

**CÔNG TY CỔ PHẦN MASAN
MEATLIFE**
MASAN MEATLIFE CORPORATION

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
THE SOCIALIST REPUBLIC OF VIET NAM
Independence – Freedom – Happiness

TP. Hồ Chí Minh, ngày 27 tháng 10 năm 2025

Ho Chi Minh City, October 27, 2025

**CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC VÀ SỞ GIAO DỊCH CHỨNG KHOÁN HÀ NỘI**
**DISCLOSURE OF INFORMATION ON THE ELECTRONIC PORTAL OF
THE STATE SECURITIES COMMISSION AND THE HANOI STOCK EXCHANGE**

Kính gửi: - Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán Hà Nội
To: - The State Securities Commission
- The HaNoi Stock Exchange

Tên công ty: **CÔNG TY CỔ PHẦN MASAN MEATLIFE**

Name of organization: Masan MEATLife Corporation

Mã cổ phiếu: **MML**

Stock code: **MML**

Địa chỉ trụ sở chính: Lầu 10, Tòa nhà Central Plaza, Số 17 Lê Duẩn, Phường Sài Gòn, Thành phố Hồ Chí Minh, Việt Nam

Head office address: 10th Floor, Central Plaza Building, No. 17 Le Duan Street, Sai Gon Ward, Ho Chi Minh City, Vietnam

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Người được ủy quyền công bố thông tin: Bà Đỗ Thị Thu Nga

Authorized person for information disclosure: Mrs. Do Thi Thu Nga

Loại thông tin công bố: ☐ 24h ☐ 72h ☐ Yêu cầu ☐ Bất thường ☒ Định kỳ

Type of information disclosure: ☐ 24h ☐ 72h ☐ Upon Request ☐ Extraordinary ☒ Periodic

Nội dung thông tin công bố: **Báo cáo tài chính Riêng lẻ và Hợp nhất Quý III năm 2025 và Công văn giải trình biến động lợi nhuận**

Disclosed information content: **Separate and Consolidated Financial Statements for Quarter III of 2025 and explaining profit fluctuations letter**

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty vào ngày 27/10/2025 tại đường dẫn: https://masanmeatlife.com.vn/quan-he-co-dong/thong-bao-cong-ty/tat-ca?lang_ui=vn



*This information was published on the Company's website on October 27, 2025, at the following link:
https://masanmeatlife.com.vn/quan-he-co-dong/thong-bao-cong-ty/tat-ca?lang_ui=en*

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố.

We hereby certify that the disclosed information is truthful and take full legal responsibility for the content of the disclosed information.

**ĐẠI DIỆN CÔNG TY CỔ PHẦN MASAN MEATLIFE
REPRESENTATIVE OF MASAN MEATLIFE
CORPORATION**

Người Được Ủy Quyền Công Bố Thông Tin
Authorized person for information disclosure



ĐỖ THỊ THU NGÀ
Giám Đốc Pháp Lý
Legal Director



**Masan MEATLife Corporation
and its subsidiaries**

Consolidated quarterly financial statements for
the period ended 30 September 2025



Masan MEATLife Corporation Corporation Information

Enterprise Registration Certificate No.

0311224517

7 October 2011

The Company's Enterprise Registration Certificate has been amended several times, the most recent of which is dated 1 October 2025. The Enterprise Registration Certificate and its amendments were issued by the Department of Planning and Investment (now referred to as the Department of Finance) of Ho Chi Minh City.

Board of Directors

Mr. Danny Le	Chairman
Mr. Tran Phuong Bac	Member
Mr. Huynh Viet Thang	Member
Mr. Nguyen Quoc Trung	Member

Board of Management

Mr. Nguyen Quoc Trung	Chief Executive Officer
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Audit Committee

Mr. Huynh Viet Thang	Head of Audit Committee
Mr. Tran Phuong Bac	Member

Registered Office

10th Floor, Central Plaza Tower
No.17 Le Duan, Saigon Ward
(formerly known as "No.17 Le Duan, Ben Nghe Ward, District 1")
Ho Chi Minh City
Vietnam

Masan MEATLife Corporation and its subsidiaries
Consolidated balance sheet as at 30 September 2025

Form B 01a – DN/HN
*(Issued under Circular No. 202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	30/9/2025 VND	1/1/2025 VND
ASSETS				
Current assets (100 = 110 + 120 + 130 + 140 + 150)	100		2,155,575,225,147	1,752,930,370,244
Cash and cash equivalents	110	6	282,033,785,014	190,478,925,633
Cash	111		52,033,785,014	45,255,925,633
Cash equivalents	112		230,000,000,000	145,223,000,000
Short-term financial investments	120		72,642,650,000	-
Held-to-maturity investments	123	17(a)	72,642,650,000	-
Accounts receivable – short-term	130		665,703,404,448	538,205,635,081
Accounts receivable from customers	131	7	637,635,454,560	515,749,964,679
Prepayments to suppliers	132	8	21,122,725,011	9,584,565,051
Other short-term receivables	136	9(a)	38,408,937,382	45,063,708,609
Allowance for doubtful debts	137	10	(31,463,712,505)	(32,192,603,258)
Inventories	140	11	754,978,169,671	678,801,783,008
Inventories	141		801,437,829,002	709,463,277,897
Allowance for inventories	149		(46,459,659,331)	(30,661,494,889)
Other current assets	150		380,217,216,014	345,444,026,522
Short-term prepaid expenses	151	18(a)	130,565,371,379	115,112,522,869
Deductible value added tax	152		244,837,860,161	225,589,226,239
Taxes receivable from State Treasury	153		4,813,984,474	4,742,277,414

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated balance sheet as at 30 September 2025 (continued)

Form B 01a – DN/HN
*(Issued under Circular No.202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	30/9/2025 VND	1/1/2025 VND
Long-term assets (200 = 210 + 220 + 240 + 250 + 260)	200		9,192,210,533,857	9,475,574,502,456
Accounts receivable – long-term	210		1,963,480,871,480	1,947,586,983,977
Long-term loans receivable	215	12	1,835,000,000,000	1,921,000,000,000
Other long-term receivables	216	9(b)	128,480,871,480	26,586,983,977
Fixed assets	220		4,484,445,499,677	4,752,811,689,146
Tangible fixed assets	221	13	4,080,873,313,751	4,311,629,683,535
Cost	222		5,713,062,140,289	5,689,242,755,904
Accumulated depreciation	223		(1,632,188,826,538)	(1,377,613,072,369)
Finance lease tangible fixed assets	224	14	208,789,411,071	222,742,164,874
Cost	225		277,922,817,008	277,922,817,008
Accumulated depreciation	226		(69,133,405,937)	(55,180,652,134)
Intangible fixed assets	227	15	194,782,774,855	218,439,840,737
Cost	228		344,789,377,117	344,789,377,117
Accumulated amortisation	229		(150,006,602,262)	(126,349,536,380)
Long-term work in progress	240		16,115,105,713	22,405,540,830
Construction in progress	242	16	16,115,105,713	22,405,540,830
Long-term financial investments	250		2,103,964,883,942	2,114,054,896,942
Investment in associate	252	17(b)	2,103,964,883,942	2,114,054,896,942
Other long-term assets	260		624,204,173,045	638,715,391,561
Long-term prepaid expenses	261	18(b)	527,735,385,053	531,384,153,877
Deferred tax assets	262		21,638,579,011	21,638,579,011
Goodwill	269	19	74,830,208,981	85,692,658,673
TOTAL ASSETS (270 = 100 + 200)	270		11,347,785,759,004	11,228,504,872,700

