

PERIODIC DISCLOSURE OF FINANCIAL REPORTS

Dear: Hanoi Stock Exchange

In accordance with the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market, Ho Chi Minh City Food Joint Stock Company (CTCP Lương thực thành phố Hồ Chí Minh) will disclose the financial report (BCTC) for the Third quarter of 2025 to the Hanoi Stock Exchange as follows:

1. Organization Name: Cong ty co phan Luong thuc Thanh pho Ho Chi Minh.

- Stock Code: FCS
- Address: 1610 Vo Van Kiet, Ward Binh Tien, Ho Chi Minh City.
- Tel: (028) 3967 2060 Fax: (028) 3967 2022
- Email: info@foodcosa.vn Website: www.foodcosa.vn

2. Content of the Disclosure Information:

- Financial Report for the Third Quarter of 2025

☒ Separate Financial Report (the parent company does not have subsidiaries, and the higher-level accounting unit has subordinate units);

☐ Consolidated Financial Report (the parent company has subsidiaries);

☐ Aggregate Financial Report (the parent company has subordinate accounting units with separate accounting systems).

- Cases that require explanation of the reasons:

+ The auditing organization issued an opinion that is not an unqualified opinion on the financial report (for the audited financial report of 2024)

☐ Yes

☐ No

Explanatory document in the case of a positive balance:

☐ Yes

☐ No

+ Net profit after tax in the reporting period has a difference of 5% or more before and after the audit, shifting from a loss to a profit or vice versa (for the audited financial report of 2024)

☐ Yes

☐ No

Explanatory document in the case of a positive balance:

☐ Yes

☐ No

+ Net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the corresponding report of the previous year

☒ Yes

☐ No

Explanatory document in the case of a positive balance:

☒ Yes

☐ No

+ Net profit after tax in the reporting period incurs a loss, shifting from profit in the corresponding report of the previous year to a loss in this period or vice versa:

☐ Yes

☐ No

Explanatory document in the case of a positive balance:

☐ Yes

☐ No

This information was published on the company's electronic information page on: October 15, 2025, at the following link: <https://foodcosa.vn/cong-ty-co-phan-luong-thuc-thanh-pho-ho-chi-minh-cong-bo-thong-tin-bao-cao-tai-chinh-quy-3-nam-2025-kem-gia%cc%89i-trinh-kqsxkd-quy-3-nam-2025/>

Attached documents:

- Financial Report for the Third Quarter of 2025.
- Explanatory document for the Business Operation Results of the Third Quarter of 2025

Representative of the organization

Authorized person for information disclosure



Nguyễn Quang Cuong

BALANCE SHEET
AT DAY 30 MONTH 09 YEAR 2025

Currency: VND

ARTICLE	CODE	INTER- PRETA TION	CLOSING BALANCE	OPENING BALANCE
1	2	3	4	5
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		61.787.712.181	46.894.755.233
I. Cash and cash exchangeable	110		21.008.623.268	13.218.954.984
1. Cash	111		21.008.623.268	13.218.954.984
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			
III. Short-term receivables	130		18.285.110.739	12.789.578.452
1. Short-term Receivables from Customers	131		2.835.504.206	1.886.397.660
2. Prepayment to suppliers	132		1.260.479.000	118.986.814
3. Short-term Internal Receivables	133			
4. Receivables by the Scheduled Progress of Construction Contracts	134			
5. Receivables short-term loans	135			
6. Other receivalbe	136		11.467.536.856	8.016.231.636
7. Provision for bad short-term receivables (*)	137		(67.000.000)	
8. Insufficient Assets	139		2.788.590.677	2.767.962.342
IV. Inventories	140		20.495.713.202	19.035.737.365
1. Inventory	141		20.495.713.202	20.526.680.927
2. Provision for decline in inventory (*)	149		-	(1.490.943.562)
V. Provision for decline in inventory	150		1.998.264.972	1.850.484.432
1. Short-term prepaid expenses	151		477.306.780	286.009.098
2. Input VAT	152		197.432.271	204.601.520
3. Taxes and Receivables from State Budget	153		1.323.525.921	1.359.873.814
4. Repurchase Government Bonds Transactions	154			
5. Others Current Assets	155			
B. LONG-TERM ASSETS (200 = 210+220+240+250+260)	200		663.262.455.353	670.820.621.652
I. Long-term receivables	210			
1. Long-term Receivables from Customers	211			
2. Payables to seller: long-term	212			
3. Capital of units directly under	213			
4. Long-term Internal Receivables	214			
5. Long-term loan receivable	215			
6. Long-term others receivable	216			
7. Provision for long-term doubtful debts (*)	219			
II. Fixed assets	220		639.441.572.472	646.815.615.589
1. Tangible fixed assets	221		71.307.990.001	78.515.176.426
- The original price	222		612.344.596.725	612.419.106.725
- Accumulated depreciation	223		(541.036.606.724)	(533.903.930.299)

