

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: The Hanoi Stock Exchange

In accordance with the provisions of Circular No. 96/2020/TT-BTC dated 16/11/2020 of the Ministry of Finance guiding the disclosure of information on the stock market, TTBGROUP JSC shall disclose the financial statements (BCTC) of the quarter 4/year 2025 to the Hanoi Stock Exchange as follows:

1. Organization name: TTBGROUP JOINT STOCK COMPANY

- Stock symbol: TTB
- Address: Group 3, Quan Trieu Ward, Thai Nguyen province
- Contact phone number/Tel: 02083 75 66 99
- Email: chungcutienbo@gmail.com Website: tienbo.vn

2. Disclosure information contents:

- Financial Statement of Quarter 4/year 2025

Separate Financial Statements (TCNY has no subsidiaries and the superior accounting unit has affiliated units);

Consolidated financial statement (TCNY has subsidiaries);

Consolidated financial statements (TCNY has affiliated accounting unit with its own accounting apparatus);

- Cases that require explanation:

+ The auditing organization gives an opinion that is not an unqualified opinion on the financial statements (for the financial statements that have been reviewed/audited....):

Yes

No

Explanatory document in case of the integration:

Yes

No

+ Profit after tax in the reporting period has a difference of 5% or more before and after auditing, changing from loss to profit or vice versa (for audited financial statements in 2022):

Yes

No

Explanatory document in case of integration

Yes

No

+ Profit after corporate income tax in the income statement of the reporting period changed by 10% or more compared with the same period last year



Yes

No

Explanatory document in case of integration

Yes

No

+ Profit after tax in the reporting period is a loss, changing from profit in the same period of the previous year to loss in this period or vice versa:

Yes

No

Explanatory document in case of integration

Yes

No

This information was published on the company website on 20/1/2026 at the link:

<https://www.tienbo.vn/>



Attached documents:

- Financial statements Quarter IV/2025

ORGANIZATION REPRESENTATIVE
LEGAL REPRESENTATIVE



TTBGROUP JOINT SOTOCK COMPANY
Group 3, Quan trieu Ward, Thai Nguyen Province, Vietnam

FINANCIAL STATEMENTS

QUARTER IV/2025

THAI NGUYEN, JANUARY 2026



**QUARTER IV/2025 FINANCIAL REPORT
OF TTBGROUP JOINT STOCK COMPANY**

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TTBGROUP JOINT STOCK COMPANY
Address: Group 3, Quan Trieu Ward, Thai Nguyen Province

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BALANCE SHEET

(Full version)

Quarter IV of 2025

On January 20, 2026

Currency: VNĐ

| ASSET | Code | Inter- Prevention | Closing Balance | Opening Balance |
|---|------------|----------------------|--------------------------|--------------------------|
| 1 | 2 | 3 | 4 | 5 |
| A. SHORT-TERM ASSETS) | 100 | | 1.221.380.170.584 | 1.204.886.407.184 |
| I. Cash and Cash exchangeable | 110 | V.01 | 40.891.280.713 | 3.588.583.608 |
| 1. Cash | 111 | | 40.891.280.713 | 3.588.583.608 |
| 2. Cash exchangeable | 112 | | | |
| II. Short-term financial investments | 120 | | - | - |
| 1. Trading securities | 121 | | - | - |
| 2. Provision for lost due to the decrease in prices of trading securities (*) | 122 | | - | - |
| 3. Held-to-maturity investments | 123 | V.02 | | |
| III. Short-term receivables | 130 | | 997.934.259.666 | 1.030.417.858.866 |
| 1. Short-term Receivables from Customers | 131 | V.03 | 702.238.715.143 | 767.516.867.984 |
| 2. Prepayment to suppliers | 132 | V.04 | 130.013.956.295 | 108.700.323.609 |
| 3. Short-term Internal Receivables | 133 | | - | - |
| 4. Receivables by the Scheduled Progress of Construction Contracts | 134 | | - | - |
| 5. Receivables short-term loans | 135 | V.02 | - | - |
| 6. Other receivable | 136 | V.05 | 166.517.518.212 | 155.036.597.257 |
| 7. Provision for bad short-term receivables (*) | 137 | V.06 | (835.929.984) | (835.929.984) |
| 8. Insufficient Assets | 139 | | - | - |
| IV. Inventories | 140 | V.07 | 178.871.152.552 | 170.030.037.559 |
| 1. Inventory | 141 | | 178.871.152.552 | 170.030.037.559 |
| 2. Provision for decline in inventory (*) | 149 | | - | - |
| V. Provision for decline in inventory | 150 | | 3.683.477.653 | 849.927.151 |
| 1. Short-term prepaid expenses | 151 | V.10 | - | 52.089.253 |
| 2. Input VAT | 152 | | 3.683.477.653 | 775.486.988 |
| 3. Taxes and Receivables from State Budget | 153 | | | 22.350.910 |
| 4. Repurchase Government Bonds Transactions | 154 | | | |
| 5. Others Current Assets | 155 | | - | - |
| B. LONG-TERM ASSETS | 200 | | 832.139.119.283 | 781.191.168.100 |
| I. Long-term receivables | 210 | | 90.000.000.000 | 90.000.000.000 |
| 1. Long-term Receivables from Customers | 211 | | - | - |
| 2. Capital of units directly under | 212 | | - | - |
| 3. Long-term Internal Receivables | 213 | | - | - |
| 4. Long-term others receivable | 218 | | 90.000.000.000 | 90.000.000.000 |
| 5. Provision for long-term doubtful debts (*) | 219 | | - | - |
| II. Fixed assets | 220 | V.09 | 26.334.814.220 | 27.999.141.989 |
| 1. Tangible fixed assets | 221 | | 26.334.814.220 | 27.999.141.989 |
| - The original price | 222 | | 47.042.963.227 | 46.949.928.616 |
| - Accumulated depreciation (*) | 223 | | (20.708.149.007) | (18.950.786.627) |
| 2. /Financial lease assets | 224 | | - | - |
| -/The original price | 225 | | - | - |
| - Accumulated depreciation (*) | 226 | | - | - |
| 3. Intangible fixed assets | 227 | | - | - |
| - The original price | 228 | | - | - |
| - Accumulated depreciation (*) | 229 | | - | - |