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated balance sheet as at 30 September 2025 (continued)

Form B 01a – DN/HN
*(Issued under Circular No.202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	30/9/2025 VND	1/1/2025 VND
RESOURCES				
LIABILITIES (300 = 310 + 330)	300		6,300,283,945,319	6,759,367,390,408
Current liabilities	310		5,286,549,053,457	3,245,113,653,042
Accounts payable to suppliers	311	20	683,123,504,861	635,842,642,820
Advances from customers	312		5,354,522,411	6,609,593,951
Taxes and others payable to State Treasury	313	21	41,375,973,824	16,531,567,443
Accrued expenses	315	22	789,080,846,478	704,341,672,675
Other short-term payables	319	23(a)	51,883,844,629	140,353,611,328
Short-term borrowings and finance lease liabilities	320	24(a)	3,714,764,571,290	1,740,468,774,861
Bonus and welfare funds	322		965,789,964	965,789,964
Long-term liabilities	330		1,013,734,891,862	3,514,253,737,366
Other long-term payables	337	23(b)	52,160,975,007	267,065,299,997
Long-term borrowings, bonds and finance lease liabilities	338	24(b)	626,134,458,265	2,907,565,937,254
Deferred tax liabilities	341		324,767,632,876	328,553,651,446
Long-term provisions	342	25	10,671,825,714	11,068,848,669
EQUITY (400 = 410)	400		5,047,501,813,685	4,469,137,482,292
Owners' equity	410	26	5,047,501,813,685	4,469,137,482,292
Share capital	411	27	3,403,168,580,000	3,290,525,930,000
- Ordinary shares with voting rights	411a		3,403,168,580,000	3,290,525,930,000
Share premium	412		2,137,052,965,149	2,137,102,965,149
Accumulated losses	421		(604,047,813,852)	(1,041,805,283,872)
- Accumulated losses brought forward	421a		(1,041,805,283,872)	(398,879,312,744)
- Net profit after tax for the current period /(net loss after tax for the prior year)	421b		437,757,470,020	(642,925,971,128)
Non-controlling interests	429		111,328,082,388	83,313,871,015
TOTAL RESOURCES (440 = 300 + 400)	440		11,347,785,759,004	11,228,504,872,700

27 October 2025


Ma Hong Kim
Chief Accountant


Nguyen Thi Hong Diem
Chief Financial Officer




Nguyen Quoc Trung
Chief Executive Officer

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries

Consolidated statement of income for the period ended 30 September 2025

Form B 02a – DN/HN

*(Issued under Circular No.202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	From 1/7/2025 to 30/9/2025 VND	From 1/7/2024 to 30/9/2024 VND	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Revenue from sale of goods and provision of services	01	28	2,480,983,443,852	1,946,306,791,634	7,044,926,430,857	5,478,768,838,501
Revenue deductions	02	28	96,895,064,263	10,584,139,037	251,389,709,794	33,005,998,983
Net revenue (10 = 01 - 02)	10	28	2,384,088,379,589	1,935,722,652,597	6,793,536,721,063	5,445,762,839,518
Cost of sales and services	11	29	1,727,656,078,063	1,417,901,303,071	4,927,499,218,528	4,099,959,916,403
Gross profit (20 = 10 - 11)	20		656,432,301,526	517,821,349,526	1,866,037,502,535	1,345,802,923,115
Financial income	21	30	45,365,958,063	63,052,159,875	421,100,153,271	183,944,147,615
Financial expenses	22	31	86,874,066,661	96,821,424,387	263,609,707,729	303,814,898,973
<i>In which:</i>						
<i>interest expense</i>	23		82,067,769,288	91,600,331,121	248,690,280,698	288,171,549,650
Selling expenses	25	32	415,028,443,477	380,574,622,784	1,286,752,277,056	1,032,379,178,909
General and administration expenses	26	33	97,221,538,020	92,033,914,492	269,542,904,138	258,902,416,886
Net operating profit/(loss) {30 = 20 + (21 - 22) - (25 + 26)}	30		102,674,211,431	11,443,547,738	467,232,766,883	(65,349,424,038)
Other income	31		192,504,191	16,480,772,357	1,083,050,258	17,973,379,552
Other expenses	32		1,347,484,220	2,447,241,616	2,527,103,034	6,391,027,225
Results of other activities (40 = 31 - 32)	40		(1,154,980,029)	14,033,530,741	(1,444,052,776)	11,582,352,327
Accounting profit/(loss) before tax (50 = 30 + 40)	50		101,519,231,402	25,477,078,479	465,788,714,107	(53,767,071,711)
Income tax expense – current	51		1,315,942,748	6,596,911,127	3,803,051,284	16,661,286,041
Income tax benefit – deferred	52		(1,262,006,190)	(652,116,860)	(3,786,018,570)	(10,483,461,527)
Net profit/(loss) after tax (60 = 50 - 51 - 52) (carried forward to next page)	60		101,465,294,844	19,532,284,212	465,771,681,393	(59,944,896,225)

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries

Consolidated statement of income for the period ended 30 September 2025 (continued)

Form B 02a – DN/HN

*(Issued under Circular No.202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

	Code	Note	From 1/7/2025 to 30/9/2025 VND	From 1/7/2024 to 30/9/2024 VND	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Net profit/(loss) after tax (60 = 50 - 51 - 52) (brought forward from previous page)	60		101,465,294,844	19,532,284,212	465,771,681,393	(59,944,896,225)
Attributable to:						
Equity holders of the Company	61		78,097,660,294	2,013,055,448	437,757,470,020	(71,731,459,644)
Non-controlling interests	62		23,367,634,550	17,519,228,764	28,014,211,373	11,786,563,419
Earnings/(losses) per share						
Basic earnings/(losses) per share	70	34	235	6	1,326	(219)



Ma Hong Kim
Chief Accountant

27 October 2025



Nguyen Thi Hong Diem
Chief Financial Officer



Nguyen Quoc Trung
Chief Executive Officer

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated statement of cash flows for the period ended 30 September 2025
(Indirect method)