ARTICLE	CODE	INTER- PRETA TION	CLOSING BALANCE	OPENING BALANCE
2. Financial lease assets	224			
- The original price	225			
- Accumulated depreciation	226			
3. Intangible fixed assets	227		568.133.582.471	568.300.439.163
- The original price	228		574.634.903.793	574.634.903.793
- Accumulated depreciation	229		(6.501.321.322)	(6.334.464.630)
III. Invested real estate	230			
- The original price	231			
- Accumulated depreciation	232			
IV. Long-term financial investments	240		5.700.500	5.700.500
1. Production in progress: long-term	241			
2. Capital Construction in Progress	242		5.700.500	5.700.500
V. Long-term financial investments	250		18.951.059.256	18.950.739.429
1. Subsidiary company investments	251			
2. Investments in Associates, Joint-Ventures	252		5.853.508.822	5.853.508.822
3. Investments in Other Companies	253		13.769.085.107	13.769.085.107
4. Provision for Long-term Investments Devaluation (*)	254		(671.534.673)	(671.854.500)
5. Held-to-maturity investments	255			
VI. Other long term assets	260		4.864.123.125	5.048.566.134
1. Long-term prepaid expenses	261		4.864.123.125	5.048.566.134
2. Deferred income tax assets	262			
3. Long-term Equipment and Spare Parts	263			
4. Other investments: long-term	268			
5. Commercial advantage	269			
TOTAL ASSETS (270=100+200)	270		725.050.167.534	717.715.376.885
C LIABILITIES (300=310+330)	300		670.512.962.002	656.905.366.904
I. Current liabilities	310		101.034.687.140	88.922.011.904
1. Payables to seller: short-term	311		27.157.894.656	26.449.018.446
2. Short term Advances Received from the Customers	312		905.094.392	27.809.800
3. Taxes and Obligations to State Budget	313		534.231.109	716.767.495
4. Payables to employees	314		-	
6. Others exphajn: short-term	315		36.920.854.736	25.391.605.186
6. Short-term Intercompany Payables	316			
7. Payables by Scheduled Progress of Construction Contracts	317			
8. Short-term Unrealized Revenue	318		1.020.000.000	1.020.000.000
9. Other short-term payables	319		33.594.012.247	34.414.210.977
10. Short-term borrowings and financial leases	320		900.000.000	900.000.000
11. Provision of Short-term Payables	321			
12. Reward and Welfare Fund	322		2.600.000	2.600.000
13. Price Stabilisation Fund	323			
14. Repurchase Government Bonds Transactions	324			
II. Long-term liabilities	330		569.478.274.862	567.983.355.000
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			
7. Others long term payables	337		569.478.274.862	567.983.355.000
8. Long-term borrowings and finance lease	338			

ARTICLE	CODE	INTER- PRETA TION	CLOSING BALANCE	OPENING BALANCE
9. Convertible bonds	339			
10. Preferred shares: liabilities	340			
11. Payable Deferred Income Tax	341			
12. Provision of Long-term Payables	342			
13. Science and Technology Development Fund	343			
B. OWNER'S EQUITY	400		54.537.205.532	60.810.009.981
I. Owner's equity	410		54.537.205.532	60.810.009.981
1. Owner's equity invested capital	411		255.138.000.000	255.138.000.000
- Ordinary stock with voting right	411A		255.138.000.000	255.138.000.000
- Preferred stock: capital	411B			
2. Equity Surplus	412			
3. The Right to convert the Convertible Bonds to shares	413			
4. Other capitals	414			
5. Fund stocks (*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate difference	417			
8. Development Investment Fund	418			
9. Corporation Arrangement Support Fund	419			
10. Other Funds	420			
11. Undistributed Profit	421		(200.600.794.468)	(194.327.990.019)
- Accumulated Undistributed Profit by The End of The Previous Period	421A		(194.327.990.019)	(192.847.946.841)
- Undistributed Profit of the Current Period	421B		(6.272.804.449)	(1.480.043.178)
12. Capital Construction Investment	422			
13. Non-controlling interest	429			
II. Budget resources and funds	430			
1. Funding sources	431			
2. Funds used for fixed asset acquisition	432			
TOTAL RESOURCES (440=300+400)	440		725.050.167.534	717.715.376.885

Date 10/10/2025

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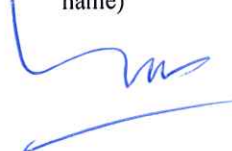
(Signature, full name)



Phạm Thị Phương Lan

CHIEF
ACCOUNTANT

(Signature, full
name)



Phạm Thị Phương Lan

DIRECTOR

(Signature, full name, seal)



