of the acquiree, together with costs directly attributable to the business combination. Acquired assets, identifiable liabilities and contingent liabilities assumed in the business combination are recognized at their fair values at the date control is obtained.

For business combinations achieved in stages, the cost of the business combination is determined as the aggregate of the consideration transferred at the date control is obtained and the fair value, at that date, of the Group's previously held equity interest in the subsidiary. The difference between the remeasured fair value and the costs of the investment is recognized in profit or loss if, prior to obtaining control, the Group did not have significant influence over the subsidiary and the investment was accounted for at cost. If, prior to the date of obtaining control, the Group had significant influence and the investment was accounted for using the equity method, the difference between the revalued amount and the value of the investment under the equity method is recognized in profit or loss. The

difference between the value of the investment under the equity method and the cost of the investment is recognized directly in "Retained earnings" on the Consolidated Balance Sheet.

Goodwill is recognized as the excess of the cost of the business combination over the Group's interest in the net fair value of the identifiable assets acquired, liabilities assumed, and contingent liabilities recognized at the date control is obtained. If the Group's interest in the net fair value of the identifiable assets acquired, liabilities assumed, and contingent liabilities recognized at the date control is obtained exceeds the cost of the business combination, the resulting difference is recognized immediately in profit or loss.

Goodwill is amortized on a straight-line basis over 10 years. Where evidence indicates that goodwill impairment exceeds the amortization charge, the charge for the year is the impairment loss incurred.

The non-controlling interests (NCI) at the date of the business combination are initially measured on the basis of the proportion of non-controlling shareholders in the fair value of the assets, liabilities, and contingent liabilities recognized.

14. Business cooperation contracts

Jointly controlled operations

In respect of its interest in jointly controlled operations, the Group shall recognize in its Consolidated Financial Statements:

- The value of assets currently owned by the Group.
- The liabilities that the Group incurs.
- The Group's share of revenue from the sale of goods or provision of services by the joint venture.
- The expenses that the Group incurs.

15. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recognized on the basis of reasonable estimates for the amount payable.

The classification of payables as trade payables, accrued expenses or other payables is made according the following principles:

- Trade payables represent commercial amounts payable arising from purchases of goods, services or assets from sellers independent of the Group.
- Accrued expenses represent amounts payable for goods or services received from suppliers or provided to customers but not yet paid because invoices have not been received or accounting records and supporting documents are incomplete; accrued employee leave pay; and production and operating expenses requiring accrual.
- Other payables represent non-commercial amounts payable unrelated to purchases, sales or the provision of goods and services.

Payables and accrued expenses are classified as short-term or long-term in the consolidated balance sheet based on their remaining terms at the financial year-end.

16. Provisions for payables

Provisions are recognized when the Group has a present obligation (legal or constructive) as a result of a past event, the settlement of which is expected to result in an outflow of economic benefits, and a reliable estimate of the obligation can be made.

If the effect of time is significant, provision is determined by discounting the future cash outflows required to settle the liability at a pre-tax discount rate that reflects current market assessments of the time value of money and the specific risks of the liability. The increase in the provision due to the passage of time is recognized as finance expenses.

The Corporation's provision for payables represents a loss arising from a project transfer.

17. Owners' equity

Owners' contributed capital

The contributed capital is recorded according to the actual amount invested by the Corporation's shareholders.

Share premium

Share premium is recognized as the difference between the issue price and the par value of shares upon initial or additional issuance, the difference between the reissue price and the carrying amount of treasury shares, and the equity component of convertible bonds upon maturity. Costs directly attributable to additional share issues and treasury share reissues are deducted from share premium.

18. Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds in accordance with the Corporation's Charter and legal regulations, as approved by the General Meeting of Shareholders.

In distributing profits to shareholders, consideration is given to non-cash items included in retained earnings that may affect cash flows and the ability to pay dividends, such as gains from revaluing assets contributed as capital, gains from revaluing monetary items and financial instruments, and other non-cash items.

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

19. Recognition of revenue and income

Revenue from sales of merchandise and finished goods

Revenue from sales of merchandise and finished goods is recognized when all the following conditions are met:

- The Group has transferred substantially all risks and rewards associated with ownership of the goods or products to the buyer.
- The Group retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the merchandise, products sold.
- Revenue can be measured reliably. Where the contract permits the buyer to return purchased products or goods under specified conditions, revenue is recognized only when those conditions no longer apply and the buyer no longer has the right to return the goods or products, except where the customer may return them in exchange for other goods or services.
- The Group has received or will receive economic benefits from the sale transaction.
- The cost incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from provision of services

Revenue from the provision of services is recognized when all the following conditions are met:

- Revenue can be measured reliably. Where the contract permits the buyer to return purchased services under specified conditions, revenue is recognized only when those conditions no longer apply and the buyer no longer has the right to return the services provided.
- The Group has received or will receive economic benefits from the service transaction.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Where services are provided over several periods, revenue for the period is recognized based on the work completed at the end of the accounting period.

Revenue from operating lease

Revenue from operating lease is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

Interest

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

Dividends and distributed profits

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

20. Revenue deductions

Revenue deductions comprise trade discounts, sales allowances and sales returns arising in the same period as the sale of products or goods or the provision of services, and are deducted from revenue in that period.