Form B 03a – DN/HN
(Issued under Circular No.202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Code	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
CASH FLOWS FROM OPERATING ACTIVITIES			
Accounting profit/(loss) before tax	01	465,788,714,107	(53,767,071,711)
Adjustments for			
Depreciation and amortisation	02	306,250,314,162	317,562,592,928
Allowances and provisions	03	34,254,902,161	(10,121,804,485)
Foreign exchange (gains)/losses arising from revaluation of monetary items denominated in foreign currencies	04	(78,246,104)	78,925,228
Profits from investing activities	05	(102,782,607,376)	(118,305,441,333)
Interest expense and other financial expenses	06	254,047,319,189	293,528,588,141
Operating profit before changes in working capital	08	957,480,396,139	428,975,788,768
Change in receivables and other assets	09	(122,965,644,325)	39,141,262,986
Change in inventories	10	(153,964,272,161)	(22,853,161,805)
Change in payables and other liabilities	11	(86,597,044,119)	255,973,500,306
Change in prepaid expenses	12	24,438,993,312	43,073,538,774
		618,392,428,846	744,310,929,029
Interest paid	14	(294,741,371,539)	(359,674,188,085)
Corporate income tax paid	15	(3,938,506,065)	(10,910,581,385)
Net cash flows from operating activities	20	319,712,551,242	373,726,159,559
CASH FLOWS FROM INVESTING ACTIVITIES			
Payments for additions to fixed assets and other long-term assets	21	(52,305,920,973)	(111,273,561,386)
Proceeds from disposals of fixed assets	22	2,526,251,636	42,245,855,547
Payments for granting loans and placements of term deposits at banks	23	(282,642,650,000)	-
Receipts from collecting loans	24	296,000,000,000	165,900,000,000
Receipts of interests	27	8,974,688,527	27,676,666,208
Net cash flows from investing activities	30	(27,447,630,810)	124,548,960,369

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries
Consolidated statement of cash flows for the period ended 30 September 2025
(Indirect method – continued)

Form B 03a – DN/HN
(Issued under Circular No.202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)

	Code	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
CASH FLOWS FROM FINANCING ACTIVITIES			
Proceeds from shares issued, net of share issuance costs and advances from employees for the issuance of shares under employees' ownership plan	31	111,782,660,000	5,650,140,000
Proceeds from borrowings	33	4,222,818,461,753	4,313,162,956,327
Payments to settle loan principals	34	(4,526,219,838,512)	(4,706,451,025,504)
Payments to settle principals of finance lease liabilities	35	(9,091,344,292)	(11,210,093,177)
Payments of dividends	36	-	(33,516,000)
Net cash flows from financing activities	40	(200,710,061,051)	(398,881,538,354)
Net cash flows during the period (50 = 20 + 30 + 40)	50	91,554,859,381	99,393,581,574
Cash and cash equivalents at beginning of the period	60	190,478,925,633	206,479,726,420
Effect of exchange rate fluctuations on cash and cash equivalents	61	-	-
Cash and cash equivalents at end of the period (70 = 50 + 60 + 61)	70	282,033,785,014	305,873,307,994


Ma Hong Kim
Chief Accountant

27 October 2025

Nguyen Thi Hong Diem
Chief Financial Officer



Nguyen Quoc Trung
Chief Executive Officer

The accompanying notes are an integral part of these consolidated financial statements

Masan MEATLife Corporation and its subsidiaries**Notes to the consolidated financial statements for the period ended 30 September 2025****Form B 09a – DN/HN***(Issued under Circular No.202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)*

These notes form an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. Reporting entity**(a) Ownership structure**

Masan MEATLife Corporation (“the Company”) is a joint stock company incorporated in Vietnam.

The Company’s shares were traded on the Unlisted Public Company Market (“UPCoM”) in accordance with the Decision No. 804/QĐ-SGDHN issued by Ha Noi Stock Exchange on 2 December 2019.

(b) Principal activity

The principal activity of the Company is investment holding.

(c) Normal operating cycle

The normal operating cycle of the Group is generally within 12 months.

(d) The Group’s structure

As at 30 September 2025, the Group had 5 directly owned subsidiaries, 4 indirectly owned subsidiaries and 1 directly owned associate (1/1/2025: 5 directly owned subsidiaries, 4 indirectly owned subsidiaries and 1 directly owned associate). Information of the subsidiaries and associate are described as follows:

No.	Name	Principal activities	Percentage of economic interests/ voting rights	
			30/9/2025	1/1/2025
Directly owned subsidiaries				
1	MNS Meat Company Limited (“MNM”)	(*) Management and investment consulting (except for finance, accounting and legal consulting)	99.99%	99.99%
2	3F VIET Joint Stock Company (“3FV”)	To breed poultry	51.00%	51.00%
3	MML Farm Nghe An Company Limited (“FNA”)	To breed swine and produce pig breeds	100.00%	100.00%
4	MEATDeli HN Company Limited (“MHN”)	To process, preserve meat and meat related products	100.00%	100.00%
5	Masan JinJu Joint Stock Company (“MSJ”)	To process, preserve meat and meat related products	74.99%	74.99%

Masan MEATLife Corporation and its subsidiaries
Notes to the consolidated financial statements for the period ended 30 September 2025
(continued)

Form B 09a – DN/HN
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No.	Name	Principal activities	Percentage of economic interests/ voting rights	
			30/9/2025	1/1/2025
Indirectly owned subsidiaries				
1	MNS Meat Processing Company Limited (“MNP”)	(i) Management and investment consulting (except for finance, accounting and legal consulting) (*)	99.99%	99.99%
2	MNS Farm Company Limited (“MNF”)	(i) Management and investment consulting (except for finance, accounting and legal consulting) (*)	99.99%	99.99%
3	MEATDeli Sai Gon Company Limited (“MSG”)	(ii) To process, preserve meat and meat related products	100.00%	100.00%
4	3F VIET Food Company Limited (“3FF”)	(iii) To process, preserve meat and meat related products	51.00%	51.00%
Directly owned associate				
1	Vissan Joint Stock Company (“Vissan”)	(iv) Food wholesales	24.94%	24.94%

(*) As at 30 September 2025, these subsidiaries are in the process of liquidation.

(i) These subsidiaries are indirectly owned by the Company through MNM.

(ii) This subsidiary is indirectly owned by the Company through MHN.

(iii) This subsidiary is indirectly owned by the Company through 3FV.

(iv) This associate is directly owned by the Company.

The percentage of economic interests represents both directly and indirectly effective economic interests of the Company and its subsidiaries in the subsidiaries and the associates. All subsidiaries and associate are incorporated in Vietnam.

As at 30 September 2025, the Group had 2,108 employees (1/1/2025: 2,049 employees).

Masan MEATLife Corporation and its subsidiaries
Notes to the consolidated financial statements for the period ended 30 September 2025
(continued)

Form B 09a – DN/HN
(Issued under Circular No.202/2014/TT-BTC
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2. Basis of preparation

(a) Statement of compliance

These consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to financial reporting.

The consolidated financial statements of the Company for the period ended 30 September 2025 comprise the Company and its subsidiaries (collectively referred to as “the Group”) and the Group’s interest in associates.

(b) Basis of measurement

The consolidated financial statements, except for the consolidated statement of cash flows, are prepared on the accrual basis using the historical cost concept. The consolidated statement of cash flows is prepared using the indirect method.