| | | | | |
|---|------|------|--------------------------|--------------------------|
| III. Invested real estate | 230 | | - | - |
| - The original price | 231 | | - | - |
| - Accumulated depreciation (*) | 232 | | - | - |
| IV. Long-term-financial investments | 240 | V.08 | 415.498.025.880 | 392.175.079.352 |
| 1.Production in progress: long-term | 241 | | 121.621.989.354 | 121.603.336.573 |
| 2. Capital Construction in Progress | 242 | | 293.876.036.526 | 270.571.742.779 |
| V. Long-term-financial investments | 250 | V.02 | 257.160.000.000 | 257.160.000.000 |
| 1, Subsidiary company investments | 251 | | | |
| 2.Investments in Associates, Joint-Ventures | 252 | | 257.160.000.000 | 257.160.000.000 |
| 3.Investments in Other Companies | 253 | | - | - |
| 4.Provision for Long-term Investments Devaluation | 254 | | - | - |
| 5. Held-to-maturity investments | 255 | | | |
| VI. Other long term assets | 260 | | 43.146.279.183 | 13.856.946.759 |
| 1. Long-term prepaid expenses | 261 | V.10 | 43.146.279.183 | 13.856.946.759 |
| 2. Deferred income tax assets | 262 | | - | - |
| 3.Other investments: long-term | 268 | | - | - |
| TOTAL ASSETS (270 = 100 + 200) | 270 | | 2.053.519.289.867 | 1.986.077.575.284 |
| C. LIABILITIES | 300 | | 1.002.573.416.943 | 935.321.197.405 |
| I. Current liabilities | 310 | | 970.956.938.775 | 885.002.126.727 |
| 1. Payables to seller: short-term | 311 | V.11 | 335.009.993.790 | 539.701.938.208 |
| 2. Short term Advances Received from the Customers | 312 | V.12 | 324.596.571.846 | 163.816.789.080 |
| 3.Taxes and Obligations to State Budget | 313 | V.13 | 1.591.309.069 | 519.965.497 |
| 4. Payables to employees | 314 | | | 2.074.775.994 |
| 5. Others expahn: short-term | 315 | V.14 | | |
| 6. Short-term Intercompany Payables | 316 | | | |
| 7. Short-term Unrealized Revenue | 317 | | | |
| 9. Other short-term payables | 319 | V.15 | 256.912.207.824 | 123.400.000.000 |
| 10. Short-term borrowings and financial leases | 320 | V.16 | 52.840.198.298 | 55.482.000.000 |
| 11. Reward and Welfare Fund | 322 | | 6.657.948 | 6.657.948 |
| II. Long-term liabilities | 330 | | 31.616.478.168 | 50.319.070.678 |
| 1.Long-term Payables to Suppliers | 331 | | - | - |
| 2. Long term Advances Received from the Customers | 332 | | - | - |
| 3. Long-term Payable Expenses | 333 | | - | - |
| 4 Internal Payables of Capital | 334 | | - | - |
| 5. Long-term Internal Payables | 335 | | - | - |
| 6.Long-term Unrealized Revenue | 336 | | 3.798.495.986 | - |
| 7. Others long term payables | 337 | | - | - |
| 8. Long-term borrowings and finance lease | 338 | V.16 | 27.817.982.182 | 50.319.070.678 |
| D. OWNER'S EQUITY | 400 | | 1.050.945.872.924 | 1.050.756.377.879 |
| I. Owner's equity | 410 | V.17 | 1.050.945.872.924 | 1.050.756.377.879 |
| 1. Owner's equity invested capital | 411 | | 1.015.095.830.000 | 1.015.095.830.000 |
| Ordinary stock with voting right | 411a | | 1.015.095.830.000 | 1.015.095.830.000 |
| Self-funding | 411b | | - | - |
| 2. Equity Surplus | 412 | | 3.849.794.545 | 3.849.794.545 |
| 3. Other capitals | 414 | | 3.939.320.731 | 3.939.320.731 |
| 4. Fund stocks (*) | 414 | | - | - |
| 5.Differences upon asset revaluation | 415 | | - | - |
| 6. Exchange rate difference | 416 | | - | - |
| 7. Development Investment Fund | 418 | | 1.808.348.854 | 1.808.348.854 |
| 8. Corporation Arrangement Support Fund | 419 | | - | - |
| 9. Other Funds | 420 | | - | - |
| 10. Undistributed Profit | 421 | | 26.252.578.794 | 26.063.083.749 |
| <i>Accumulated Undistributed Profit by The End of The Previous Period</i> | 421a | | <i>26.212.955.529</i> | <i>25.020.637.244</i> |

| | | | | |
|---|------------|--|--------------------------|--------------------------|
| <i>Undistributed Profit of the Current Period</i> | 421b | | 39.623.265 | 1.042.446.505 |
| 11. Capital Construction Investment | 422 | | - | - |
| II. Budget resources and funds | 430 | | - | - |
| 1. Funding sources | 431 | | - | - |
| 2. Funds used for fixed asset acquisition | 432 | | - | - |
| TOTAL RESOURCES (440=300+400) | 440 | | 2.053.519.289.867 | 1.986.077.575.284 |

Prepared on January 20, 2025

Prepare by

(Signature, full name)



Mac Thi Minh Tam

Chief accountant

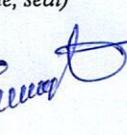
(Signature, full name)



Ha Thanh Xuan

General Director

(Signature, full name, seal)

Phung Van Thai

According to Circular No. 200/2014/TT-BTC dated December 22nd, 2014 of the Ministry of Finance)

INCOME STATEMENT

Full version)

Quarter IV of 2025

Currency: VND

| Article | Code | Inter- pretatio n | Quater II | | Accumulated from the beginning of the year to the end of this quarter | |
|--|------|-------------------------|----------------|----------------------|---|----------------------|
| | | | Current year | Previous year (2024) | Current year | Previous year (2024) |
| 1 | 2 | 3 | 4 | 5 | 6 | 7 |
| 1. Sale and service revenue | 01 | VI.1 | 90.042.110.779 | 71.781.341.601 | 194.909.228.016 | 140.536.849.981 |
| 2. Sales deduction | 02 | VI.2 | | | - | - |
| 3. Net revenue from sales and services (10=01- 02) | 10 | | 90.042.110.779 | 71.781.341.601 | 194.909.228.016 | 140.536.849.981 |
| 4. Cost of good sold | 11 | VI.3 | 85.098.605.308 | 65.740.169.228 | 170.528.725.899 | 123.506.936.683 |
| 5. Gross profit from sales and services (20=10-11) | 20 | | 4.943.505.471 | 6.041.172.373 | 24.380.502.117 | 17.029.913.298 |
| 6.Operating revenue | 21 | VI.4 | 10.741.475 | 2.398.572 | 17.018.321 | 31.484.961 |
| 7. Financial expenses | 22 | VI.5 | 907.974.610 | 1.170.266.981 | 3.987.854.470 | 4.331.123.871 |
| - Including: Interest expense | 23 | | 907.974.610 | 1.170.266.981 | 3.987.854.470 | 4.331.123.871 |
| 8. Selling expense | 25 | VI.8 | 933.982.925 | 460.399.374 | 4.137.289.181 | 2.055.172.176 |
| 9. Business management expenses | 26 | VI.8 | 3.092.666.146 | 3.356.386.290 | 16.102.881.742 | 10.604.743.239 |
| 10.Net profit from business activities {30=20+(21-22)-(25+26)} | 30 | | 19.623.265 | 1.056.518.300 | 169.495.045 | 70.358.973 |
| 11. Other income | 31 | VI.6 | 20.000.000 | - | 20.000.000 | - |
| 12.Other expenses | 32 | VI.7 | | - | - | - |
| 13. Other profits (40=31-32) | 40 | | 20.000.000 | - | 20.000.000 | - |
| 14. Total accounting profit before tax (50=30+40) | 50 | | 39.623.265 | 1.056.518.300 | 189.495.045 | 70.358.973 |
| 15. Current corporate income tax expense | 51 | VI.10 | | 14.071.795 | - | 14.071.795 |
| 16. Deferred corporate income tax expense | 52 | | | - | - | - |

| | | | | | | |
|---|----|--|------------|---------------|-------------|------------|
| 17. Profit after corporate income tax (60=50-51-52) | 60 | | 39.623.265 | 1.042.446.505 | 189.495.045 | 56.287.178 |
| 18. Basic earnings per share (*) | 70 | | | | - | - |
| 19. Diluted earnings per share (*) | 71 | | | | - | - |