Where trade discounts, sales allowances or sales returns arise in the current year for products, goods or services sold in prior years, revenue is reduced as follows:

- If trade discounts, sales allowances or sales returns arise before the consolidated financial statements are issued, they are deducted from revenue in the consolidated financial statements for the current year.
- If trade discounts, sales allowances or sales returns arise after the consolidated financial statements are issued, they are deducted from revenue in the consolidated financial statements for the following year.

21. Borrowing costs

Borrowing costs include interest and other costs incurred directly relevant to borrowings. Borrowing costs are recognized as an expense when incurred.

Borrowing costs are expensed as incurred. Borrowing costs directly attributable to the construction or production of an asset in progress that requires a substantial period of time, over 12 months, to be ready for its intended use or sale are included in the cost of that asset. For borrowings specifically used to construct fixed assets or investment property, interest is capitalized even if the construction

period is less than 12 months. Income from the temporary investment of borrowings is deducted from the cost of the related asset.

22. Expenses

Expenses are decreases in economic benefits recognized when a transaction occurs or when it is reasonably certain to occur in the future, regardless of whether payment has been made.

Expenses and the revenue they generate are recognized simultaneously in accordance with the matching principle. Where the matching principle conflicts with the prudence principle, expenses are recognized based on the substance of the transaction and the requirements of accounting standards to ensure faithful and reasonable presentation.

23. Corporate income tax

Corporate income tax expense comprises current income tax and deferred income tax.

Current income tax

Current income tax is calculated on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income and losses carried forward.

Deferred income tax

Deferred income tax is corporate income tax payable or refundable arising from temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and their tax bases. Deferred income tax liabilities are recognized for all taxable temporary differences. Deferred income tax assets are recognized only when future taxable profits are certain to be available against which deductible temporary differences can be utilized.

The carrying amount of deferred income tax assets is reviewed at the financial year-end and reduced to the extent that sufficient taxable profit is no longer certain to be available to utilize part or all of the assets. Previously unrecognized deferred income tax assets are reassessed at the financial year-end and recognized when sufficient taxable profit is certain to be available to utilize them.

Deferred income tax assets and liabilities are measured at the tax rates expected to apply in the year when the assets are recovered or the liabilities are settled, based on tax rates effective at the financial year-end. Deferred income tax is recognized in the consolidated income statement and is recognized directly in equity only when it relates to items recognized directly in equity.

The Group shall offset deferred tax assets and deferred tax liabilities if:

- The Group has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
  - For the same taxable entity; or
  - The Group intends to settle current income tax liabilities and current income tax assets on a net basis, or to recover the assets and settle the liabilities simultaneously, in each future period in which material amounts of deferred income tax liabilities or assets are expected to be settled or recovered.

24. Related parties

Parties are considered related if one party has the ability to control or significantly influence the other in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering relationships with related parties, attention is given to the substance of the relationship rather than its legal form.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED BALANCE SHEET

1. Cash and cash equivalents

	End of quarter	Beginning of year
Cash on hand	4.454.963.418	3.140.978.226
Cash at banks	37.363.246.420	56.883.375.141
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	*24.638.251.371*	*39.792.892.119*
- Vietnam Joint Stock Commercial Bank for Industry and Trade	*4.056.272.047*	*2.850.378.615*
- Joint Stock Commercial Bank for Investment and Development of Vietnam	*413.053.995*	*1.117.833.699*
- Military Commercial Joint Stock Bank	*4.976.537.238*	*2.324.170.753*
- Other banks	*3.279.131.770*	*10.798.099.955*
Cash equivalents	9.800.000.000	42.450.000.000
- Term deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade	*8.200.000.000*	*21.200.000.000*
- Term deposits at Asia Commercial Joint Stock Bank		*21.250.000.000*
- Term deposits at other banks	*1.600.000.000*	
Total	**51.618.209.838**	**102.474.353.367**

2. Financial investments

The Group's financial investments comprise held-to-maturity investments, investments in joint ventures and associates, and equity investments in other entities. Details of the Group's financial investments are as follows:

2a. Held-to-maturity investments

Term deposits at banks are detailed as follows:

	Ending balance		Beginning balance	
	Costs	Provisions	Costs	Provisions
Vietcombank	134.000.000.000	-	30.603.753.425	-
BIDV	133.500.000.000	-	112.511.095.890	-
VIB	84.357.260.274	-	81.687.465.753	-
VietinBank	120.000.000.000	-	97.142.041.096	-
SeABank	71.800.000.000		51.232.000.000	
ACB	80.123.202.408	-	67.250.481.012	-
NCB	35.611.198.220			
Other banks	23.701.141.507	-	3.075.167.123	-
Total	**683.092.802.409**	**-**	**443.502.004.299**	**-**