(c) Accounting period

The annual accounting period of the Group is from 1 January to 31 December. These consolidated financial statements are prepared for the period ended 30 September 2025.

(d) Accounting and presentation currency

The Company and its subsidiaries’ accounting currency is Vietnam Dong (“VND”), which is also the currency used for the consolidated financial statements presentation purposes.

3. Significant accounting policies

The following significant accounting policies have been adopted by the Group in the preparation of these consolidated financial statements.

The accounting policies that have been adopted by the Group in the preparation of these consolidated financial statements are consistent with those adopted in the preparation of the latest consolidated annual financial statements.

(a) Basis of consolidation

(i) Subsidiaries

Subsidiaries are entities controlled by the Group. The financial statements of the subsidiaries are included in the consolidated financial statements from the date that control commences until the date that control ceases.

Masan MEATLife Corporation and its subsidiaries
Notes to the consolidated financial statements for the period ended 30 September 2025
(continued)

Form B 09a – DN/HN
*(Issued under Circular No.202/2014/TT-BTC
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(ii) *Non-controlling interests*

Non-controlling interests (“NCI”) are measured at their proportionate share of the acquiree’s identifiable net assets at date of acquisition.

Changes in the Group’s interest in a subsidiary that do not result in a loss of control are accounted for as transactions with owners. The difference between the change in the Group’s share of net assets of the subsidiary and any consideration paid or received is recorded directly in accumulated losses or undistributed profits after tax under equity.

(iii) *Associates*

Associates are those entities in which the Group has significant influence, but not control, over the financial and operating policies.

Associates are accounted for using the equity method (equity accounted investees). They are initially recognised at cost, which includes transaction costs. Subsequent to initial recognition, the consolidated financial statements include the Group’s share of the profit or loss of the equity accounted investee, after adjustments to align the accounting policies with those of the Group, from the date that significant influence until the date that significant influence ceases. The carrying amount of investments in equity accounted investees is also adjusted for the alterations in the investor’s proportionate interest in the investees arising from changes in the investee’s equity that have not been included in the statement of income (such as revaluation of fixed assets, or foreign exchange translation differences, etc.).

When the Group’s share of losses exceeds its interest in an equity accounted investee, the carrying amount of that interest (including any long-term financial investments) is reduced to nil and the recognition of further losses is discontinued except to the extent that the Group has an obligation or has made payments on behalf of the investee.

(iv) *Transactions and balances eliminated on consolidation*

Intra-group transactions and balances, and any unrealised income and expenses arising from intra-group transactions, are eliminated in preparing the consolidated financial statements. Unrealised gains and losses arising from transactions with associates are eliminated against the investment to the extent of the Group’s interest in the associate.

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(v) Business combination under common control

Business combination where the same group of investors (“the Controlling Investors”) control the combining companies before and after the business combination meets the definition of business combination under common control because there is a continuation of the risks and benefits to the Controlling Investors. Such common control business combination is specifically excluded from the scope of Vietnamese Accounting Standard No. 11 – *Business Combination* and in selecting its accounting policies with respect to such transaction, the Group has considered Vietnamese Accounting Standard No. 01 – *Framework* and Vietnamese Accounting Standard No. 21 – *Presentation of Financial Statements*. Based on these standards, the Group has adopted the merger (“carry-over”) basis of accounting. The assets and liabilities of the combining companies are consolidated using the existing book values from the Controlling Investors’ perspective. Any difference between the cost of acquisition and net assets acquired is treated as a deemed distribution to or contribution from investors and recorded in accumulated losses or undistributed profits after tax under equity. Any difference between the finalised cost of acquisition and the fair value of cost of acquisition at the acquisition date is recorded in accumulated losses or undistributed profits after tax.

(vi) Business combination under non-common control

Non-common control business combinations are accounted for using the purchase method as at the acquisition date, which is the date on which control is transferred to the Group. Control exists when the Group has the power to govern the financial and operating policies of an entity so as to obtain benefits from its activities. In assessing control, potential voting rights that presently are exercisable are taken into account.

Cost of a business combination (cost of the acquisition) is the aggregate amount of the fair values, at the date of exchange, of assets given, liabilities incurred or assumed, and equity instruments issued by the acquirer in the acquisition in exchange for control of the acquiree and any costs directly attributable to the business combination. Identifiable assets acquired, identifiable liabilities and contingent liabilities assumed in a business combination are recognised at fair value at the acquisition date.

Any goodwill that arises representing the excess of the cost of the acquisition over the Group’s interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree is recognised in the consolidated balance sheet, then amortised through to the consolidated statement of income (Note 3(j)). When the excess is negative (gain from bargain purchase), it is recognised in the consolidated statement of income for the current period after a reassessment has been performed to ensure that the measurement of identifiable assets acquired, liabilities and contingent liabilities assumed and the cost of the business combination appropriately reflects consideration of all available information as of the acquisition date.

(b) Foreign currency transactions

Transactions in currencies other than VND during the period have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND are translated into VND at the account transfer buying rate and account transfer selling rate, respectively, at the end of the accounting period quoted by the commercial bank where the Company or its subsidiaries most frequently conduct transactions.

All foreign exchange differences are recorded in the consolidated statement of income.

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(c) Cash and cash equivalents

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

(d) Held-to-maturity investments

Held-to-maturity investments are those that the management of the Company or its subsidiaries has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks. These investments are stated at costs less allowance for doubtful debts.

(e) Accounts receivable

Trade and other receivables are stated at cost less allowance for doubtful debts.

(f) Inventories

Inventories are stated at the lower of cost and net realisable value. Cost is determined on a weighted average basis and includes all costs incurred in bringing the inventories to their present location and condition. Cost in the case of finished goods and work in progress includes raw materials, direct labour and attributable manufacturing/farming overheads. Net realisable value is the estimated selling price of inventory items, less the estimated costs of completion and estimated costs to sell.

The Group applies the perpetual method of accounting for inventories.

(g) Tangible fixed assets

(i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use, and the costs of dismantling and removing the asset and restoring the site on which it is located. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the consolidated statement of income in the period in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

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(ii) Depreciation

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

▪ buildings and structures	4 – 35 years
▪ machinery and equipment	2 – 25 years
▪ motor vehicles and transmission equipment	3 – 25 years
▪ office equipment	3 – 8 years
▪ livestock	4 years

(h) Intangible fixed assets

(i) Land use rights

Land use rights with indefinite term are stated at cost and are not amortised. The initial cost of a land use right comprises its purchase price and any directly attributable costs incurred in conjunction with securing the land use rights.

(ii) Software

Cost of acquiring a new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible fixed asset. Software cost is amortised on a straight-line basis over a period ranging from 5 to 7 years.

(iii) Brand name

Brand name that is acquired by the Group on the acquisition of subsidiaries is recognised as intangible fixed asset and amortised on a straight-line basis over their estimated useful lives from 9 to 13 years. The fair value of brand name acquired in a business combination is determined based on the discounted estimated royalty payments that have been avoided as a result of the brand name being owned.