Prepare by



Mac Thi Minh Tam

Chief Accounter



Ha Thanh Xuan

Prepared on January 20, 2026

General Director



Phung Van Thai



CASH FLOW STATEMENT

Indirect method
Quarter IV of 2025

Currency: VND

| Article | Code | IP | Accumulated from the beginning of the year to the end of this quarter | |
|--|-----------|-------|---|-------------------------|
| | | | Current Year | Previous Year |
| I. Cash flow from operating activities | | | | |
| 1. Income before tax | 01 | | 189.495.045 | 70.358.973 |
| 2. Adjustments for items | | | - | - |
| - Depreciation of fixed assets | 02 | | 1.906.514.960 | 2.054.022.855 |
| - Provisions | 03 | | - | - |
| - Unrealized foreign exchange gains and losses | 04 | | - | - |
| - Investment gains and losses | 05 | | (37.018.321) | (31.484.961) |
| - Interest expense | 06 | | 3.987.854.470 | 4.149.577.937 |
| - Other adjustments | 07 | | - | - |
| 3. Profit from operating activities before changes in working capital | 08 | | 6.046.846.154 | 6.242.474.804 |
| - Increase or decrease in receivables | 09 | | 29.597.959.445 | 23.322.051.698 |
| - Increase or decrease in inventories | 10 | | (8.859.767.770) | (13.993.656.437) |
| - Increase or decrease in payables | 11 | | 134.608.301.297 | 173.785.677.895 |
| - Increase or decrease in prepaid expenses | 12 | | (29.237.243.171) | (10.844.861.839) |
| - Increase or decrease in trading securities | 13 | | - | - |
| - Interest paid | 14 | | (3.987.854.470) | (4.149.577.937) |
| - Corporate income tax paid | 15 | | (294.071.795) | - |
| - Other cash receipts from operating activities | 16 | | - | - |
| - Other cash receipts from operating activities | 17 | | - | - |
| Net cash flow from operating activities | 20 | | 127.874.169.690 | 174.362.108.184 |
| II. Net cash flow from investing activities | | | - | - |
| 1. Cash spent on purchasing and constructing fixed assets and other long-term assets | 21 | | (65.465.600.708) | (91.009.025.057) |
| 2. Cash received from liquidation and sale of fixed assets and other long-term assets | 22 | | 20.000.000 | - |
| 3. Cash spent on lending and purchasing debt instruments of other entities | 23 | | - | - |
| 4. Cash recovered from lending and reselling debt instruments of other entities | 24 | | - | - |
| 5. Cash spent on investing in other entities | 25 | | - | - |
| 6. Cash recovered from investing in other entities | 26 | | - | - |
| 7. Cash received from loan interest, dividends and profits distributed | 27 | | 17.018.321 | 31.484.961 |
| Net cash flow from investing activities | 30 | | (65.428.582.387) | (90.977.540.096) |
| III. Net cash flow from financing activities | | | - | - |
| 1. Cash received from issuing shares, receiving capital contributions from owners | 31 | | - | - |
| 2. Cash paid for capital contributions to owners, buying back shares of the enterprise that have been issued | 32 | | - | - |
| 3. Cash received from short-term and long-term loans | 33 | VII.3 | 107.803.180.480 | 79.347.490.762 |

| | | | | |
|--|----|-------|-------------------|-------------------|
| 4. Cash paid for principal repayment | 34 | VII.4 | (132.946.070.678) | (160.623.443.795) |
| 5. Cash paid for financial leases | 35 | | - | - |
| 6. Dividends, profits paid to owners | 36 | | - | - |
| Net cash flow from financing activities | 40 | | (25.142.890.198) | (81.275.953.033) |
| Net cash flow during the period (50=20+30+40) | 50 | | 37.302.697.105 | 2.108.615.055 |
| Cash and cash equivalents at the beginning of the period | 60 | | 3.588.583.608 | 1.479.968.553 |
| Impact of changes in foreign exchange rates | 61 | | - | - |
| Cash and cash equivalents at the end of the period (70=50+60+61) | 70 | | 40.891.280.713 | 3.588.583.608 |

Prepared on January 20, 2026

Prepared by

(Signature, full name)

Mac Thi Minh Tam

Chief Accounter

(Signature, full name)

Ha Thanh Xuan

General Director

(Signature, full name)



Phung Van Thai



NOTES TO FINANCIAL STATEMENTS**Quarter IV of 2025**

(These notes form an integral part of and should be read in conjunction with the Financial Statements)

I. CHARACTERISTICS OF THE COMPANY**Form of capital ownership**

TTBGROUP Joint Stock Company was established under the Business Registration Certificate of Joint Stock Company No. 4600359768, first registered by the Department of Planning and Investment of Thai Nguyen province on March 5, 2008 and registered for the 22st change on July 07, 2025.

The Company's headquarters is at: Group 3, Quan Trieu Ward, Thai Nguyen Province, Vietnam.

Charter capital of the Company: VND 1,015,095,830,000 (One thousand, one hundred and fifteen billion, one hundred and ninety-five million, eight hundred and thirty thousand Vietnamese Dong).

The par value of shares is 10,000 VND/share, equivalent to 101,509,583 shares.

Business Field

The Company's business areas are manufacturing, trading, services and construction.

Business sector

According to the 22nd change in Business Registration Certificate on July 07, 2025, the Company's business activities are:

- Construction of all kinds of houses;
- Construction of railway and road works (construction of road works);
- Construction of other civil engineering works (construction of power lines and transformer stations up to 35KV, irrigation works);
- Support services related to tourism promotion and organization;
- Wholesale of beverages (selling wine, beer, soft drinks, purified water);
- Short-term accommodation services (hotels, motels);
- Travel agent;
- Vocational education (teaching of turning, milling, hammering, welding, cold milling, electricity, tourism, driving, martial arts)
- Passenger transport by road within the city and suburbs (except transport by bus);
- Mechanical processing; metal treatment and coating;
- Wholesale of metal ores and metals (iron, steel, zinc, copper, lead);



- Retail sale of hardware, paint, glass and other construction installation equipment in specialized stores business (iron, steel);
- Real estate business, land use rights owned by the owner, user or lessee (investment in business of apartments, urban areas, supermarkets, offices, real estates, student dormitories, tourism hotels, amusement parks)
- Activities of sports facilities (renting of football fields, tennis courts, badminton courts);
- Educational support services;
- Inland fisheries;
- Inland aquaculture;
- Forest planting and care;
- Poultry farming;
- Raising buffalo and cows;
- Raising horses, donkeys, mules;
- Raising goats and sheep;
- Pig farming;
- Wholesale of agricultural and forestry raw materials (except wood, bamboo) and alive species (flowers and plants);
- Wholesale of other household items (gym equipment; sports equipment, household electrical appliances, lamps and lighting sets, electrical appliances, beds, cabinets, tables, chairs and similar furniture, medical equipment);
- Wholesale of other machinery, equipment and spare parts (electrical machinery, equipment, electrical materials (generators, electric motors and other equipment used in electrical circuits, machinery, equipment and spare parts for textile, garment, leather and footwear, medical machinery and equipment);
- Wholesale of other machinery, equipment and spare parts (machinery, electrical equipment, electrical materials, machinery, equipment and spare parts for textile, garment, leather and footwear, machinery and medical equipment);
- Wholesale of electronic and telecommunications equipment and components;
- Retail of household electrical appliances, beds, wardrobes, tables, chairs and similar furniture, lamps and electric lighting sets, other household goods not elsewhere classified in specialized stores;
- Retail of food, beverages, cigarettes and tobacco accounts or a large proportion in specialized stores;
- Wholesale food;
- Wholesale of automobiles and other motor vehicles;
- Retail sale of cars (12 seats or less);
- Selling motorcycles;
- Production of metal components;
- Production of other metal products not elsewhere classified (production of scaffolding,

formwork, flower doors, folding doors, steel fences, steel art products);

- Other remaining business support service activities not elsewhere classified (import and export of goods company business items);
- Consulting, brokerage, real estate auction, land use rights auction (real estate valuation, land use rights auction);
- Production of sports and gym equipment (production of badminton, rackets, nets);
- Iron ore mining;
- Mining of other non-ferrous metal ores (copper, nickel, titanium);
- Quarrying of stone, sand, gravel, clay.
- Growing tea trees, producing tea, producing other foods not classified

II. ACCOUNTING YEAR, CURRENCY USED IN ACCOUNTING

1. *Accounting period*

The Company's annual accounting period according to the calendar year begins on January 1 and ends on December 31 of each year.