2b. Investments in joint ventures and associates

	End of quarter			Beginning of year		
	Cost	Post-acquisition profits	Total	Cost	Post-acquisition profits	Total
Coats Phong Phu Limited Liability Company	85.253.638.578	240.931.093.809	326.184.732.387	85.253.638.578	320.618.774.719	405.872.413.297
HUD Saigon Housing and Urban Development Investment Joint Stock Company	10.000.000.000	506.753.961	10.506.753.961	10.000.000.000	277.352.691	10.277.352.691
Dalat Garment Joint-Stock Company	6.769.616.000	(1.574.081.030)	5.195.534.970	6.769.616.000	(1.630.605.981)	5.139.010.019
Phong Phu - Daewon - Thu Duc Housing Development Corporation	144.586.200.608	19.894.243.723	164.480.444.331	144.586.200.608	20.060.467.193	164.646.667.801
Phong Phu Trading & Investment Promotion Corporation	6.800.516.237	(6.800.516.237)	-	6.800.516.237	(6.800.516.237)	-
Dong Nam Textile Joint Stock Company	46.888.561.208	16.303.117.896	63.191.679.104	46.888.561.208	15.135.040.498	62.023.601.706
Nha Trang Textile & Garment Joint Stock Company	82.914.327.165	(14.839.262.760)	68.075.064.405	70.968.627.165	(23.170.619.583)	47.798.007.582
Nhuan Phu Textile Company Limited	4.972.572.000	72.580.910	5.045.152.910	4.972.572.000		4.972.572.000
Total	**388.185.431.796**	**254.493.930.272**	**642.679.362.068**	**376.239.731.796**	**324.489.893.300**	**700.729.625.096**

The carrying amounts of the Group's interests in joint ventures and associates are as follows:

	Opening carrying amount	Share of profit or loss for the period	Dividends and distributed profits	Other increases/decreases	Closing carrying amount
Coats Phong Phu Limited Liability Company	405.872.413.297	272.766.935.418	(352.454.616.328)		326.184.732.387
HUD Saigon Housing and Urban Development Investment Joint Stock Company	10.277.352.691	229.401.270	-		10.506.753.961
Dalat Garment Joint-Stock Company	5.139.010.019	479.624.951	(423.100.000)		5.195.534.970
Phong Phu - Daewon - Thu Duc Housing Development Corporation	164.646.667.801	(166.223.470)	-		164.480.444.331
Phong Phu Trading & Investment Promotion Corporation	-	-	-		
Dong Nam Textile Joint Stock Company	62.023.601.706	1.168.077.398	-		63.191.679.104
Nha Trang Textile & Garment Joint Stock Company	47.798.007.582	8.350.468.823	-	11.926.588.000	68.075.064.405
Nhuan Phu Textile Company Limited	4.972.572.000	72.580.910			5.045.152.910
Total	**700.729.625.096**	**282.900.865.300**	**(352.877.716.328)**	**11.926.588.000**	**642.679.362.068**

2c. Equity investments in other entities

	End of quarter		Beginning of year	
	Cost	Provision	Cost	Provision
Binh An Garment Textile Material Accessories Joint Stock Company	13.027.052.451	(3.235.416.350)	13.027.052.451	(2.903.621.187)
Lien Phuong Textile & Garment Joint Stock Company	32.288.540.334	(10.614.412.362)	32.288.540.334	(9.899.099.829)
Gia Dinh Development Corporation	12.533.634.095	(3.875.313.875)	12.533.634.095	-
Gia Dinh - Phong Phu Textile and Garment Corporation	5.852.355.319	(5.852.355.319)	5.852.355.319	(5.852.355.319)
Vietnam Wool Joint Stock Company	1.337.103.882	(776.304.707)	1.337.103.882	(776.304.706)
Vietnam Textile and Garment Materials Production and Trading Company Limited	11.282.879.453	(8.822.239.453)	11.282.879.453	(8.412.024.483)
Saigon Rach Gia Joint Stock Company	2.984.184.383	(2.984.184.383)	2.984.184.383	(2.984.184.383)
Hung Phu Joint Stock Company	1.813.677.769	(1.813.677.769)	1.813.677.769	(1.813.677.769)
Nam Dinh Textile and Garment Urban Development Joint Stock Company	9.151.690.000	-	9.151.690.000	-
Phuoc Loc Joint Stock Company	3.216.754.481	-	3.216.754.481	-
Phong Phu International Joint Stock Company	14.093.555.470	-	14.093.555.470	-
Total	**107.581.427.637**	**(37.973.904.218)**	**107.581.427.637**	**(32.641.267.676)**

Provision for impairment of equity investments in other entities

	9 months of 2026
Beginning of year	**32.641.267.676**
Provision/(reversal)	5.332.636.542
End of quarter	**37.973.904.218**

3. Short-term trade receivables

	End of period		Beginning of year	
	Amount	Provision	Amount	Provision
Receivables from related parties	***363.082.416.846***	***(9.930.807.340)***	***302.614.307.011***	***(11.930.807.340)***
Coast Phong Phu Company Limited	333.857.255.730		281.676.531.142	
Phong Phu Trade Promotion Joint Stock Company	9.930.807.340	(9.930.807.340)	11.930.807.340	(11.930.807.340)
Phuoc Loc Joint Stock Company	16.643.427.246		5.568.007.119	
Phong Phu International Joint Stock Company	1.492.812.452		803.561.279	
Sinnika Vietnam Joint Stock Company	405.568.160		438.106.108	
Vinatex International Joint Stock Company	285.693.002		144.930.995	
Vinatex International Fabric One Member Company Limited	377.062.816		2.025.723.418	
Hoa Tho Fashion Joint Stock Company	2.925.816			
Hoa Tho Textile and Garment Joint Stock Corporation	240.546		-	
Vietnam National Textile and Garment Group	86.623.738		26.639.610	
Receivables from other customers	***212.522.840.669***	***(3.826.658.515)***	***168.481.641.722***	***(3.646.476.721)***
Other customers	212.522.840.669	(3.826.658.515)	168.481.641.722	(3.646.476.721)
Total	**575.605.257.515**	**(13.757.465.855)**	**471.095.948.733**	**(15.577.284.061)**