Nguyễn Văn Linh

INCOME STATEMENT
FROM DATE: 1-1-2025 TO DATE 30-9-2025

Currency: VND

ARTICLE	CODE	INTERPRE- TATION	For 03rd Quarter 2025	For 03rd Quarter 2024	CURRENT YEAR	PREVIOUS YEAR
1	2	3			4	5
1. Sales from goods and services sold	01		87.868.839.734	92.206.102.549	235.247.980.799	304.918.018.616
2. Sales deduction	02		-	-	1.232.500	-
3. Net sales from goods and services sold (10=01-02)	10		87.868.839.734	92.206.102.549	235.246.748.299	304.918.018.616
4. Cost of goods sold	11		69.520.519.398	76.244.350.958	184.556.260.815	254.684.001.917
5. Gross profit from goods and services sold (20=10-11)	20		18.348.320.336	15.961.751.591	50.690.487.484	50.234.016.699
6. Revenue from financial activities	21		9.568.363	2.832.526	31.427.796	20.544.850
7. Expenses from financial activities	22		-	(111.154.085)	(319.827)	19.984.351
- In there: Loan interest expense	23		-	-	-	-
8. Sales expenses	25		1.889.703.528	1.819.644.350	5.341.244.268	5.393.179.485
9. Administration expenses	26		16.771.772.256	15.385.466.175	52.608.305.377	46.586.125.312
10. Net profit from business activities (30=20+(21-22)-(25+26))	30		(303.587.085)	(1.129.372.323)	(7.227.314.538)	(1.744.727.599)
11. Other incomes	31		373.323.461	383.421.299	998.915.365	1.128.075.334
12. Other expenses	32		1.074.230	14.257.183	44.405.276	135.026.841
13. Other profits (40=31-32)	40		372.249.231	369.164.116	954.510.089	993.048.493
14. Profit before tax (50=30+40)	50		68.662.146	(760.208.207)	(6.272.804.449)	(751.679.106)
15. Current income tax expense	51		-	-	-	-
16. Deferred Income Tax	52		-	-	-	-
17. Profit after income tax (60=50-51-52)	60		68.662.146	(760.208.207)	(6.272.804.449)	(751.679.106)
18. Primary earning per share (*)	70		3	(30)	(246)	(29)
19. Decline earnings per share (*)	71		3	(30)	(246)	(29)

Date 10/10/2025

PREPARED BY

(Signature, full name)

Phạm Thị Phương Lan

CHIEF
ACCOUNTANT

(Signature, full
name)

Phạm Thị Phương Lan

DIRECTOR

(Signature, full name, seal)



CASH FLOW STATEMENT

(Indirect method)

Chi tiêu	Codes	Notes	CURRENT YEAR	PREVIOUS YEAR
I. Cash flows from operating activities				
1. Profit before tax	01		(6.272.804.449)	(751.679.106)
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		7.299.533.117	7.610.290.578
- Provisions	03		(1.491.263.389)	19.725.554
- Gains (losses) on exchange rate differences from revaluation of accounts derived from foreign currencies	04			
- Gains (losses) on investing activities	05		(30.882.341)	10.850.661
- Interest expenses	06			0
- Other adjustments	07			0
3. Operating profit before changes in working capital	08		(495.417.062)	6.889.187.687
- Increase (decrease) in receivables	09		(5.452.015.145)	(2.990.584.007)
- Increase (decrease) in inventories	10		30.967.725	(28.339.310.583)
- Increase (decrease) in payables	11		13.607.595.098	13.503.767.911
- Increase (decrease) in prepaid expenses	12		(6.854.673)	(129.051.601)
- Increase (decrease) in trading securities	13			0
- Interest paid	14			0
- Corporate income tax paid	15			0
- Other receipts from operating activities	16			0
- Other payments on operating activities	17			0
Net cash flows from operating activities	20		7.684.275.943	(11.065.990.593)
II. Cash flows from investing activities				
1. Expenditures on purchase and construction of fixed assets and long-term assets	21		74.510.000	284.275.273
2. Proceeds from disposal or transfer of fixed assets and other long-term assets	22		(545.455)	(31.271.673)
3. Expenditures on loans and purchase of debt instruments from other entities	23			0
4. Proceeds from lending or repurchase of debt instruments from other entities	24			0
5. Expenditures on equity investments in other entities	25			0
6. Proceeds from equity investment in other entities	26			0
7. Proceeds from interests, dividends and distributed profits	27		31.427.796	20.421.012
Net cash flows from investing activities	30		105.392.341	273.424.612
III. Cash flows from financial activities				
1. Proceeds from issuance of shares and receipt of contributed capital	31			
2. Repayment of contributed capital and repurchase of stock issued	32			0
3. Proceeds from borrowings	33			0
4. Repayment of principal	34			0
5. Repayment of financial principal	35			0
6. Dividends and profits paid to owners	36			0
Net cash flows from financial activities	40			0
Net cash flows during the period (50 = 20+30+40)	50		7.789.668.284	(10.792.565.981)
Cash and cash equivalents at the beginning of the period	60		13.218.954.984	20.106.835.374
Effect of exchange rate fluctuations	61			
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		21.008.623.268	9.314.269.393