(iv) Customer relationships

Customer relationships that is acquired by the Group on the acquisition of subsidiaries is recognised as intangible fixed asset and amortised on a straight-line basis over their estimated useful life of 16 years. The fair value of customer relationships acquired in a business combination is determined using the multi-period excess earnings method, whereby the subject assets are valued after deducting a fair return on all other assets that are part of creating the related cash flows.

(i) Construction in progress

Construction in progress represents the costs of swine breeders and costs of tangible and intangible fixed assets which have not been fully completed or installed. No depreciation is provided for construction in progress during the period of breeding swine, construction and installation.

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(j) Goodwill

Goodwill arises on the acquisition of subsidiaries and associates. Goodwill is measured at cost less accumulated amortisation. Cost of goodwill represents the excess of the cost of the acquisition over the Group's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the acquiree.

Goodwill arising on acquisition of subsidiaries is amortised on a straight-line basis over 10 years. Carrying value of goodwill arising on acquisition of a subsidiary is written down to recoverable amount as management determines that it is not fully recoverable.

In respect of associates, the carrying amount of goodwill is included in the carrying amount of the investment and is not amortised.

(k) Prepaid expenses

(i) *Prepaid land costs*

Prepaid land costs comprise prepaid land lease rentals, including those for which the Group obtained land use rights certificate but are not qualified as intangible fixed assets under prevailing laws and regulations, and other costs incurred in conjunction with securing the use of leased land including site clearance costs. These costs are recognised in the consolidated statement of income on a straight-line basis over the terms of the leases ranging from 35 to 50 years.

(ii) *Tools and instruments*

Tools and instruments include assets held for use by the Group in the normal course of business whose costs of individual items are less than VND30 million and therefore not qualified for recognition as fixed assets under prevailing regulations. Costs of tools and instruments are amortised on a straight-line basis over a period ranging from 1 to 3 years.

(iii) *Swine and chicken breeders*

Swine breeders whose costs of individual items are less than VND30 million are recognised as long-term prepaid expenses and amortised on a straight-line basis over their estimated useful lives ranging from 1 to 3 years. Chicken breeders are recognised as short-term prepaid expenses and amortised based on the actual number of eggs hatched over the estimated number of eggs can be hatched. The amortisation of breeders that directly relates to farming of livestock in work in progress is capitalised as part of the cost of the work in progress.

(iv) *Other long-term prepaid expenses*

Other long-term prepaid expenses are amortised on a straight-line basis over a period ranging from 2 to 5 years.

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(l) Accounts payable

Trade and other payables are stated at their costs.

(m) Provisions

A provision is recognised if, as a result of a past event, the Group has a present legal or constructive obligation that can be estimated reliably, and it is probable that an outflow of economic benefits will be required to settle the obligation. Provisions are determined by discounting the expected future cash flows at a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the liability.

(i) Severance allowance

Under the Vietnamese Labour Code, when an employee who has worked for 12 months or more (“the eligible employees”) voluntarily terminates his/her labour contract, the employer is required to pay the eligible employee severance allowance calculated based on years of service and employee’s compensation at termination. Provision for severance allowance has been provided based on employees’ years of service and their average salary for the period prior to the end of the accounting period. For the purpose of determining the number of years of service by an employee, the period for which the employee participated in and contributed to unemployment insurance in accordance with prevailing laws and regulations and the period for which severance allowance has been paid by the Group are excluded.

(ii) Site restoration

The Group has the obligation to restore the land on which its factory is located to its original condition at the end of its land lease period. The discount rate applied is the pre-tax discount rate that reflects current market assessments of the time value of money and those risks specific to the liability that have not been reflected in the best estimate of the expenditure.

(n) Straight bonds issued

At initial recognition, straight bonds are measured at cost which comprises proceeds from issuance net of bond issuance costs. Any discount, premium or issuance costs are amortised on a straight-line basis over the terms of the bonds.

(o) Share capital and share premium

Share capital is recognised at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognised as a deduction from share premium. The difference between the proceeds from issuance of shares and the par value of shares issued is recorded as share premium.

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(p) Taxation

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognised in the consolidated statement of income except to the extent that it relates to items recognised directly in equity, in which case it is recognised in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amounts of assets and liabilities using the tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognised only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(q) Revenue

(i) *Revenue from sale of goods*

Revenue from the sales of goods is recognised in the consolidated statement of income when the significant risks and rewards of ownership have been transferred to the buyer. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due or the possible return of goods. Revenue from the sale of goods is recognised at the net amount after deducting sale discounts stated on the invoice.

(ii) *Revenue from services rendered*

Revenue from services rendered is recognised in the consolidated statement of income in proportion to the stage of completion of the transaction. The stage of completion is assessed by reference to surveys of work performed. No revenue is recognised if there are significant uncertainties regarding recovery of the consideration due.

(r) Financial income

Financial income comprises signing fee of purchase contracts, interest income from bank deposits and loans receivable and foreign exchange gains.

Signing fee of purchase contracts is recognised in the consolidated statement of income in accordance with the terms and conditions of the contracts.

Interest income is recognised in the consolidated statement of income on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

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(s) Financial expenses

Financial expenses comprise interest expense on borrowings, finance lease liabilities and bonds, and associated issuance costs (collectively referred to as “borrowing costs”) and foreign exchange losses.

Borrowing costs are recognised as an expense in the period in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the period of construction are capitalised as part of the cost of the assets concerned.

(t) Leases

(i) Leased assets

Leases in terms of which the Group, as lessee, assumes substantially all the risks and rewards of ownership are classified as finance leases. Tangible fixed assets acquired by way of finance leases are stated at an amount equal to the lower of fair value and the present value of the minimum lease payments at inception of the lease, less accumulated depreciation.

Depreciation on finance leased assets is computed on a straight-line basis over the shorter of the lease term and the estimated useful lives of the leased assets unless it is reasonably certain that the Group will obtain ownership by the end of the lease term. The estimated useful lives of finance leased assets are consistent with the useful lives of tangible fixed assets as described in Note 3(g).

Assets held under other leases are classified as operating leases and are not recognised in the consolidated balance sheet.

(ii) Lease payments

Payments made under operating leases are recognised in the consolidated statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised as an integral part of the total lease expense, over the term of the lease.

Lease payments made under finance leases are apportioned between the financial expense and the reduction of the outstanding liability. The financial expense is allocated to each period during the lease term so as to produce a constant periodic rate of interest on the remaining balance of the liability.

(u) Earnings per share

The Group presents basic and diluted earnings per share (“EPS”) for its ordinary shares. Basic EPS is calculated by dividing the profit or loss attributable to the ordinary shareholders of the Company (after deducting any amounts appropriated to bonus and welfare funds for the annual accounting period) by the weighted average number of ordinary shares outstanding during the period. Diluted EPS is determined by adjusting the profit or loss attributable to the ordinary shareholders of the Company and the weighted average number of ordinary shares outstanding for the effect of all dilutive potential ordinary shares, which comprise convertible bonds and share options. During the period, the Company had no potential ordinary shares and therefore does not present diluted EPS.