2. *Currency used in accounting*

The currency used in accounting records is Vietnamese Dong (VND)

III. STANDARDS AND REGIMES APPLIED IN ACCOUNTING

1. *Applicable accounting regime*

The Company applies the Enterprise Accounting Regime issued under Circular 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance.

2. *Declaration on compliance with Accounting Standards and Accounting Regime*

The Company has applied Vietnamese Accounting Standards and documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with the provisions of each standard, circular guiding the implementation of standards and the current Accounting Regime being applied.

3. *Changes in accounting policies and disclosures*

On December 22, 2014, the Ministry of Finance issued Circular 200/2014/TT-BTC guiding the Enterprise Accounting Regime replacing Decision No. 15/2006/QD-BTC dated March 20, 2006, and effective for fiscal years starting on or after January 1, 2015.

IV. ACCOUNTING POLICIES

1. *Financial instruments*

Initial notes

Financial assets

The Company's financial assets include cash and cash equivalents, trade and other receivables, loans, short-term and long-term investments. At the time of initial recognition, financial assets are determined at purchase price/ issuance costs plus other costs incurred directly related to the purchase and issuance of such financial assets.

Financial liabilities

The Company's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issue price plus costs incurred directly related to the issuance of such financial liabilities.

Value after initial recognition

There are currently no regulations on revaluation of financial instruments after initial recognition.

2. Foreign currency transactions

Actual exchange rate for foreign currency transactions arising during the period:

- The actual transaction exchange rate is the exchange rate specified in the foreign currency purchase and sale contract between the Company and commercial banks.
- The exchange rate when contributing or receiving capital is the foreign currency buying rate of the bank where the Company opens an account amount to receive capital from investors at the date of capital contribution;
- The exchange rate when recording receivables is the buying rate of the commercial bank designated by the Company for customer payment at the time of transaction;
- The exchange rate when recording payables is the selling rate of the commercial bank where the Company plans to make transactions at the time of transaction;
- The exchange rate when purchasing assets or making immediate payments in foreign currency is the buying rate of the commercial bank where the Company makes the payment.

Actual transaction exchange rate when revaluing foreign currency monetary items at the time of preparation

Financial report:

- For items classified as assets, apply the foreign currency buying rate;
- For foreign currency deposits, apply the buying rate of the bank where the Company opens a foreign currency account;
- For items classified as liabilities, apply the foreign currency selling rate of the commercial bank where the Company regularly conducts transactions.

All actual exchange rate differences arising during the period and differences arising from revaluation of foreign currency monetary items at the end of the period are recorded in the business results of the accounting period.

Actual exchange rate differences arising during the period and differences due to revaluation of balances of foreign currency items at the end of the period are cumulatively reflected on the Balance Sheet and gradually allocated into financial expenses or financial operating revenue when the business comes into operation. Number The minimum allocation of exchange rate losses in each period must not be less than the pre-tax profit before allocating exchange rate losses (after allocating exchange rate losses, the pre-tax profit of the income statement is zero).

3. Cash and cash equivalents

Cash includes cash on hand, demand bank deposits, monetary gold used for value storage functions, excluding gold classified as inventories used for the purpose of raw materials to produce products or goods for sale.

Cash equivalents are short-term investments with maturity of no more than 03 months, highly liquid, easily convertible to known amounts of cash and subject to an insignificant risk of conversion to cash.

4. Financial investments

Trading securities are recorded in the accounting books at cost, including: Purchase price plus purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank charges.

The cost of trading securities is determined at the fair value of the consideration paid at the time the transaction occurs.

Held-to-maturity investments include: Term bank deposits (including treasury bills and promissory notes), bonds, preference shares that the issuer is required to repurchase at a certain time in the future, and loans held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

The carrying value of investments in subsidiaries, joint ventures and associates is determined at cost.

The carrying amount of investments in equity instruments of other entities that do not have control, joint control or significant influence over the investee is determined at cost if it is an investment in cash or at revaluation price if it is an investment in non-cash assets.

Dividends received in shares only record the number of shares received, not the increase in investment value and financial revenue.

Exchanged shares are valued at their fair value on the exchange date. The fair value for shares of a listed company is the closing price listed on the stock market, for unlisted shares traded on the UPCOM, it is the closing price on the UPCOM, for other unlisted shares, it is the price agreed upon in the contract or the book value at the time of exchange.

Provisions for investment depreciation are made at the end of the year as follows:

- For investment in trading securities: the basis for setting up provisions is the difference between the original cost of the investments recorded in the accounting books and their market value at the time of setting up the provisions.

- For long-term investments (not classified as trading securities) and without significant influence on the investee: if the investment is in listed shares or the fair value of the investment is reliably determined, the provision is based on the market value of the shares; if the investment's fair value cannot be determined at the reporting date, the provision is based on the investee's Financial Statement at the time of provisioning.

For investments held to maturity, the recoverability is assessed to establish a reserve bad debt room according to the law.

5. Accounts receivable

Receivables are tracked in detail by receivable term, receivable entity, and original currency and other factors according to the Company's management needs.

Provision for doubtful debts is set aside for the following amounts: overdue receivables recorded in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that have not yet reached maturity but are unlikely to be recovered. In particular, provision for doubtful debts is set aside for the following amounts:

Overdue receivables are based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that have not yet reached maturity but the debtor has gone bankrupt or is in the process of dissolution, is missing or has absconded.

6. Inventory

Inventories are stated at cost. Where the net realizable value is lower than the cost price, inventories are stated at net realizable value. The cost of inventories comprises purchase price, conversion cost and other directly attributable costs incurred in bringing the inventories to their present location and condition.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

Method for determining the value of unfinished products at the end of the period:

Unfinished production and business costs are the sum of the main raw material costs for each type of unfinished product.

Provision for inventory devaluation is made at the end of the period based on the difference between the original cost of inventory and the net realizable value.

7. Fixed assets, financial lease fixed assets and Investment real estate

Tangible fixed assets and intangible fixed assets are recorded at original cost. During use, tangible fixed assets and intangible fixed assets are recorded at original cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method.

Leased fixed assets are recorded at their original cost at their fair value or the present value of the minimum lease payments (if the fair value is higher than the present value of the minimum lease payments) plus initial direct costs incurred in connection with the lease (excluding VAT). During use, leased fixed assets are recorded at their original cost, accumulated depreciation and residual value. Depreciation of leased fixed assets is deducted based on the lease term according to the contract and included in production and business costs, ensuring adequate capital recovery.

Investment properties are recorded at cost. During the operating lease period, investment properties are recorded at cost, accumulated depreciation and residual value. No depreciation is made for investment properties held for capital appreciation.

| | |
|----------------------------|---------------|
| - Houses and structures: | 15 - 25 years |
| - Machinery and equipment: | 5 – 12 years |
| - Means of transport: | 7 – 10 years |

8. Prepayment costs

Expenses incurred related to the business performance of many accounting periods are recorded as prepaid expenses to be gradually allocated to the business performance in the following accounting periods.

The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated into production and business expenses using the straight-line method.

Business advantages arising from the equitization of state-owned enterprises are gradually allocated over a maximum of 3 years.

9. Accounts Payable

Payables are monitored by payment term, payable entity, original currency and other factors according to the Company's management needs.

10. Loans and financial lease liabilities

The value of the finance lease liability is the total amount payable calculated by the present value of the minimum lease payments or the fair value of the leased asset.

Loans and financial lease liabilities are tracked by each lending entity, each loan agreement and the repayment term of the loans and financial lease liabilities. In case of loans and liabilities in foreign currency, detailed tracking is performed in the original currency.

11. Borrowing costs

Borrowing costs are recognized as production and business expenses in the period when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs". In addition, for separate loans serving the construction of fixed assets, investment real estate, interest is capitalized even when the construction period is less than 12 months.