4. Short-term advances to suppliers

	End of period		Beginning of year	
	Amount	Provision	Amount	Provision
Advances to related parties	**1.463.253.120**	-	**312.011.338**	-
Nha Trang Textile & Garment Joint Stock Company			312.011.338	
Viet Tien Garment Corporation - Viet Tien Tung Shing Business Cooperation Store	10.653.120			
Dong Nam Textile Joint Stock Company	1.452.600.000			
Advances to other suppliers	**24.774.847.759**	**(300.000.000)**	**19.103.605.715**	**(300.000.000)**
Natex Limited	-		1.299.027.120	
Dong Pho Company Limited			1.447.087.656	
Van Khoa Trading and Technical Services Company Limited			1.332.732.590	
COFCO INTERNATIONAL SINGAPORE PTE. LTD.	4.476.431.130		-	
Vinh Hoa Yarn Company Limited	2.629.921.304			
Other suppliers	17.668.495.325	(300.000.000)	15.024.758.349	(300.000.000)
Total	**26.238.100.879**	**(300.000.000)**	**19.415.617.053**	**(300.000.000)**

5. Other short-term/long-term receivables

5a. Other short-term receivables

	End of quarter		Beginning of year	
	Amount	Provision	Amount	Provision
Receivables from related parties	***838.481.723***	-	***305.162.320***	-
Vinatex International Fabric One Member Company Limited - Interest on asset rentals	838.481.723	-	305.162.320	-
Receivables from other organizations and individuals	***112.432.449.222***	***(19.534.309.268)***	***110.371.969.541***	***(19.534.309.268)***
Saigon Agriculture Corporation - One Member Company Limited	94.500.967.262	(16.291.758.178)	98.774.188.174	(16.291.758.178)
- Receivable arising from the withdrawal of invoices and cancellation of the contract for transfer of the housing project in Phuoc Long B Ward, Thu Duc City	*50.968.071.503*		*55.241.292.415*	
- Business cooperation receivable for the Lang Le Bau Co Project	*43.532.895.759*	*(16.291.758.178)*	*43.532.895.759*	*(16.291.758.178)*
- Advances	9.838.690.316	-	5.165.323.371	-
- Short-term deposits	108.000.000		133.254.518	
- VCB Leasing Company Limited	1.441.167.280			
- Other short-term receivables	6.543.624.364	*(3.242.551.090)*	6.299.203.478	*(3.242.551.090)*
Total	**113.270.930.945**	**(19.534.309.268)**	**110.677.131.861**	**(19.534.309.268)**

5b. *Other long-term receivables*

	End of quarter		Beginning of year	
	Amount	Provision	Amount	Provision
Saigon Agriculture Corporation - One Member Company Limited - Business cooperation contribution to the Housing Project in Phuoc Long, Ho Chi Minh City	138.186.368.441	-	137.550.998.510	-
Long-term deposits	821.100.000			
VAT on finance leases	352.939.098	-	2.541.815.389	-
Other long-term receivables	957.661.534	-	1.044.318.334	-
Total	**140.318.069.073**	-	**141.137.132.233**	-

6. Bad debts

	End of quarter		Beginning of year	
	Cost	Recoverable amount	Cost	Recoverable amount
Saigon Agriculture Corporation - One Member Company Limited	43.532.895.759	27.241.137.581	43.532.895.759	27.241.137.581
Receivables from other organizations and individuals	21.921.631.772	4.621.614.827	22.806.086.556	3.686.251.405
Total	**65.454.527.531**	**31.862.752.408**	**66.338.982.315**	**30.927.388.986**

Movements in the allowance for doubtful debts are as follows:

	9 months of 2026
Beginning of year	35.411.593.329
Provision/(reversal)	(1.819.818.206)
End of period	**33.591.775.123**

7. Inventories

	End of quarter		Beginning of year	
	Cost	Provision	Cost	Provision
Goods in transit	12.423.700.910	-	5.383.641.392	-
Raw materials and supplies	216.719.656.709	(1.418.456.177)	182.822.168.684	(1.418.456.177)
Work in progress	153.524.553.319	(1.308.345.464)	139.141.121.979	(2.165.850.165)
Finished goods	126.719.659.851	(6.134.848.073)	140.139.730.925	(5.437.275.298)
Merchandise	13.258.307.381	-	16.680.558.141	-
Goods on consignment	4.149.715.621	(125.802.909)	4.082.237.257	-
Total	**526.795.593.791**	**(8.987.452.623)**	**488.249.458.378**	**(9.021.581.640)**

Movements in the allowance for inventory write-downs are as follows:

	9 months of 2026
Beginning of year	9.021.581.640
Provision/(reversal)	(34.129.017)
End of period	**8.987.452.623**