Date 10/10/2025

PREPARED BY
(Signature, full name)

Phạm Thị Phương Lan

CHIEF
ACCOUNTANT
(Signature, full name)

Phạm Thị Phương Lan

DIRECTOR

(Signature, full name, seal)



HO CHI MINH CITY FOOD JOIN STOCK

Address: 1610 Võ Văn Kiệt, Ward 7, District 6, Ho Chi Minh City



NOTES TO FINANCIAL STATEMENT

For 3rd Quarter 2025

I. Business characteristics

1. Form of capital ownership

Ho Chi Minh City Food Join Stock Company operate under the Business Registration Certificate No. 0300559014 registered for the first time on December 31, 2008, The Business Registration has been amended several times and the most recent of which is the 19th amended was on April 12, 2024 as the changing of the legal representative. The Business Registration has been amended several times and the most recent of which is the 20th amended was on April 21, 2025 as the changing of the legal representative. The Business Registration has been amended several times and the most recent of which is the 21th amended was on 5/9/2025 as the changing of address after merger.

- Chartered capital according to Business Registration Certificate as of September 30, 2025: VND 294.500.000.000

- Actual contributed capital as of September 30, 2025: VND 255.138.000.000

- The company is in the process of completing the business registration procedures.

2. Main business lines

- Production, processing, export of food, foodstuffs and technological products

- Export and domestic trading of materials, equipment, fertilizers, pesticides, consumer goods.

- Hotel, Restaurant business, petrol and oil agency, construction materials and interior decoration, motorcycles and cars repairing, passenger transportation

- All kind of over 30 degree alcohol and domestic cigarettes trading

- Real estate business; investment in construction, business of infrastructure of industrial parks, urban areas; construction, installation, repair of civil, industrial, traffic, irrigation, electricity, water supply and drainage, leveling, interior decoration works; production of construction materials, sanitary equipment, water supply and drainage spare parts, construction consultancy.

- Trading in general merchandise, hardware, electronics, refrigeration, household appliances, seafood, fabrics, clothing, cosmetics, jewelry...

3. Business lines

4. Production and business cycle

01 year

5. Characteristics of business activities of the enterprise in the accounting year affect the financial statements.

6. Business structure

- List of subsidiaries

- List of joint venture, associates and other investment

DONG THINH TRADING SERVICE COMPANY LIMITED

SAIGON BANK FOR INDUSTRY AND TRADE

PHU TAM KHOI JOINT STOCK
COMPANY

BINH TAY PACKAGING JOINT STOCK COMPANY

- List of affiliated units without legal status and dependent accounting

Branch of Ho Chi Minh City Food Joint Stock Company - Cuu
Long Food Enterprise

Branch of Ho Chi Minh City Food Joint Stock Company - Satake
Food Enterprise

Branch of Ho Chi Minh City Food Joint Stock Company – My Thoi Food Enterprise

Branch of Ho Chi Minh City Food Joint Stock Company – Thới An Food Enterprise

Branch of Ho Chi Minh City Food Joint Stock Company – Phúc Lộc Food Enterprise

Branch of Ho Chi Minh City Food Joint Stock Company – Tri Tôn Food Enterprise

Branch of Ho Chi Minh City Food Joint Stock Company – Thanh An Food Enterprise

Branch of Ho Chi Minh City Food Joint Stock Company - Foodcomart Sai Gon

Branch of Ho Chi Minh City Food Joint Stock Company - Foodcomart Tay Ninh

Branch of Ho Chi Minh City Food Joint Stock Company - Foodcomart Dak Nong

II. Year accounting year, currency used in accounting

1. The enterprise accounting period starts on January 1, 2025, and ends on the 31st of December 2025.

2. Đơn vị tiền tệ sử dụng trong kế toán. Việt Nam Đồng (VNĐ)

Vietnamese dong shall be used as currency for accounting entries and financial statements.