For general borrowings, which are used for the purpose of investing in the construction or production of an unfinished asset, the amount of borrowing costs eligible for capitalization in each accounting period is determined according to the capitalization rate for the weighted average cumulative costs incurred for the investment in the construction or production of that asset. The capitalization rate is calculated according to the weighted average interest rate of the outstanding borrowings during the period, except for separate borrowings serving the purpose of acquiring an unfinished asset.

12. Costs payable

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid are recorded in production and business expenses of the reporting period.

The recording of payable expenses into production and business expenses in the period is carried out according to the principle of matching between revenue and expenses incurred in the period. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and the actual expenses will be reversed.

13. Provisions for payables

Provisions are only recognized when the following conditions are satisfied:

- The enterprise has a present obligation (legal or constructive) resulting from a event happened;
- It is probable that an outflow of economic benefits will result in a requirement to settle the obligation in debt;
- Provide a reliable estimate of the value of the obligation.

The amount recognized as a provision is the best estimate of the expenditure required to settle the present obligation at the end of the reporting period.

Only expenses related to the originally established provision for payables are offset against that provision for payables.

The payable provision is recorded in the production and business expenses of the accounting period. The difference between the unused payable provision established in the previous accounting period and the payable provision established in the reporting period is reversed and recorded as a reduction in production and business expenses in the period, except for the larger difference of the payable provision for construction warranty which is reversed and recorded as other income in the period.

14. Unrealized revenue

Unearned revenue includes pre-received revenue such as: the amount of money customers have paid in advance for one or more accounting periods for asset leasing, interest received in advance when lending capital or purchasing debt instruments and other unrealized revenue such as: the difference between the selling price of goods on deferred payment or installment payment as committed and the selling price paid immediately, revenue corresponding to the value of goods, services or the amount of discounts for customers in traditional customer programs...

Unearned revenue is transferred to Sales and Service Revenue or Financial Activity Revenue at the amount determined in accordance with each accounting period.

15. Equity

Owner's equity is recorded at the actual capital contributed by the owner.

Share premium reflects the difference between the par value, direct costs associated with the issuance of shares and the issue price of shares (including cases of re-issuance of treasury shares) and can be a positive surplus (if the issue price is higher than the par value and direct costs associated with the issuance of shares) or a negative surplus (if the issue price is lower than the par value and direct costs associated with the issuance of shares).

Other capital under Owner's Equity reflects the business capital formed by supplementing from business results or by being donated, presented, sponsored, or revaluation of assets (if allowed to record an increase or decrease in Owner's Investment Capital).

Treasury shares are shares issued by the Company and repurchased by the Company, these shares are not cancelled and will be reissued within the period prescribed by the law on securities. Treasury shares are recorded at the actual repurchase value and presented on the Balance Sheet as a reduction in Owner's Capital. The cost price of treasury shares when reissued or used to pay dividends, bonuses, etc. is calculated by the weighted average method.

Differences in asset revaluation are reflected in the following cases: when there is a state decision on asset revaluation, when equitizing state-owned enterprises, and other cases as prescribed by law.

Undistributed profit after tax reflects the business results (profit, loss) after corporate income tax and

the situation of profit distribution or loss handling of the Company. Profit distribution is made when the Company has undistributed profit after tax not exceeding the undistributed profit after tax on the Consolidated Financial Statements after excluding the impact of profits recorded from bargain purchases. In case of paying dividends, profits to owners exceeding the undistributed profit after tax are recorded as a decrease in contributed capital.

Undistributed profit after tax can be distributed to investors based on the capital contribution ratio after being approved by the General Meeting of Shareholders/Board of Directors and after setting aside funds according to the Company's Charter and the provisions of Vietnamese law.

Dividends payable to shareholders are recorded as payables in the Company's Balance Sheet after the dividend payment notice of the Company's Board of Directors and the dividend ex-dividend date notice of the Vietnam Securities Depository Center.

16. Revenue

Revenue from sales

- Sale revenue is recognized when all of the following conditions are simultaneously satisfied:
- The significant risks and rewards of ownership of the goods

have been transferred. for buyers;

- The company no longer holds the right to manage the goods as the owner of the goods or the right to control goods control;

- Revenue is determined relatively reliably;
- The company has obtained or will obtain economic benefits from the sale transaction;
- Identify costs associated with sales transactions.

Revenue from services

- Service revenue is recognized when all of the following conditions are simultaneously satisfied:

- Revenue is determined relatively reliably;

- Ability to obtain economic benefits from the transaction of providing that service;

- Determine the completed work on the date of the Balance Sheet;

- Determine the costs incurred for the transaction and the costs to complete that service provision transaction.

The portion of service work completed is determined by the method of assessing completed work.

Revenue from real estate sales

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

- The real estate has been fully completed and handed over to the buyer, the Company has transferred the risks and benefits associated with the ownership of the real estate to the buyer;

- The Company no longer holds the right to manage the real estate as the real estate owner or the right to control the real estate;

- Revenue is determined relatively reliably;



- The company has obtained or will obtain economic benefits from the real estate sale transaction;
- Identify the costs associated with real estate transactions.

In case of selling real estate goods in the form of customers completing themselves or the Company completing according to customers' requests, revenue is recorded when completing the handover of the raw construction to the customer.

For real estate subdivided into plots and sold with land transferred to customers, the Company recognizes revenue from the sold land when all of the following conditions are simultaneously satisfied:

- Transfer of risks and benefits associated with land use rights to the buyer;
- Revenue is determined relatively reliably;
- Determine the costs related to land sale transactions;
- The company has received or is certain to receive economic benefits from the land sale transaction.

Revenue from Construction contracts

- In case the construction contract stipulates that the contractor is paid according to the planned progress, when the results of the construction contract performance can be reliably estimated, the revenue of the construction contract is recorded corresponding to the completed work portion determined by the Company on the date of preparing the Financial Statements, regardless of whether the invoice for payment according to the planned progress has been prepared or not and how much is recorded on the invoice.

- In case the construction contract stipulates that the contractor is paid according to the value of the performed volume, when the results of the construction contract performance are reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recorded corresponding to the completed work confirmed by the customer in the period reflected on the issued invoice.

Revenue from Financial activities

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recorded when both (2) of the following conditions are satisfied:

- There is the possibility of obtaining economic benefits from that transaction;
- Revenue is determined relatively certainly.

17. Revenue deductions

Sales and service revenue deductions arising during the period include: Trade discounts, sales discounts and sales returns.

Trade discounts, sales discounts, and sales returns arising in the same period of consumption of products, goods, and services are adjusted to reduce the revenue of the period in which they arise. In case products, goods, and services have been consumed in previous periods, and revenue deductions arise in the following period, the revenue is recorded as a reduction according to the following principle: if they arise before the time of issuance of the Financial Statement, the revenue is recorded as a reduction on the Financial

Statement of the reporting period (previous period), and if they arise after the time of issuance of the Financial Statement, the revenue of the arising period (next period) is recorded as a reduction.

18. Cost of goods sold

Cost of goods sold reflects the capital value of products, goods, services, investment real estate; production cost of construction products (for construction enterprises) sold during the period, and costs related to investment real estate business activities.

Cost of goods sold in case the Company is a real estate investor

Cost of goods sold is recorded in accordance with the Revenue that has been generated, including the provision of costs in the cost of goods sold. Provision of costs to temporarily calculate the cost of real estate, if any, must ensure the following principles:

- Only provision for costs that are included in the investment and construction estimates but are not yet sufficient records and documents for acceptance of volume;
- Only deduct costs in advance to provisionally calculate the cost of goods sold for the portion of real estate that has been completed and sold during the period and is eligible for revenue recognition;
- The amount of pre-deducted costs and actual costs recorded in the cost of goods sold must be consistent corresponding to the cost price norm calculated according to the total estimated cost of the sold real estate (determined by area).