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(v) Segment reporting

A segment is a distinguishable component of the Group that is engaged either in providing related products or services (business segment), or in providing products or services within a particular economic environment (geographical segment), which is subject to risks and rewards that are different from those of other segments. The Group's primary and secondary formats for segment reporting are based on business segments and geographical segments, respectively.

(w) Related parties

Parties are considered to be related to the Group if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Group and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party

(x) Employees' share ownership plan

Shares issued to employees based on the employees' share ownership plan ("ESOP") are issued at price as stipulated in the Annual General Meeting's resolution.

(y) Comparative information

Comparative information in these consolidated financial statements is presented as corresponding figures. Under this method, comparative information for the prior period is included as an integral part of the current period consolidated financial statements and is intended to be read only in relation to the amounts and other disclosures relating to the current period. Accordingly, the comparative information included in these consolidated financial statements is not intended to present the Group's consolidated financial position, consolidated results of operations or consolidated cash flows for the prior period.

Comparative information was derived from the balances and amounts reported in the Group's consolidated financial statements for the year ended 31 December 2024 and for the period ended 30 September 2024.

4. Changes in accounting estimates

In preparing these consolidated financial statements, the Board of Management of the Company and its subsidiaries has made several accounting estimates. There were no significant changes in basis of accounting estimates compared to those made in the most recent consolidated annual financial statements or those made in the same period of the prior year.

5. Segment reporting

The Group operates mainly in one geographical segment, which is Vietnam based on geographical location of customers and assets.

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6. Cash and cash equivalents

	30/9/2025 VND	1/1/2025 VND
Cash at banks	52,033,785,014	45,255,925,633
Cash equivalents	230,000,000,000	145,223,000,000
	<hr/> 282,033,785,014	<hr/> 190,478,925,633 <hr/>

Cash equivalents represented term deposits at banks with original terms to maturity of three months or less from their transaction dates.

7. Accounts receivable from customers

(a) Accounts receivable from customers detailed by significant customers

	30/9/2025 VND	1/1/2025 VND
WinCommerce General Commercial Services Joint Stock Company	356,226,609,855	286,229,548,181
Masan Consumer Corporation	194,062,945,727	156,977,848,540
Other customers	87,345,898,978	72,542,567,958
	<hr/> 637,635,454,560	<hr/> 515,749,964,679 <hr/>

(b) Accounts receivable from customers who are related parties

	30/9/2025 VND	1/1/2025 VND
<i>Ultimate parent company</i>		
▪ Masan Group Corporation	70,659,026	50,734,933
<i>Other related parties</i>		
▪ WinCommerce General Commercial Services Joint Stock Company	356,226,609,855	286,229,548,181
▪ Masan Consumer Corporation	194,062,945,727	156,977,848,540
▪ Masan MB One Member Company Limited	4,478,127,390	-
▪ The Supra Corporation	3,341,747,493	-
▪ Masan HD One Member Company Limited	215,049,240	308,683,200
▪ Masan Industrial One Member Company Limited	95,040,279	82,494,300
▪ Phuc Long Heritage Corporation	33,709,245	-
	<hr/>	<hr/>

The amounts due from related parties were unsecured, interest free and are receivable within 30 to 60 days from the invoice date.

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8. Prepayments to suppliers

	30/9/2025 VND	1/1/2025 VND
Prepayment to suppliers related to fixed assets	19,886,727,215	4,949,029,071
Others	1,235,997,796	4,635,535,980
	21,122,725,011	9,584,565,051

9. Other receivables

(a) Other short-term receivables

	30/9/2025 VND	1/1/2025 VND
Interest receivable from bank deposits	870,970,466	574,508,857
Short-term deposits	4,306,959,155	5,857,801,004
Advances to employees	1,592,704,329	233,270,329
Others	31,638,303,432	38,398,128,419
	38,408,937,382	45,063,708,609

(b) Other long-term receivables

	30/9/2025 VND	1/1/2025 VND
Interest receivable from loans to Zenith Investment Company Limited, a related party	100,558,000,004	384,200,000
Long-term deposits	27,922,871,476	26,202,783,977
	128,480,871,480	26,586,983,977

Interest receivable from loans to the related party was unsecured and is receivable on the maturity date or repayment date of the respective loan agreements, whichever is earlier.

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10. Allowance for doubtful debts

Movements of the allowance for doubtful debts during the period were as follows:

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Opening balance	32,192,603,258	25,994,191,905
Allowance made during the period	-	105,492,593
Reversal of allowance during the period	(248,380,770)	(334,380,500)
Allowance utilised during the period	(480,509,983)	(484,448,082)
Closing balance	31,463,712,505	25,280,855,916

11. Inventories

	30/9/2025		1/1/2025
	Cost VND	Allowance VND	Cost VND
			Allowance VND
Goods in transit	1,316,548,408	-	7,436,699,183
Raw materials	176,713,358,653	(3,445,306,033)	173,627,417,861
Tools and supplies	49,054,959,661	(6,486,341,710)	43,288,921,687
Work in progress	423,352,909,935	-	381,469,549,114
Finished goods	89,965,862,634	(36,528,011,588)	46,261,600,633
Goods on consignment	61,034,189,711	-	57,379,089,419
	801,437,829,002	(46,459,659,331)	709,463,277,897
			(30,661,494,889)

Movements of the allowance for inventories during the period were as follows:

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Opening balance	30,661,494,889	38,503,165,008
Allowance made during the period	49,237,722,806	11,254,122,786
Reversal of allowance during the period	(14,976,141,254)	(21,289,795,114)
Allowance utilised during the period	(18,463,417,110)	-
Closing balance	46,459,659,331	28,467,492,680

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12. Long-term loans receivable

	Year of maturity	30/9/2025 VND	1/1/2025 VND
<i>Other related party</i>			
▪ Zenith Investment Company Limited	2027	1,835,000,000,000	1,921,000,000,000

The loans receivable were unsecured and earn interest at a rate as stipulated in the loan agreements.