III. Additional information for items presented in the Balance Sheet

1. Money	30/09/2025	31/12/2024
Cash	1.027.798.000	1.878.793.000
Non-term bank deposits	19.980.825.268	11.340.161.984
Transferring money	0	0
Total	21.008.623.268	13.218.954.984

2. Financial investments

a) Securities Trading

b) Investments held to maturity

c) Investing capital in other units

Investment in subsidiaries (details of investment in each subsidiary);

Investment in joint ventures and associates (details of investment in each joint venture and associate);

30/09/2025

31/12/2024

	Original Price	Preventive	Fair Value	Original Price	Preventive	Fair Value
PHU TAM KHOI JOINT STOCK COMPANY	5.853.508.822	-437.724.796	5.415.784.026	5.853.508.822	-437.724.796	5.415.784.026
Total	5.853.508.822	-437.724.796	5.415.784.026	5.853.508.822	-437.724.796	5.415.784.026

Investment in other units (details of investment in each other unit);

	Original Price	Preventive	Fair Value	Original Price	Preventive	Fair Value
DONG THINH TRADING SERVICE C	10.577.034.161		10.577.034.161	10.577.034.161		10.577.034.161
Saigon Commercial JS Bank shares (original shares: 84,095 shares; receive dividends in shares: 25,228 shares; receive dividends of 2,733 shares. Total: 112,056 shares)	1.268.317.114		1.268.317.114	1.268.317.114		1.268.317.114
Buy Binh Tay Packing JSC 's shares (140.000 shares, bonus shares 43,820, total 183.820 shares)	1.923.733.832	-233.809.877	1.689.923.955	1.923.733.832	-234.129.704	1.689.604.128
Total	13.769.085.107	-233.809.877	13.535.275.230	13.769.085.107	-234.129.704	13.534.955.403
Total	19.622.593.929	-671.534.673	18.951.059.256	19.622.593.929	-671.854.500	18.950.739.429

3. Short-term customer receivables

30/09/2025

31/12/2024

	Price	Preventive	Price	Preventive
Duc Cong trasport cooperative			200.000.000	
Phu Hoa food production anh tranding cc	518.627.000		574.907.436	
San Hà Company	208.015.500			
World Vision International (WVI) USA	564.504.700			
No.1 drug rehabilitation center				
Pouyuen Viet Nam Company LTD	425.250.000		640.000.000	
The other receivables	1.119.107.006		471.490.224	
Total	2.835.504.206		1.886.397.660	

4. The other receivables

30/09/2025

31/12/2024

	Price	Preventive	Price	Preventive
a) short term	11.467.536.856	0	8.016.231.636	
Advance	2.113.752.856			
Collecting fees for warehouse services, elect	605.112.679		21.752.948	
Sales discount receivable from Ajinomoto Vietnam Company				
Ben Thanh Real Estate Investment Joint Stock Company - This is the land rental fee paid on behalf of Ben Thanh Real Estate Investment Joint Stock Company.	6.724.911.399		6.169.253.830	
Chau A connectivity services and Brand development LLC	600.834.000		1.650.000.000	
HCM City Trade and Service Investment and Development Company	852.332.816			
The other receivables	570.593.106		175.224.858	
a) long term				
Total	11.467.536.856	0	8.016.231.636	0

5. Pending settlement of missing assets

30/09/2025

31/12/2024

	Price	Preventive	Price	Preventive
Out of stock inventory at wholesale point 1060 Au Co, Tan Binh District	2.767.962.342		2.767.962.342	

Out of stock inventory at Thanh An Factory	20.628.335	
Total	2.788.590.677	2.767.962.342

6. Bad debt

7. Inventory

	30/09/2025		31/12/2024	
	Price	Preventive	Price	Preventive
- Good on the way	0		0	
- Raw	1.541.281.468	0	1.481.842.760	0
- Tools, instruments;	328.293.805		303.678.033	
- Cost of unfinished business production;				
- Finished products;	254.256.910	0	7.425.491.331	0
- Goods	18.371.881.019		11.315.668.803	
- Goods sending for sales	0		0	
Total	20.495.713.202	0	20.526.680.927	0

8. Long-term unfinished assets

a) Long-term unfinished production and business costs

(Details for each type, stating reasons why it is not completed within a normal production or business cycle)

Total			
b) Unfinished basic construction (Details for projects accounting for 10% of total basic construction value)		30/09/2025	31/12/2024
- Purchasing		0	0
- basic construction		5.700.500	5.700.500
+Project to build E 1/4 NH Tri gas station		5.700.500	5.700.500
Total		5.700.500	5.700.500