19. Financial costs

Expenses recorded in financial expenses include:

- Costs or losses related to financial investment activities;
- Borrowing costs;
- Short-term securities transfer loss costs, securities sale transaction costs;
- Provision for devaluation of trading securities, provision for loss on investment in other entities, loss arising from selling foreign currency, exchange rate loss...
- The above amounts are recorded according to the total amount arising in the period, without offsetting against financial revenue.

20. Corporate income tax

20.1. *Deferred Tax Assets and Deferred Tax Liabilities*

Deferred income tax assets are determined based on the total of deductible temporary differences and the carry-forward of unused tax losses and unused tax credits. Deferred income tax liabilities are determined based on deductible temporary differences.

Deferred income tax assets and liabilities are determined using the current income tax rates, based on tax rates and tax laws that have been enacted or substantively enacted at the balance sheet date.

20.2. *Current corporate income tax expense and deferred corporate income tax expense*

Current corporate income tax expense is determined based on taxable income in the year and corporate income tax rate in the current year.

Deferred corporate income tax expense is determined on the basis of deductible temporary differences, taxable temporary differences and corporate income tax rates.

Do not offset current corporate income tax expense against deferred corporate income tax expense.

21. Stakeholders

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions. The Company's related parties include:

- Enterprises that directly or indirectly through one or more intermediaries, control the Company or are controlled by the Company, or are under common control with the Company, including parent companies, subsidiaries and affiliates;
- Individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, close members of the families of these individuals;
- Enterprises in which the above individuals directly or indirectly hold an important part of the rights vote or have significant influence over the business.

In considering each possible related party relationship, attention is directed to the substance of the relationship. relationships and not just the legal form of those relationships.



| 03. Accounts receivable from customers | | | |
|--|-----------------|-----------------|--|
| | 31/12/2025 | 01/01/2025 | |
| a) Short-term trade receivables | 718.241.886.282 | 767.516.867.984 | |
| Phu Gia An Khamg Co., Ltd. | 85.822.145.139 | 85.822.145.139 | |
| Quyet Thang QT Co., Ltd. | 13.047.218.526 | 13.047.218.526 | |
| Gaza Investment and Services, JSC | 10.596.986.780 | 31.519.716.402 | |
| Phu Gia Star Co., Ltd. | 67.854.726.133 | 67.854.726.133 | |
| An Khanh Mineral JSC | - | 36.166.097.708 | |
| Dai Phu Diamond Co., Ltd. | 100.469.084.856 | 100.469.084.856 | |
| Nam Thien Co., Ltd. | - | 1.904.389.967 | |
| Other trade receivables | 424.448.553.709 | 430.733.489.253 | |

| 02. Financial Investment | | | |
|---------------------------------|----------------|------------|----------------|
| | 31/12/2025 | 01/01/2025 | |
| b) Held-to-maturity investments | Original price | Book value | Original price |
| b1) Short term | - | - | - |
| Term Deposits | - | - | - |
| Other Investments | - | - | - |
| b2) Long-term | | | |

| 01. Money | | | |
|---------------------------|----------------|---------------|--|
| | 31/12/2025 | 01/01/2025 | |
| Cash | 2.527.717.928 | 225.807.960 | |
| Demand Deposit in banks | 38.363.562.785 | 3.362.775.648 | |
| Cash and cash equivalents | | | |
| Sum | 40.891.280.713 | 3.588.583.608 | |

| 04. Prepayment to seller | 31/12/2025 | 01/01/2025 |
|---|------------------------|------------------------|
| - Bao Loc TQ Service Co., Ltd. | 60.880.000.000 | 100.880.000.000 |
| - ARCHIVINA Construction Industry Investment and Consulting JSC | 70.000.000 | 70.000.000 |
| - Ba Sao Construction and Consulting JSC | 600.000.000 | 600.000.000 |
| - Prepayment to other sellers | 68.463.956.295 | 7.150.323.609 |
| Sum | 130.013.956.295 | 108.700.323.609 |

| 05. Other receivables | 31/12/2025 | | 01/01/2025 | |
|--|------------------------|-----------|------------------------|-----------|
| a) Short-term | Value | Provision | Value | Provision |
| - Insurance receivables | - | | - | |
| - Advances | | | - | |
| - Interest receivables from deposits and loans | - | | - | |
| - Other receivables | 166.517.518.212 | | 155.036.597.257 | |
| b) Long-term | 90.000.000.000 | | 90.000.000.000 | |
| Sum | 256.517.518.212 | | 245.036.597.257 | |

| 06. Bad debt | 31/12/2025 | | 01/01/2025 | |
|--|--------------------|---|--------------------|---|
| | Original Price | | Original Price | |
| - Short term debt | 835.929.984 | - | 835.929.984 | - |
| CIMEICO Valuation Co., Ltd. | 70.000.000 | | 70.000.000 | |
| International Balo Tour Service Co., Ltd. | 147.350.000 | | 147.350.000 | |
| Bui Van Tuan business household | 80.000.000 | | 80.000.000 | |
| Thai Nguyen Consulting and Construction JSC | 50.000.000 | | 50.000.000 | |
| Saigon DC Design Consulting Co., Ltd. | 40.000.000 | | 40.000.000 | |
| Thu Do Consulting and Construction JSC | 30.000.000 | | 30.000.000 | |
| Compensation Board for Site Clearance and Project Management | 100.000.000 | | 100.000.000 | |
| Hung Phat Consulting JSC | 39.600.000 | | 39.600.000 | |
| Thai Nguyen Clean Water Project Construction Co., Ltd. | 9.552.000 | | 9.552.000 | |
| Other entities | 269.427.984 | | 269.427.984 | |
| Sum | 835.929.984 | | 835.929.984 | |

| 07. Inventories | 31/12/2025 | | 01/01/2025 | |
|--------------------------------------|-----------------|-----------|-----------------|-----------|
| | Value | Provision | Value | Provision |
| - Raw materials, materials | 6.303.271.898 | | 6.603.778.769 | |
| - Tools and equipment | | | | |
| - Production costs, work in progress | | | | |
| - Finished goods | 29.583.299.120 | | 21.470.558.430 | |
| - Goods | 142.984.281.534 | | 141.955.700.360 | |
| Sum | 178.870.852.552 | | 170.030.037.559 | |

| 8. Long-term unfinished assets | 31/12/2025 | | 01/01/2025 | |
|--|-----------------|-------------------|-----------------|-------------------|
| | Original Price | Recoverable value | Original Price | Recoverable value |
| a. Work in progress | 121.621.989.354 | 121.621.989.354 | 121.603.336.573 | 121.603.336.573 |
| - Tien Bo Apartment | 121 621 989 354 | 121.621.989.354 | 121 603 336 573 | 121.603.336.573 |
| - Pho Yen Social Housing | | | | |
| b. Basic Construction | 293.876.036.526 | 293.876.036.526 | 270.571.742.779 | 270.571.742.779 |
| - the Green City Apartment project (Bắc Giang) | 281.994.633.664 | 281.994.633.664 | 260.367.489.919 | 260.367.489.919 |
| - The Đại Từ - Thái Nguyên project | 6.200.000.000 | 6.200.000.000 | 6.200.000.000 | 6.200.000.000 |
| - The Lạng Sơn Project | - | - | - | - |
| - Finished goods store and gymnasium | - | - | - | - |
| -Workshop combined with office | 5.681.402.862 | 5.681.402.862 | 4.004.252.860 | 4.004.252.860 |
| Sum | 415.498.025.880 | 415.498.025.880 | 392.175.079.352 | 392.175.079.352 |