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13. Tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles and transmission equipment VND	Office equipment VND	Livestock VND	Total VND
Cost						
Opening balance	3,298,597,798,547	2,252,466,100,839	74,573,966,707	44,459,117,228	19,145,772,583	5,689,242,755,904
Additions	802,253,891	4,381,299,518	277,000,000	209,210,000	-	5,669,763,409
Transfers from construction in progress	5,569,302,972	18,553,878,377	-	-	-	24,123,181,349
Reclassify to long-term prepaid expenses	-	(195,200,000)	-	-	-	(195,200,000)
Disposals and written off	-	(956,736,000)	-	-	(4,821,624,373)	(5,778,360,373)
Closing balance	3,304,969,355,410	2,274,249,342,734	74,850,966,707	44,668,327,228	14,324,148,210	5,713,062,140,289
Accumulated depreciation						
Opening balance	642,879,585,425	659,127,251,598	37,041,304,299	33,095,357,454	5,469,573,593	1,377,613,072,369
Charge for the period	101,766,403,830	143,354,994,195	5,346,501,354	3,999,745,425	3,310,399,981	257,778,044,785
Disposals and written off	-	(956,736,000)	-	-	(2,245,554,616)	(3,202,290,616)
Closing balance	744,645,989,255	801,525,509,793	42,387,805,653	37,095,102,879	6,534,418,958	1,632,188,826,538
Net book value						
Opening balance	2,655,718,213,122	1,593,338,849,241	37,532,662,408	11,363,759,774	13,676,198,990	4,311,629,683,535
Closing balance	2,560,323,366,155	1,472,723,832,941	32,463,161,054	7,573,224,349	7,789,729,252	4,080,873,313,751

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14. Finance lease tangible fixed assets

	Buildings and structures VND
Cost	
Opening and closing balance	277,922,817,008
Accumulated depreciation	
Opening balance	55,180,652,134
Charge for the period	13,952,753,802
Closing balance	69,133,405,937
Net book value	
Opening balance	222,742,164,874
Closing balance	208,789,411,071

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15. Intangible fixed assets

	Land use rights VND	Software VND	Brand name VND	Customer relationships VND	Total VND
Cost					
Opening and closing balance	12,487,500,000	3,959,841,950	205,464,758,322	122,877,276,845	344,789,377,117
Accumulated amortisation					
Opening balance	-	1,965,305,049	93,024,926,299	31,359,305,032	126,349,536,380
Charge for the period	-	423,778,345	17,473,415,184	5,759,872,353	23,657,065,882
Closing balance	-	2,389,083,394	110,498,341,488	37,119,177,380	150,006,602,262
Net book value					
Opening balance	12,487,500,000	1,994,536,901	112,439,832,023	91,517,971,813	218,439,840,737
Closing balance	12,487,500,000	1,570,758,556	94,966,416,834	85,758,099,465	194,782,774,855

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16. Construction in progress

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Opening balance	22,405,540,830	16,446,720,409
Additions	60,493,143,873	128,792,321,405
Transfers to tangible fixed assets	(24,123,181,349)	(64,329,666,616)
Transfers to long-term prepaid expenses	(36,047,872,998)	(33,898,515,459)
Disposals and written off	(6,612,524,643)	(5,950,993,982)
	<hr/>	<hr/>
Closing balance	16,115,105,713	41,059,865,757
	<hr/>	<hr/>

Major constructions in progress as at the reporting date were as follows:

	30/9/2025 VND	1/1/2025 VND
Buildings and structures	1,413,876,900	1,859,589,908
Machinery and equipment	3,734,332,961	7,520,962,467
Others	10,966,895,852	13,024,988,455
	<hr/>	<hr/>
	16,115,105,713	22,405,540,830
	<hr/>	<hr/>

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17. Investments

(a) Held-to-maturity investments – short-term

Held-to-maturity investments – short-term reprensted term deposits in VND at banks with orginal terms to maturity of more than 3 months and less than 12 months from their transaction dates. As at 30 September 2025, there were no term deposits pledged with banks as security for issued bonds of the Group.

(b) Investment in associate

	30/9/2025			1/1/2025		
	No. of shares	% economic interests/ voting rights	Carrying value under equity method VND	No. of shares	% economic interests/ voting rights	Carrying value under equity method VND
Vissan Joint Stock Company (“Vissan”)	20,180,026	24.94%	2,103,964,883,942	20,180,026	24.94%	2,114,054,896,942

The Group has not determined the fair value of the investment in an associate for disclosure in the consolidated financial statements because there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair value of this equity investment may differ from its carrying value.

Movements of carrying value of investment in associate during the period were as follows:

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Opening balance	2,114,054,896,942	2,126,162,912,542
Dividend	(10,090,013,000)	(12,108,015,600)
Closing balance	2,103,964,883,942	2,114,054,896,942

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18. Prepaid expenses

(a) Short-term prepaid expenses

	30/9/2025	1/1/2025
	VND	VND
Chicken breeders	123,810,308,945	105,174,889,581
Tools and instruments	3,031,272,265	3,534,161,796
Prepaid insurance expenses	136,554,982	1,189,967,951
Prepaid operating leases	1,103,026,239	123,911,200
Other short-term prepaid expenses	2,484,208,948	5,089,592,341
	130,565,371,379	115,112,522,869

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(b) Long-term prepaid expenses

	Prepaid land costs VND	Tools and instruments VND	Swine breeders VND	Others VND	Total VND
Opening balance	448,927,385,313	24,257,059,686	42,574,403,926	15,625,304,952	531,384,153,877
Additions	120,987,767	10,676,283,807	-	2,441,947,510	13,239,219,084
Reclassify from tangible fixed assets	-	195,200,000	-	-	195,200,000
Transfers from construction in progress	-	1,853,713,600	34,064,660,398	129,499,000	36,047,872,998
Reclassifications	1,857,220,458	(6,972,830,130)	-	5,115,609,672	-
Amortisation for the period	(9,354,326,766)	(8,175,522,015)	(19,389,036,477)	(7,267,975,531)	(44,186,860,789)
Disposals and written off	-	(11,599,978)	(8,932,600,139)	-	(8,944,200,117)
Closing balance	441,551,266,772	21,822,304,970	48,317,427,708	16,044,385,603	527,735,385,053

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19. Goodwill

	VND
Cost	
Opening and closing balance	173,317,424,829
Accumulated amortisation	
Opening balance	87,624,766,156
Charge for the period	10,862,449,692
Closing balance	98,487,215,848
Net book value	
Opening balance	85,692,658,673
Closing balance	74,830,208,981

20. Accounts payable to suppliers

(a) Accounts payable to suppliers detailed by significant suppliers

	Cost/Amount within repayment capacity	
	30/9/2025	1/1/2025
	VND	VND
De Heus Limited Liability Company	106,004,082,256	181,075,159,886
Other suppliers	577,119,422,605	454,767,482,934
	683,123,504,861	635,842,642,820

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(b) Accounts payable to suppliers who are related parties

	Cost/Amount within repayment capacity	
	30/9/2025	1/1/2025
	VND	VND
<i>Ultimate parent company</i>		
▪ Masan Group Corporation	-	1,616,591,085
<i>Other related parties</i>		
▪ The Supra Corporation	34,687,292,569	-
▪ Masan Industrial One Member Company Limited	9,675,328,670	13,723,523,934
▪ Masan Consumer Corporation	6,379,432,311	9,572,068,082
▪ WinCommerce General Commercial Services Joint Stock Company	5,602,899,975	27,475,485,076
▪ Mobicast Joint Stock Company	31,451,751	66,012,357
▪ Net Detergent Joint Stock Company	11,881,620	-
▪ Wineco Agricultural Investment Development and Production Limited Liability Company	-	186,099,000
▪ The CrownX Corporation	-	1,612,828,884

The amounts due to related parties were unsecured, interest free and are payable within 30 to 60 days from invoice date.