9. Increase or decrease in tangible fixed assets

item	house architecture	machinery and equipment	Transmission	Management equipment	Other tangible assets	Total
Original price						
01/01/2025	396.992.912.156	192.212.881.966	7.490.319.586	12.384.041.077	3.338.951.940	612.419.106.725
-Purchased during the year			0		0	0
- Basic construction investment completed	0	0	0	0	0	0
- increase due to revaluation of assets				0	0	0
- Switch to investment real estate	0	0	0	0	0	0
- Liquidation sale				74.510.000		74.510.000
- Decrease due to revaluation of assets						0
- Hand over						0
- Other discounts						0
30/09/2025	396.992.912.156	192.212.881.966	7.490.319.586	12.309.531.077	3.338.951.940	612.344.596.725
Accumulated depreciation						0
01/01/2025	331.823.538.961	179.150.543.562	7.490.319.586	12.304.623.382	3.134.904.808	533.903.930.299
- Depreciation during the year	4.198.763.308	2.900.122.745		50.509.750	57.790.622	7.207.186.425
- increase due to revaluation of assets						0
- Switch to investment real estate	0	0	0	0	0	0
- Liquidation sale				74.510.000		74.510.000
- Decrease due to revaluation of assets						0
- Hand over						0
- Other reduce						0
30/09/2025	336.022.302.269	182.050.666.307	7.490.319.586	12.280.623.132	3.192.695.430	541.036.606.724
01/01/2025	65.169.373.195	13.062.338.404	0	79.417.695	204.047.132	78.515.176.426
30/09/2025	60.970.609.887	10.162.215.659	0	28.907.945	146.256.510	71.307.990.001

10. Increase or decrease of intangible fixed assets

item	house architecture	machinery and equipment	Transmission	Management equipment	Other tangible assets	Total
Original price						
01/01/2025	572.155.015.221	0	0	2.479.888.572	0	574.634.903.793
-Purchased during the year		0	0	0	0	0
- internally generated	0	0	0	0	0	0
- Increase due to business consolidation	0	0	0	0	0	0
- Other Increase		0	0	0	0	0
- Decrease due to revaluation of assets	0	0	0		0	0
- Other reduce		0	0	0	0	0
30/09/2025	572.155.015.221	0	0	2.479.888.572	0	574.634.903.793
Accumulated depreciation						0
01/01/2025	3.854.576.058	0	0	2.479.888.572	0	6.334.464.630
-Depreciation during the year	166.856.692	0	0		0	166.856.692
- Other Increase	0	0	0	0	0	0
- Liquidation sale	0	0	0		0	0
- Other reduce		0	0	0	0	0
30/09/2025	4.021.432.750	0	0	2.479.888.572	0	6.501.321.322
Residual value						0
01/01/2025	568.300.439.163	0	0	0	0	568.300.439.163
30/09/2025	568.133.582.471	0	0	0	0	568.133.582.471

11. Increase or decrease of financial leased fixed assets

item	house architecture	machinery and equipment	Transmission	Management equipment	Other tangible assets	Tài sản cố định vô hình
Original price						
01/01/2025						
- Finance lease during the year						
-Acquisition of fixed asset Finance lease						
- Other Increase						
- Return of leased fixed assets						
- Other reduce	(...)	(...)	(...)	(...)	(...)	(...)
	(...)	(...)	(...)	(...)	(...)	(...)
30/09/2025						
Accumulated depreciation						

01/01/2025						
- Depreciation during the year						
- Acquisition of fixed asset						
Finance lease						
- Other Increase						
- Return of leased fixed assets						
- Other reduce	(...)	(...)	(...)	(...)	(...)	(...)
	(...)	(...)	(...)	(...)	(...)	(...)
30/09/2025						
Residual value						
01/01/2025						
30/09/2025						

12. Real estate investment

item	01/01/2025	increase in the year	Decrease in the year	30/06/2025
Original price				
- Land use rights				
- Home				
- House and Land use rights				
- infrastructure				
Accumulated depreciation				
- Land use rights				
- Home				
- House and Land use rights				
- infrastructure				
Residual value				
- Land use rights				
- Home				
- House and Land use rights				
- infrastructure				

* Thuyết minh số liệu và giải trình khác:

13. Prepaid expenses	30/09/2025	31/12/2024
a) short term	477.306.780	286.009.098
- other items	477.306.780	286.009.098
+ Tools and equipment waiting for allocation		39.882.500
+ internet		
+ Software maintenance	28.663.333	
+ Repair anh renovation	15.840.740	9.258.334
+ Insurance	23.297.030	79.759.026
+ other items	409.505.677	157.109.238
a) long term	4.864.123.125	5.048.566.134
- other items	4.864.123.125	5.048.566.134
+ Repair anh renovation	28.396.915	39.508.752
+ Tools and equipment waiting for allocation		
+ Land rental cost of Cửu Long factory		
+ other items	209.049.207	149.884.877
+ Lợi thế kinh doanh (1)	167.073.626	303.770.230
+ Land rental cost of Tri Tôn factory	4.459.603.377	4.555.402.275
Cộng	5.341.429.905	5.334.575.232

Business advantage is recorded as the Decision 67/QĐ-HĐTV dated August 22, 2017 of LTMN Corporation on approving the results of the second enterprise valuation and the capital payable to the State at the time of conversion into a joint stock company (September 1, 2016) of Ho Chi Minh City Food One Member Co., Ltd.

(2) Land using rights transfer cost at Tri Ton Factory - An Giang, accounting period is 548 months. In 2025, it is the 146th month of use.