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09. Increase in tangible fixed assets

| Items | Houses and structures | Machinery and equipment | Transmission Vehicles | Management Equipment and Tools | Other Tangible Assets | Total |
|--|-----------------------|-------------------------|-----------------------|--------------------------------|-----------------------|----------------|
| Original price of tangible fixed assets | | | | | | |
| - As of 01/01/2025 | 38.001.821.146 | 3.081.410.364 | 5.866.697.106 | - | - | 46.949.928.616 |
| - Increase in period | - | 242.187.191 | | - | - | 242.187.191 |
| Including | | | | | | |
| + Purchases | | 242.187.191 | | | | 242.187.191 |
| + Construction and repair | | | | | | - |
| - Decrease during the period | - | | 149.152.580 | - | - | 149.152.580 |
| Including | | | | | | - |
| + Liquidation | | | | | | - |
| + Sale | | | 149.152.580 | | | 149.152.580 |
| + Capital contribution to invest in subsidiaries | | | | | | |
| + Other | | | | | | - |
| - As of 31/12/2025 | 38.001.821.146 | 3.323.597.555 | 5.717.544.526 | - | - | 47.042.963.227 |
| Accumulated depreciation | | | | | | |
| - As of 01/01/2025 | 13.421.199.038 | 2.066.996.489 | 3.462.591.100 | - | - | 18.950.786.627 |
| - Increase during the period | 1.371.505.620 | 102.228.418 | 432.780.922 | | | 1.906.514.960 |
| - Decrease during the period | | | 149.152.580 | | | 149.152.580 |
| - As of 31/12/2025 | 14.792.704.658 | 2.169.224.907 | 3.746.219.442 | - | - | 20.708.149.007 |
| Residual value of tangible fixed assets | | | | | | |
| - As of 01/01/2025 | 24.580.622.108 | 1.014.413.875 | 2.404.106.006 | - | - | 27.999.141.989 |
| - As of 31/12/2025 | 23.209.116.488 | 1.154.372.648 | 1.971.325.084 | - | - | 26.334.814.220 |

| | | |
|--|-----------------------|-----------------------|
| 10. Prepaid expenses | 31/12/2025 | 01/01/2025 |
| a) Short term | - | 52.089.253 |
| - Cost of allocating short-term tools and equipment | - | 52.089.253 |
| b) Long term | 43.146.279.183 | 13.856.946.759 |
| - Allocation costs of long-term used tools and equipment | 676.289.141 | 312.783.050 |
| - Rental costs, allocation costs | 41.227.254.883 | 12.301.428.550 |
| - Allocation costs of long-term rented tools and equipment | 1.242.735.159 | 1.242.735.159 |

| | | |
|---|------------------------|------------------------|
| 11. Trade payable | 31/12/2025 | 01/01/2025 |
| a) Short-term trade payables | 335.009.993.790 | 539.701.938.208 |
| - Bach Tung Construction and Consulting Joint Stock Company | - | |
| - Duong Phuong Linh two member Co. Ltd. | 21.622.959.526 | 51.622.359.526 |
| - Sora Equipment Co. Ltd. | 27.684.060.953 | 27.684.060.953 |
| - Thanh Hai Thai Nguyen Co. Ltd. | 18.770.843.709 | 33.876.743.709 |
| - Thai Nguyen Thinh Vuong Investment Co. Ltd. | 10.123.369.115 | 24.229.069.115 |
| - Thịnh Phát Lộc Co. Ltd | 1.780.686.110 | 20.444.786.110 |
| - Other short-term trade payables | 255.028.074.377 | 381.844.918.795 |
| Sum | 335.009.993.790 | 539.701.938.208 |

| | | |
|---|------------------------|------------------------|
| 12. Prepaid buyers | 31/12/2025 | 01/01/2025 |
| - Industrial Cluster and Land Fund Development Center of Bac Giang City | - | - |
| - Other prepaid buyers | 130.013.956.295 | 163.816.789.080 |
| Sum | 130.013.956.295 | 163.816.789.080 |

| | | |
|---|----------------------|--------------------|
| 13. Taxes and amounts payable to the State | 31/12/2025 | 01/01/2025 |
| - Value added tax payable | 1.365.415.367 | |
| - Real estate tax, land rend | - | |
| - Corporate income tax | 225.893.702 | 519.965.497 |
| - Personal income tax | - | - |
| Sum | 1.591.309.069 | 519.965.497 |

| | | |
|-----------------------------|------------|------------|
| 14. Prepaid Expenses | 31/12/2025 | 01/01/2025 |
| a) Short term | - | - |
| - Interest Expenses Payable | | - |
| b) Long term | - | - |
| Sum | - | - |

| | | |
|---------------------------|------------------|-----------------|
| 15. Other payables | 31/12/2025 | 01/01/2025 |
| a) Short term | 256.912.207.824 | 123.400.000.000 |
| - Union fees | | |
| - Social Insurance | 2.207.824 | - |
| - Health Insurance | | - |
| - Unemployment Insurance | | - |
| - Work accident insurance | - | - |
| - Other payables | 256.910.000.000 | 123.400.000.000 |
| b) Long term | 3.798.495.986,00 | - |
| Sum | 260.710.703.810 | 123.400.000.000 |

| | | |
|--|----------------|-----------------|
| 16. Loans and financial leasing debts | 31/12/2025 | 01/01/2025 |
| a. Short term | 52.840.198.298 | 55.482.000.000 |
| - Short-term loans from BIDV Bank, Thai Nguyen Branch | 52.840.198.298 | 55.482.000.000 |
| - Short-term loans from Vietcombank , Thai Nguyen Branch | | |
| - Short-term loans from NCB , Thai Nguyen Branch | | |
| - Short-term loans from SHB Bank Thai Nguyen Branch | | |
| - Long-term loans due | | |
| + Vietcombank with a term of 60 months | | |
| b. Long term | 27.817.982.182 | 50.319.070.678 |
| - Long-term loans from VP bank | 27.817.982.182 | 50.319.070.678 |
| c. Issued bonds | | |
| Sum | 80.658.180.480 | 105.801.070.678 |

17. Equity

a. Equity Fluctuation Reconciliation Table

Items of equity

| | Owner's capital | Share premium | Bond conversion option | Other owners' capital | Asset revaluation fund | Development Investment fund | Other funds belonging to owners' capital | Retained profits after tax | Total |
|---------------------------------------|-------------------|---------------|------------------------|-----------------------|------------------------|-----------------------------|--|----------------------------|-------------------|
| Balance as of 01/01/2025 | 1.015.095.830.000 | 3.849.794.545 | - | 3.939.320.731 | - | 1.808.348.854 | - | 26.063.083.749 | 1.050.756.377.879 |
| Increase in capital during the period | - | - | - | - | - | - | - | 189.495.045 | 189.495.045 |
| - Gain during the period | - | - | - | - | - | - | - | 39.623.265 | 39.623.265 |
| - Other increases | - | - | - | - | - | - | - | 149.871.780 | 149.871.780 |
| Decrease in capital during the period | - | - | - | - | - | - | - | - | - |
| -Provisions for funds | - | - | - | - | - | - | - | - | - |
| - Dividends | - | - | - | - | - | - | - | - | - |
| - Losses during the period | - | - | - | - | - | - | - | - | - |
| - Other decreases | - | - | - | - | - | - | - | - | - |
| Balance as of 31/12/2025 | 1.015.095.830.000 | 3.849.794.545 | - | 3.939.320.731 | - | 1.808.348.854 | - | 26.252.578.794 | 1.050.945.872.924 |

b) Details of equity investment as of 31/12/2025

| Name of Shareholders | Capital Contribution at par value | Number of Shares | Percentage % |
|--|--------------------------------------|--------------------|---------------|
| Trần Thanh Bình - Chairman of the Board of Directors | | | - |
| Phùng Văn Thái - General Director | - | - | - |
| Other shareholders | 1.015.095.830.000 | 101.509.583 | 100,00 |
| Total | 1.015.095.830.000 | 101.509.583 | 100,00 |