8. Short-term/long-term deferred expenses

8a. Short-term deferred expenses

	End of quarter	Beginning of year
Tools and supplies expenses	1.389.710.020	867.704.219
Insurance expenses	1.000.283.327	387.269.826
Repair and maintenance expenses	328.014.496	276.383.333
Other short-term prepaid expenses	380.364.434	77.968.005
Total	**3.098.372.277**	**1.609.325.383**

8b. Long-term deferred expenses

	End of quarter	Beginning of year
Land use right	1.346.938.740	2.448.979.560
Tools and supplies	7.350.820.884	2.228.208.970
Factory repair and upgrading expenses	5.516.747.258	8.183.894.389
Other long-term prepaid expenses	1.241.317.289	928.561.349
Total	**15.455.824.171**	**13.789.644.268**

9. Tangible fixed assets

Movements in tangible fixed assets are presented in Appendix 01.

10. Finance lease assets

	Machinery and equipment	Vehicles and transmission equipment	Total
Cost			
Beginning of year	120.799.362.845	3.070.974.243	123.870.337.088
Completed construction	46.042.352.920	-	46.042.352.920
End of period	**166.841.715.765**	**3.070.974.243**	**169.912.690.008**
Accumulated depreciation			
Beginning of year	20.045.276.633	884.391.776	20.929.668.409
Depreciation for the year	8.652.800.818	304.153.830	8.956.954.648
End of period	28.698.077.451	1.188.545.606	29.886.623.057
Net carrying amount			
Beginning of year	100.754.086.212	2.186.582.467	102.940.668.679
End of period	**138.143.638.314**	**1.882.428.637**	**140.026.066.951**

11. Intangible fixed assets

	Cost	Accumulated depreciation	Net carrying amount
Beginning of year	583.927.273	487.432.684	96.494.589
Depreciation for the period	-	9.046.359	
End of period	**583.927.273**	**496.479.043**	**87.448.230**

12. Construction-in-progress

	End of quarter	Beginning of year
Fixed asset acquisition costs	761.962.963	38.607.585.150
Construction in progress	66.687.587.229	41.984.470.015
Total	**67.449.550.192**	**80.592.055.165**

Appendix 01: Movements in tangible fixed assets

Item	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment	Office equipment	Total
Cost					
Beginning of year	690.304.128.801	1.595.323.772.332	70.347.771.171	13.011.556.453	2.368.987.228.757
Completed construction investment	10.345.500.644	25.265.260.856	7.700.152.669	-	43.310.914.169
End of period	**700.649.629.445**	**1.620.589.033.188**	**78.047.923.840**	**13.011.556.453**	**2.412.298.142.926**
Accumulated depreciation					
Beginning of year	293.857.058.743	1.092.925.032.436	37.174.752.546	7.934.658.152	1.431.891.501.877
Depreciation for the period	20.454.893.301	67.553.352.915	6.136.531.868	573.182.352	94.717.960.436
End of period	**314.311.952.044**	**1.160.478.385.351**	**43.311.284.414**	**8.507.840.504**	**1.526.609.462.313**
Net carrying amount					
Beginning of year	396.447.070.058	502.398.739.896	33.173.018.625	5.076.898.301	937.095.726.880
End of period	**386.337.677.401**	**460.110.647.837**	**34.736.639.426**	**4.503.715.949**	**885.688.680.613**

13. Goodwill

Cost	
Beginning of year	39.366.504.802
End of period	**39.366.504.802**
Accumulated amortization	
Beginning of year	**36.414.016.941**
Amortization for the period	2.952.487.861
End of period	**39.366.504.802**
Net carrying amount	
Beginning of year	2.952.487.861
End of period	**-**

14. Short-term/long-term trade payables

14a. Short-term trade payables

	End of quarter	Beginning of year
Payables to related parties	**205.915.452.352**	**170.892.225.908**
Dong Nam Textile Joint Stock Company	784.967.968	
Coats Phong Phu Limited Liability Company	188.572.561.276	167.140.071.222
Phuoc Loc Joint Stock Company	14.435.162.585	1.653.490.832
Lien Phuong Textile & Garment Joint Stock Company	57.032.640	
Nha Trang Textile & Garment Joint Stock Company	1.546.538.674	1.409.350.943
Viet Thang Corporation - Joint Stock Company	505.648.560	635.824.404
Vietnam National Textile and Garment Group	-	53.488.507
Hoa Tho Textile and Garment Joint Stock Corporation	2.887.529	
Viet Tien Garment Corporation - Viet Tien Tung Shing Business Cooperation Store	10.653.120	
Payables to other suppliers	**108.526.394.525**	**97.227.360.247**
Other suppliers	108.526.394.525	97.227.360.247
Total	**314.441.846.877**	**268.119.586.155**

15. Short-term advances from customers

	End of quarter	Beginning of year
Advances from related parties	-	**21.442.860**
Vietnam National Textile and Garment Group	-	21.442.860
Advances from other customers	**131.335.475.357**	**132.227.079.642**
Receipts from customers relating to the transfer of terraced houses in the housing project in Phuoc Long B Ward, Ho Chi Minh City	115.401.827.748	115.401.827.748
Other customers	15.933.647.609	16.825.251.894
Total	**131.335.475.357**	**132.248.522.502**