14. Loans and financial leases	30/09/2025	31/12/2024
a) Short term loan	900.000.000	0
Vietcomreal	900.000.000	900.000.000
b) Longt term loan		
Total	900.000.000	900.000.000

15. Bond issue

16. Payable to seller	30/09/2025	31/12/2024
a) short term	27.117.208.446	26.449.018.446
Vinafood 2	24.361.723.614	24.361.723.614
Branch of BCA Thang Long LTD Company - Petroleum Tradinh Enterprise		
other short term payable	2.755.484.832	2.087.294.832
b) long term		
c) Overdue debt	24.361.723.614	24.361.723.614
VIETNAM SOUTHERN FOOD CORPORATION - JOINT STOCK COMPANY	24.361.723.614	24.361.723.614
d) payable to related parties	24.361.723.614	24.361.723.614
VIETNAM SOUTHERN FOOD CORPORATION - JOINT STOCK COMPANY	24.361.723.614	24.361.723.614

17. Taxes and Obligations to State Budget		31/12/2024		Payable first 6 months of the year	Paid during in the fist 6 months of the year	30/09/2025	
		Receivable	Payable			Receivable	Payable
a) Payable		
1. Vat		84.021.320	716.767.495	4.100.351.503	4.265.910.987	67.044.418	534.231.109
Total		84.021.320	716.767.495	4.100.351.503	4.265.910.987	67.044.418	534.231.109
b) Receivable		
2. Corporate income tax		488.454.009		0	0	488.454.009	
3. Personal income tax		681.241.845	0	20.259.122	888.131	661.870.854	0

Land renting with land using fee collection: The value of land use rights after being calculated according to Decision 51/2014/QĐ-UBND dated December 31, 2014 issued by Ho Chi Minh City People's Committee on land prices in Ho Chi Minh City applied from January 1, 2015 to December 31, 2019 is provisionally calculated to increase the enterprise value and temporarily increase other liabilities.

The value of the Company's land use rights will be subject to inspection by the tax authorities. Since the application of tax laws and regulations to various types of transactions

can be interpreted in different ways, the tax amount presented in the Financial Statements may be changed according to the decision of the tax authorities.

20. Unearned revenue	30/09/2025	31/12/2024
a) Short- term		
- Revenue received in advance;	1.500.000.000	1.020.000.000
Total	1.500.000.000	1.020.000.000
b) Long term		

21. Provision for payable

- a) Short- term
- b) Long term

22. Seferred tax assets and deferred tax liabilities

a. Seferred tax assets

b. deferred tax liabilities

23. OWNER'S EQUITY

a. Balance sheet changes in owners

	items of equity							
	Owner's equity invested capital	Equity Surplus	The Right to convert the Convertible Bonds to shares	Other capital s	Differ ences upon asset revalu ation	Excha nge rate differe nce	Undistributed Profit	Other item
A	1	2	3	4	5	6	7	8
01/01/2024	255.138.000.000						-192.847.946.841	
- Capital increase in previous year								0
- Profit last year							-1.480.043.178	
- Other Increase								0
- Capital decrease in previous year								0
- Loss last year								0
- Other reduce								0
31/12/2024	255.138.000.000	0	0	0	0	0	-194.327.990.019	0
01/01/2025	255.138.000.000	0	0	0	0	0	-194.327.990.019	0
- Capital increase in this year								0
- Profit in this year							-6.272.804.449	
- Other Increase								0
- Capital decrease in this year								0
- Loss this year								0
- Other reduce								0
30/09/2025	255.138.000.000	0	0	0	0	0	-200.600.794.468	0

b. Owner's equity details

30/09/2025

31/12/2024

- State owned (VIETNAM SOUTHERN FOOD CORPORATION - JOINT STOCK COMPANY :59,78%)

152.509.000.000

152.509.000.000

- Employee shares in the enterprise: 1,36%

3.490.860.000

3.490.860.000

- Investor's shares: 38,86%

99.138.140.000

99.138.140.000

Total

255.138.000.000

255.138.000.000

c. Capital transactions with owners and distribution of profits dividends

30/09/2025

31/12/2024

- Owner's equity

255.138.000.000

255.138.000.000

+ Contributed Capital at the Beginning of the year

255.138.000.000

255.138.000.000

+ Additional Contributions during the Yea

0

0

+ Reduction in Contributed Capital During the Year

0

0

+ Contributed Capital at the End of the year

255.138.000.000

255.138.000.000

- Dividends and Distributed Profits

...