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

| | 31/12/2025 | 01/01/2025 |
|---|-------------------|-------------------|
| Owner's Equity | 1.015.095.830.000 | 1.015.095.830.000 |
| - Capital as of 01/01/2025 | | |
| - Increased contributed capital during the period | | |
| - Decreased contributed capital during the period | - | - |
| - Contributed capital as of 31/12/2025 | 1.015.095.830.000 | 1.015.095.830.000 |
| Distributed profit dividends | - | - |

d) Stocks

| | 31/12/2025 | 01/01/2025 |
|--|-------------|-------------|
| - Number of shares registered for issuance | 101.509.583 | 101.509.583 |
| - Number of shares sold to the public | 101.509.583 | 101.509.583 |
| + Common shares | 101.509.583 | 101.509.583 |
| - Number of outstanding shares | 101.509.583 | 101.509.583 |
| + Common shares | 101.509.583 | 101.509.583 |
| * Face value of outstanding shares (VND) | 10.000 | 10.000 |

e) Corporate funds

| | 31/12/2025 | 01/01/2025 |
|-------------------------------|---------------|---------------|
| - Development investment fund | 1.808.348.854 | 1.808.348.854 |
| - Reward and welfare fund | 6.657.948 | 6.657.948 |

VI. Additional information for items presented in the income statement

| 1. Total sales and service revenue | Quater IV/2025 | Quater IV/2024 |
|---|-----------------------|-----------------------|
| - Revenue from sales of goods | 4.842.971.075 | 9.314.888.271 |
| - Revenue from mechanical products | | , |
| - Revenue from badminton products | 1.119.105.000 | 249.584.438 |
| - Revenue from apartment products | 83.970.087.303 | 61.994.717.560 |
| - Revenue from services | 109.947.401 | 222.151.332 |
| Total | 90.042.110.779 | 71.781.341.601 |
| 2. Revenue deductions | Quater IV/2025 | Quater IV/2024 |
| Total | - | - |
| 3. Cost of goods sold | Quater IV/2025 | Quater IV/2024 |
| - Cost of goods sold | 5.364.158.730 | 9.097.496.867 |
| - Cost of mechanical products | | |
| - Cost of badminton products | | 178.524.809 |
| - Cost of apartment products | 79.734.446.578 | 56.464.147.552 |
| - Cost of services | | |
| Total | 85.098.605.308 | 65.740.169.228 |
| 4. Financial income | Quater IV/2025 | Quater IV/2024 |
| - Interest on deposits and loans | 10.741.475 | 2.398.572 |
| - Interest on other investment activities | - | - |
| Total | 10.741.475 | 2.398.572 |
| 5. Financial cost | Quater IV/2025 | Quater IV/2024 |
| - Loan interest | 907.974.610 | 1.170.266.981 |
| Total | 907.974.610 | 1.170.266.981 |
| 6. Other profits | Quater IV/2025 | Quater IV/2024 |
| Commissions received | | |

| | | |
|--|-----------------------|-----------------------|
| Other | 20.000.000 | |
| Total | 20.000.000 | - |
| 7. Other cost | Quater IV/2025 | Quater IV/2024 |
| Fines | | |
| Other | | |
| Total | - | - |
| 8. Sales and administrative expenses | Quater IV/2025 | Quater IV/2024 |
| <i>a) Sales and administrative expenses incurred during the period</i> | 3.902.666.146 | 3.356.386.290 |
| - Expenses accounting for 10% or more of total sales and administrative expenses | 1.233.040.632 | 911.549.695 |
| + Employee expenses | 977.461.004 | 664.638.041 |
| + Depreciation allocation expenses | 154.061.649 | 154.061.649 |
| + Taxes, fees, charges | 101.517.979 | 92.850.005 |
| - Other sales and administrative expenses | 2.669.625.514 | 2.444.836.595 |
| <i>b) Sales and administrative expenses incurred during the period</i> | 933.982.925 | 460.399.374 |
| - Expenses accounting for 10% or more of total sales and administrative expenses | 477.908.663 | 460.399.374 |
| + Employee expenses | 72.434.161 | 23.980.596 |
| + Depreciation allocation expenses | 405.474.502 | 436.418.778 |
| + Outsourced service expenses | | |
| - Other sales and administrative expenses | 456.074.262 | |
| <i>c) Sales and administrative expenses write-offs</i> | - | - |
| 9. Production and business costs by factor | Quater IV/2025 | Quater IV/2024 |
| - Raw material and material costs | 349.230.677 | 49.852.476 |
| - Labor costs | 507.600.000 | 90.000.000 |
| - Factory employee costs | | |
| - Fixed asset depreciation costs | | |
| - Outsourced service costs | 77.369.718 | 5.628.004 |
| - Other cash costs | | |
| Total | 934.200.395 | 145.480.480 |

| 10. Current corporate income tax expense | Quater IV/2025 | Quater IV/2024 |
|---|-----------------------|-----------------------|
| - Corporate income tax expense calculated on current taxable income | | - |
| - Adjustment of previous years' corporate income tax expense to current year's income tax expense | - | - |
| - Total current corporate income tax expense | - | - |
| 11. Deferred corporate income tax expense | Quater IV/2025 | Quater IV/2024 |

VII. Additional information for items presented in the cash flow statement

| | |
|--|----------------|
| 3. Actual loan amount collected during the period | 62.901.180.480 |
| - Proceeds from borrowing under a regular contract | 62.901.180.480 |
| 4. Actual loan principal paid during the period: | 75.488.388.865 |
| - Repayment of loan principal under a regular contract | 75.488.388.865 |

VIII. Income of Board of Directors and Executive Board

| Full name | Position | This term |
|-----------------|--|--------------------|
| Trần Thanh Bình | Chairman of the Board of Directors | - |
| Phùng Văn Thái | General Directors | 42.744.250 |
| Lương Thuỷ Linh | Member of the Board of Supervisors from 26/09/2023 | 18.545.606 |
| Hà Thanh Xuân | Chief Accountant from 13/09/2023 | 35.122.165 |
| Nông Thị Lệ | Member of the Board of Supervisors from 28/06/2024 | 17.961.247 |
| Total | | 114.373.268 |

*** Comparative figures**

The opening data on the Balance Sheet are data taken from the Company's quarter IV 2025 financial statements

Prepared on January 20 th, 2026

Prepared by

(sign, full name)



Mac Thi Minh Tam

Chief Accounter

(sign, full name)



Ha Thanh Xuan

General Directors



Phung Van Thai

**TTBGROUP
JOINT STOCK COMPANY**

No: .../2026/CV-TTB
Regarding explanation of profit after
tax in the reporting period

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Thai Nguyen, January 20th 2026

To:

- The State Securities Commission;
- The Hanoi Stock Exchange

Pursuant to:

- Circular No. 96/2020/TT-BTC dated November 16, 2020 guiding the disclosure of information on the stock market, effective from January 1, 2021;
- Quarter IV/2025 financial report of TTBGROUP Joint Stock Company prepared on January 20, 2026;

TTBGROUP Joint Stock Company (the Company) would like to explain the content of the Company's after-tax profit in the Quarter IV/2025 financial report as follow:

Total revenue in the forth quarter of 2025 is: 90.072.852.254 VND, including:

- Sales and service revenue: 90.042.110.779 VND
- Financial revenue: 10.741.475 VND
- Other income: 20.000.000 VND

Total expenses in the forth quarter of 2025 are: 90.033.228.989 VND, including:

- Cost of goods sold: 85.098.605.308 VND
- Financial expenses: 907.974.610 VND
- Selling expenses: 933.982.925 VND
- Business management expenses: 3.092.666.146 VND
- Other expenses: 0 VND

Therefore, the profit after corporate income tax in the forth quarter of 2025 is: 39.623.265 VND.

The document is the explanation of the Company to the State Securities Commission and The Hanoi Stock Exchange.

Sincerely!

Recipients:

- As above;
- Archived in Office



Phung Van Thai