16. Dividends and profits payable

	End of quarter	Beginning of year
Payables to other organizations and individuals	**685.113.735**	**685.113.735**
Other organizations and individuals	685.113.735	685.113.735
Total	**685.113.735**	**685.113.735**

17. Taxes and other amounts payable to the State

	Beginning of year		Movements during the quarter		End of quarter	
	Payable	Receivable	Amount payable	Amount paid	Payable	Receivable
VAT on domestic sales	46.456.987		11.394.979.593	(5.130.276.651)	6.311.159.929	-
VAT on imports	-		4.168.764.793	(4.168.764.793)	-	-
Import and export duties	-		193.612.535	(207.095.727)	-	13.483.192
Corporate income tax	1.144.000.072	207.769.015	25.266.227.792	(6.908.620.371)	19.501.607.493	207.769.015
Personal income tax	3.228.025.155		20.633.808.307	(18.909.909.467)	4.951.923.995	-
Natural resource tax	14.010.410		219.417.385	(216.276.605)	17.151.190	-
Land rental (*)	-	3.673.059.348	76.444.500.210	(36.887.833.030)	35.883.607.832	-
Foreign contractor tax	-	2.838.036	881.253.420	(856.306.711)	22.108.673	-
Fees, charges and other amounts payable	1.647.534		358.155.432	(359.802.966)	-	-
Total	**4.434.140.158**	**3.883.666.399**	**139.560.719.467**	**(73.644.886.321)**	**66.687.559.112**	**221.252.207**

18. Payables to employees

Salaries, allowances, bonuses and other amounts payable to employees.

19. Short-term accrued expenses

	End of quarter	Beginning of year
Accrued interest payable	398.767.164	739.326.105
Commission expenses	2.764.901.068	2.028.977.875
Supermarket sales support expenses	571.823.376	1.269.513.264
Service expenses	5.637.243.429	2.774.293.010
Other expenses	8.004.100.340	6.505.350.140
Total	**17.376.835.377**	**13.317.460.394**

20. Short-term/long-term deferred revenue

20a. Short-term deferred revenue

	End of quarter	Beginning of year
Deferred revenue from related parties	**2.368.096.495**	**3.157.462.000**
Coats Phong Phu Limited Liability Company - Advances for fixed asset rentals	2.368.096.495	3.157.462.000
Deferred revenue from other organizations and individuals	**751.011.020**	**942.056.119**
Total	**3.119.107.515**	**4.099.518.119**

20b. Long-term deferred revenue

	End of quarter	Beginning of year
Deferred revenue from related parties	**12.629.847.970**	**14.208.578.980**
Coats Phong Phu Limited Liability Company - Advances for fixed asset rentals	12.629.847.970	14.208.578.980
Deferred revenue from other organizations and individuals	**2.729.810.255**	**2.866.918.795**
Vinh Phuong Manufacturing and Trading Company Limited - Investment costs for the expansion of Denim1 weaving factory	2.729.810.255	2.866.918.795
Total	**15.359.658.225**	**17.075.497.775**

21. Other short-term/long-term payables

21a. Other short-term payables

	End of quarter	Beginning of year
Payables to related parties	***3.150.887.472***	***880.200.519***
Vietnam National Textile and Garment Group - Interest payable	3.150.887.472	880.200.519
Payables to other entities and individuals	***32.856.093.485***	***24.106.191.288***
An Tam Investment Development Joint Stock Company - Capital contributions received	19.500.000.000	19.500.000.000
Short-term deposits received	3.206.406.000	2.718.600.000
Other short-term payables	10.149.687.485	1.887.591.288
Total	**36.006.980.957**	**24.986.391.807**

21b. Other long-term payables

	End of quarter	Beginning of year
Lien Phuong Textile & Garment Joint Stock Company - Long-term capital contributions received		5.226.000.000
Long-term deposits and security deposits received	8.314.806.000	8.773.742.000
Total	**8.314.806.000**	**13.999.742.000**

22. Short-term/long-term borrowings and finance lease liabilities

22a. Short-term borrowings and finance lease liabilities

	End of quarter	Increases/ decreases	Exchange differences	Beginning of year
Short-term borrowings from related parties	**19.342.078.914**	**910.110.980**	**(277.755.682)**	**18.709.723.616**
- Vietnam National Textile and Garment Group (ADB)	*19.342.078.914*	*910.110.980*	*(277.755.682)*	*18.709.723.616*
Short-term borrowings and finance lease liabilities payable to other organizations	**449.938.077.111**	**(143.093.263.342)**	**(254.138.648)**	**593.285.479.101**
Short-term bank borrowings	386.453.310.725	(131.723.405.566)	(254.138.648)	518.430.854.939
- Joint Stock Commercial Bank for Foreign Trade of Vietnam	*218.911.786.148*	*(157.354.691.438)*	*(237.403.236)*	*376.503.880.822*
- Joint Stock Commercial Bank for Investment and Development of Vietnam	-	*(71.808.334.069)*	-	*71.808.334.069*
- Vietnam Joint Stock Commercial Bank for Industry and Trade	*58.624.838.558*	*(11.571.650.666)*	*77.849.176*	*70.118.640.048*
- Asia Commercial Joint Stock Bank	*98.854.686.019*	*98.949.270.607*	*(94.584.588)*	
- Ho Chi Minh City Development Joint Stock Commercial Bank	*10.062.000.000*	*10.062.000.000*		
Short-term borrowings from other individuals	60.961.014.603	(6.762.577.052)		67.723.591.655
Current portion of long-term borrowings (VCB)	1.978.584.613	(4.007.815.387)	-	5.986.400.000
Current portion of finance lease liabilities	545.167.170	(599.465.337)	-	1.144.632.507
Total	**469.280.156.025**	**(142.183.152.362)**	**(531.894.330)**	**611.995.202.717**