...

d. Dividend
d. Share

	30/9/2025	31/12/2024
- Number of shares registered for issuance	29.450.000	29.450.000
- Number of shares sold to the public	29.450.000	29.450.000
+ Common stock	28.899.000	28.899.000
+ Preferred stock	551.000	551.000
- Number of shares recalled	3.936.200	3.936.200
+ Common stock	3.936.200	3.936.200
- Number of shares outstanding	25.513.800	25.513.800
+ Common stock	24.962.800	24.962.800
+ Preferred stock	551.000	551.000

Outstanding share value 10.000 VND/ share

According to Decision No. 67/QĐ-HĐTV dated August 22, 2017 of the Board of Members of the Southern Food Corporation Limited Company on approving the results of the second enterprise valuation, the Company has reduced the state capital by VND 39,362 billion (equivalent to a reduction of 3,936,200 state shares). Accordingly, the charter capital of the joint stock company was adjusted to VND 255,138,000,000, equivalent to 25,513,800 shares. On September 29, 2017, the Company's General Meeting of Shareholders met and approved the plan to reduce the charter capital (state capital), issued Resolution No. 02/NQLT-DHĐCD approving the above plan and announcing unusual information on this content. Currently, the Company is carrying out procedures to change its business registration certificate, and will then notify the Securities Commission after completing the procedures to reduce charter capital.

24. Off balance sheet items 30/09/2025 31/12/2024

a. Assets removed from the enterprise value pending handover

At 30/09/2025, the Company has assets that awaiting handover to the Southern Food Corporation - according to Decision No. 67/QĐ-HĐTV dated August 22, 2017 on approving the results of the second enterprise valuation and the capital payable to the State at the time of conversion into a Joint Stock Company (September 1, 2016) of Ho Chi Minh City Food One Member LTD. Specifically as follows:

STT	Property name	Original price VND	Accumulated depreci VND	Residual value VDN
01	Machinery and equipment	41.804.306.894	41.541.017.678	263.289.216
02	Means of transport	412.589.720	412.589.720	0
03	Management equipment	1.157.761.629	1.157.581.788	179.841
	Total	43.374.658.243	43.111.189.186	263.469.057

IV. Additional information for items presented in the income statement

	Current year	Previous year
1. Sales from goods and services sold	235.247.980.799	304.918.018.616
- Sales from goods	191.742.874.516	263.922.251.650
- Sales from services sold	43.505.106.283	40.995.766.966
2. Sales deduction	1.232.500	0
3. Cost of goods sold	Current year	Previous year
- Cost of goods sold	171.432.201.547	244.643.854.338
- Cost of finished goods sold	14.615.002.830	10.040.147.579
- Reversal, provision for inventory price decline	-1.490.943.562	
Total	184.556.260.815	254.684.001.917
4. Revenue from financial activities	Current year	Previous year
- Interest on deposits, loans	31.427.796	20.421.012
- Exchange rate difference	0	123.838
- other financial Revenue	0	0
Total	31.427.796	20.544.850
5. Expenses from financial activities	Current year	Previous year
- Exchange rate difference	0	258.797
- other financial costs	-319.827	19.725.554
Total	-319.827	19.984.351

6. Other incomes	Current year	Previous year
- Liquidationsale of fixed assets	545.455	31.271.673
-Other items	998.369.910	1.096.803.661
Total	998.915.365	1.128.075.334
7. Other costs	Current year	Previous year
-Other items	44.405.276	135.026.841
Total	44.405.276	135.026.841
8. Sales and Administration expenses	Current year	Previous year
a. Administration expenses	52.608.305.377	46.586.125.312
- labor costs	7.531.583.421	7.260.363.161
- material costs	218.223.555	220.380.147
- office supplies costs	118.507.680	170.374.879
- depreciation expense of fixed assets	6.687.957.177	6.887.279.617
- Taxes, fees	35.150.499.474	28.953.993.156
- Severance pay	215.206.000	182.268.000
- Outsourced service costs	952.738.551	1.397.966.823
- Other cash expenses	1.733.589.519	1.513.499.529
b. Sales expenses	5.341.244.268	5.393.179.485
- labor costs	2.329.028.665	2.129.718.015
- Packaging material costs	127.147.251	228.881.294
- Cost of tools and supplies	220.574.043	181.038.057
- depreciation expense of fixed assets	657.295.764	813.608.633
- Outsourced service costs	1.478.642.679	1.624.789.502
- Other cash expenses	528.555.866	415.143.984
9. Production and business costs by factor	Current year	Previous year
- Cost of raw materials	7.067.348.277	91.702.352.819
- labor costs	9.984.180.686	9.597.083.237
- depreciation expense of fixed assets	7.374.043.117	5.308.536.413
- Outsourced service costs	2.454.364.620	3.358.550.195
- Other cash expenses	37.627.850.859	33.672.206.727
Cộng	64.507.787.559	143.638.729.391
Busuiness result	-6.272.804.449	-751.679.106

PREPARED BY

Phạm Thị Phương Lan

CHIEF ACCOUNTANT

Phạm Thị Phương Lan

10/10/2025

DIRECTOR



Nguyễn Văn Linh