22b. Long-term borrowings and finance lease liabilities

	End of quarter	Increases/ decreases	Exchange differences	Beginning of year
Long-term borrowings from related parties	**147.782.740.253**	**-**	**(2.350.754.899)**	**160.160.958.305**
- Vietnam National Textile and Garment Group (ADB)	147.782.740.253	-	(2.350.754.899)	160.160.958.305
Long-term borrowings and finance lease liabilities payable to other organizations and individuals	**120.142.476.545**	**9.254.001.941**	**-**	**110.888.474.604**
- Long-term bank borrowings (VCB)	66.359.976.254	11.642.074.507	-	54.717.901.747
- Finance lease liabilities	53.782.500.291	(2.388.072.566)	-	56.170.572.857
Total	**267.925.216.798**	**9.254.001.941**	**(2.350.754.899)**	**271.049.432.909**

23. Short-term/long-term provisions

The short-term provision relates to compensation for losses incurred by Saigon Agriculture Corporation - One Member Company Limited, based on the damage assessed at the time of transfer of the Housing Project in Residential Quarter 4, Phuoc Long Ward, Ho Chi Minh City.

24. Bonus and welfare funds

	End of quarter	Beginning of year
Bonus fund	10.394.241.508	10.381.811.975
Welfare fund	2.167.551.321	1.996.429.915
Management and executive bonus fund	10.389.344.510	6.074.487.219
Total	**22.951.137.339**	**18.452.729.109**

25. Owners' equity

Reconciliation of movements in owners' equity

	Owners' invested capital	Share premium	Development investment fund	Retained earnings	Non-controlling interests	Total
Opening balance for the current year	746.708.910.000	32.368.276.001	547.292.291.709	769.573.938.818	45.131.261.924	2.141.074.678.452
Profit for the period				367.902.478.360	5.758.435.387	373.660.913.747
Appropriations to funds during the period			99.113.766.549	(141.946.803.340)	(410.183.977)	(43.243.220.768)
Remuneration paid to the Board of Directors and Supervisory Board	-			(799.655.900)	(73.344.099)	(872.999.999)
Distribution of remaining prior-year dividends				(74.672.991.000)	(1.920.000.000)	(76.592.991.000)
Share dividends distributed during the current period	37.333.340.000	(80.000.000)		(37.333.340.000)		(80.000.000)
Other adjustments				(1.125.344.906)	9.876.851.897	8.751.506.992
Closing balance	**784.042.250.000**	**32.288.276.001**	**646.406.058.258**	**881.598.282.032**	**58.363.021.133**	**2.402.697.887.424**

25a. Details of owners' contributed capital

	End of quarter	Beginning of year
Vietnam National Textile and Garment Group	392.792.530.000	374.087.960.000
Other shareholders	391.249.720.000	372.620.950.000
Total	**784.042.250.000**	**746.708.910.000**

25b. Shares

	End of quarter	Beginning of year
Number of shares registered for issuance	78.404.225	74.670.891
Number of shares issued	78.404.225	74.670.891
- *Ordinary shares*	78.404.225	74.670.891
- *Preference shares*	-	-
Number of shares repurchased		
- *Ordinary shares*		
- *Preference shares*	-	-
Number of shares outstanding	78.404.225	74.670.891
- *Ordinary shares*	78.404.225	74.670.891
- *Preference shares*	-	-

Par value of outstanding shares: VND 10.000.

26. *Comparative information*

During the year, Phong Phu Corporation adjusted certain items in the consolidated financial statements for the year ended December 31, 2025, based on the audit findings of the State Audit Office. The effects of these retrospective adjustments on the Consolidated interim statement of Financial position are as follows:

	Code	Before adjustment	Adjustments	After adjustment
Held-to-maturity investments	123	433.721.706.198	9.736.988.512	443.458.694.710
Allowance for doubtful short-term receivables	136	(36.639.900.576)	1.228.307.247	(35.411.593.329)
Inventories	141	487.673.674.602	575.783.776	488.249.458.378
Allowance for inventory write-downs	142	(13.991.365.390)	4.969.783.750	(9.021.581.640)
Other long-term receivables	215	131.137.132.233	10.000.000.000	141.137.132.233
Tangible fixed assets	221	935.302.537.763	1.793.189.117	937.095.726.880
- Cost	*222*	*2.366.802.843.001*	*2.184.385.756*	*2.368.987.228.757*
- Accumulated depreciation	*223*	*(1.431.500.305.238)*	*(391.196.639)*	*(1.431.891.501.877)*
Short-term trade payables	311	269.154.789.478	(1.035.203.323)	268.119.586.155
Short-term taxes and other amounts payable to the State	314	4.122.642.731	311.497.427	4.434.140.158
Retained earnings	420	741.138.025.630	28.435.913.188	769.573.938.818
Non-controlling interests	429	44.539.416.814	591.845.110	45.131.261.924

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE CONSOLIDATED INCOME STATEMENT

1. Revenue from sales of goods and provision of services

	9 months of 2026	9 months of 2025
Revenue from sales of finished goods	1.640.333.907.604	1.418.820.624.728
Revenue from sales of merchandise and provision of services	447.733.753.639	416.070.952.750
Total	**2.088.067.661.243**	**1.834.891.577.478**

2. Revenue deductions

	9 months of 2026	9 months of 2025
Trade discounts	1.097.126.347	969.145.447
Sales returns	2.440.083.487	1.564.731.516
Total	**3.537.209.834**	**2.533.876.963**

3. Cost of sales

	9 months of 2026	9 months of 2025
Cost of finished goods sold	1.316.081.998.277	1.138.665.238.822
Cost of merchandise sold and services provided	342.612.235.093	334.967.583.314
Provision for/(reversal of) inventory write-downs	(34.129.017)	
Total	**1.658.660.104.353**	**1.473.632.822.136**

4. Financial income

	9 months of 2026	9 months of 2025
Interest on demand deposits	70.458.478	331.407.554
Interest on term deposits	15.536.097.225	17.853.845.713
Interest on late payments	-	307.311.684
Dividends and distributed profits	8.250.000.000	8.250.000.000
Realized foreign exchange gains	4.221.358.790	9.121.192.023
Unrealized foreign exchange gains	2.933.311.352	-
Other financial income	167.720.390	221.145.117
Total	**31.178.946.235**	**36.084.902.091**

5. Financial expenses

	9 months of 2026	9 months of 2025
Interest expense	25.576.577.237	44.153.990.221
Realized foreign exchange losses	3.641.523.403	2.748.011.315
Unrealized foreign exchange losses	-	18.269.346.492
Provision for/(reversal of) impairment of financial investments	5.844.209.925	6.358.557.660
Total	**35.062.310.565**	**71.529.905.688**

6. Selling expenses

	9 months of 2026	9 months of 2025
Employee expenses	22.282.214.514	18.744.597.199
Raw materials and supplies expenses	4.003.707.960	581.810.758
Transportation expenses	15.195.039.151	12.274.359.868
External service expenses	46.832.823.112	37.365.169.858
Other expenses	9.236.446.544	11.810.848.955
Total	**97.550.231.281**	**80.776.786.638**

7. General and administrative expenses

	9 months of 2026	9 months of 2025
Employee expenses	70.837.715.897	72.478.819.509
Raw materials and supplies expenses	3.929.738.017	4.159.946.343
Taxes and fees	76.501.135.041	79.499.110.738
Depreciation of fixed assets	4.079.266.994	3.227.660.409
Goodwill amortization	2.952.487.861	2.952.487.861
Provision for/(reversal of) doubtful debts	(1.743.900.526)	8.587.691.836
External service expenses	44.661.906.990	38.481.384.731
Other expenses	8.350.493.052	7.157.497.272
Total	**209.568.843.326**	**216.544.598.699**

8. Other income

	9 months of 2026	9 months of 2025
Gains on liquidation and disposal of fixed assets		2.226.481.609
Reuse of materials and spare parts	539.700.000	
Site clearance compensation		142.035.000
Penalties for contract breaches		112.146.829
Other income	208.806.695	232.431.858
Total	**748.506.695**	**2.713.095.296**

9. Other expenses

	9 months of 2026	9 months of 2025
Site clearance expenses	-	1.285.921.754
Fines and late payment charges	53.933.821	137.063.193
Other expenses	37.144.345	448.503.839
Total	**91.078.166**	**1.871.488.786**

10. Corporate income tax expense

The Group's corporate income tax expense for the year comprises:

	9 months of 2026	9 months of 2025
Phong Phu Corporation	10.440.251.533	
Phong Phu Home Textile Joint Stock Company	14.034.147.885	2.307.258.698
Nam Duong Phu Joint Stock Company	290.888.783	558.031.401
Total	**24.765.288.201**	**2.865.290.099**

Corporate income tax expense for the companies in the Group is determined in accordance with current tax regulations. However, these regulations change from time to time and may be interpreted differently for various types of transactions. Accordingly, corporate income tax expense presented in the combined financial statements may be adjusted following reviews by the tax authorities.

11. Basic/diluted earnings per share

	9 months of 2026	9 months of 2025
Profit after corporate income tax attributable to shareholders of the Parent Company	367.902.478.360	306.315.339.198
Appropriations to bonus and welfare funds and remuneration for the Board of Directors and Supervisory Board	(29.973.662.250)	(30.551.509.681)
Profit used to calculate basic/diluted earnings per share	337.928.816.110	275.763.829.517
Weighted average number of ordinary shares outstanding during the period	78.404.225	78.404.225
Basic/diluted earnings per share	**4.310**	**3.517**

Approved on October 29, 2026

Prepared by	Chief Accountant	Legal Representative
Nguyen Thi Thuy	Le Thi Tu Anh	Duong Khue