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21. Taxes and others payable to State Treasury

	1/1/2025 VND	Incurred VND	Paid VND	Net-off/ Refunded VND	30/9/2025 VND
Value added tax	3,983,437,737	327,090,485,914	(32,102,967,435)	(266,683,296,731)	32,287,659,485
Corporate income tax	7,269,603,677	3,803,051,284	(3,938,506,065)	-	7,134,148,896
Personal income tax	5,278,526,029	34,459,154,403	(34,719,615,712)	(3,063,899,277)	1,954,165,443
Other taxes and payables	-	1,560,264,615	(1,560,264,615)	-	-
	16,531,567,443	366,912,956,216	(72,321,353,827)	(269,747,196,008)	41,375,973,824

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22. Accrued expenses

	30/9/2025 VND	1/1/2025 VND
Advertising, promotion and sale support expenses	391,112,840,990	305,905,901,863
Interest expense	23,967,669,321	70,018,760,162
Performance bonus and 13 th month salary	98,493,746,292	80,375,897,589
Construction costs	48,670,456,743	52,757,517,913
Transportation expenses	34,257,989,828	30,659,944,368
Sale discounts	38,834,929,298	51,186,395,167
Management expenses	13,085,237,584	4,712,099,015
Others	140,657,976,422	108,725,156,598
	789,080,846,478	704,341,672,675

23. Other payables

(a) Other short-term payables

	30/9/2025 VND	1/1/2025 VND
Advances from employees for the employees' share ownership plan	-	809,990,000
Deferred signing fee of the purchase contracts (Note 30(*))	37,123,459,999	130,786,800,000
Short-term deposits received	11,024,113,200	4,401,250,000
Dividends payable	700,205,100	700,205,100
Trade union fee and insurances	386,093,635	292,765,067
Others	2,649,972,695	3,362,601,161
	51,883,844,629	140,353,611,328

(b) Other long-term payables

	30/9/2025 VND	1/1/2025 VND
Deferred signing fee of the purchase contracts (Note 30(*))	30,925,975,007	247,723,800,000
Long-term deposits received	21,235,000,000	19,341,499,997
	52,160,975,007	267,065,299,997

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24. Borrowings, bonds and finance lease liabilities

(a) Short-term borrowings and finance lease liabilities

	1/1/2025	Movements during the period		30/9/2025
	Carrying amount/ Amount within repayment capacity VND	Additions VND	Decreases VND	Carrying amount/ Amount within repayment capacity VND
Short-term borrowings	1,194,230,952,663	4,217,574,760,132	(4,083,422,501,111)	1,328,383,211,684
Current portion of long-term borrowings	533,980,778,364	288,198,852,351	(442,320,637,254)	379,858,993,461
Finance lease principals due within 12 months	12,257,043,834	9,924,158,111	(9,091,344,292)	13,089,857,653
Long-term bonds due within 12 months	-	1,993,432,508,492	-	1,993,432,508,492
	1,740,468,774,861	6,509,130,279,086	(4,534,834,482,657)	3,714,764,571,290

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(b) Long-term borrowings, bonds and finance lease liabilities

	30/9/2025 VND	1/1/2025 VND
Long-term borrowings	689,292,374,256	1,218,506,151,146
Straight bonds (i)	1,993,432,508,492	1,988,075,470,001
Finance lease liabilities	234,965,094,471	247,222,138,305
	<hr/> 2,917,689,977,219	<hr/> 3,453,803,759,452
Repayable within 12 months	(2,291,555,518,954)	(546,237,822,198)
	<hr/> 626,134,458,265	<hr/> 2,907,565,937,254
Repayable after 12 months		

(i) Straight bonds

The carrying amount of the bonds comprised of:

	30/9/2025 VND	1/1/2025 VND
Straight bonds	1,999,980,000,000	1,999,980,000,000
Unamortised bond issuance costs	(6,547,491,508)	(11,904,529,999)
	<hr/> 1,993,432,508,492	<hr/> -
Repayable within 12 months		
Repayable after 12 months	-	1,988,075,470,001

Terms and conditions of outstanding long-term bonds were as follows:

	Currency	Annual interest rate	Year of maturity	30/9/2025 VND	1/1/2025 VND
Bonds issued at par					
▪ MMLB2126001	VND	8.575%	2026	1,999,980,000,000	1,999,980,000,000

Bonds No. MMLB2126001 (excluded issuance costs) with a maturity of 5 years (2026) and bore fixed interest rate at 9.5% per annum in the first period and floating interest rate at margin of 3.9% per annum plus 12-month deposit rates for individuals term deposits in VND with interest paid at the maturity date (or equivalents) of selected banks in the remaining periods. These bonds are unsecured.

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Movements of bond issuance costs during the period were as follows:

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Opening balance	11,904,529,999	19,047,247,987
Amortisation during the period	(5,357,038,491)	(5,357,038,491)
Closing balance	6,547,491,508	13,690,209,496

25. Long-term provisions

	30/9/2025 VND	1/1/2025 VND
Site restoration	6,199,404,404	6,199,404,404
Severance allowance	4,472,421,310	4,869,444,265
	10,671,825,714	11,068,848,669

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26. Changes in owners' equity

	Share capital VND	Share premium VND	Undistributed profits after tax/ (Accumulated losses) VND	Non-controlling interests VND	Total VND
Balance as at 1 January 2024	3,271,329,400,000	2,126,179,665,149	(398,879,312,744)	85,007,723,691	5,083,637,476,096
Issuance of shares under employees' stock ownership plans	19,196,530,000	10,923,300,000	-	-	30,119,830,000
Net profit/(loss) for the year	-	-	27,040,308,872	(1,693,852,676)	25,346,456,196
Other	-	-	(669,966,280,000)	-	(669,966,280,000)
Balance as at 1 January 2025	3,290,525,930,000	2,137,102,965,149	(1,041,805,283,872)	83,313,871,015	4,469,137,482,292
Issuance of shares under employees' stock ownership plans	112,642,650,000	(50,000,000)	-	-	112,592,650,000
Net profit for the period	-	-	437,757,470,020	28,014,211,373	465,771,681,393
Balance as at 30 September 2025	3,403,168,580,000	2,137,052,965,149	(604,047,813,852)	111,328,082,388	5,047,501,813,685

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27. Share capital

The Company's authorised and issued share capital were as follows:

	30/9/2025		1/1/2025	
	Number of shares	VND	Number of shares	VND
Authorised share capital	340,316,858	3,403,168,580,000	329,052,593	3,290,525,930,000
Issued share capital				
Ordinary shares	340,316,858	3,403,168,580,000	329,052,593	3,290,525,930,000
Shares in circulation				
Ordinary shares	340,316,858	3,403,168,580,000	329,052,593	3,290,525,930,000

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets.

Movements of share capital during the period were as follows:

	From 1/1/2025 to 30/9/2025		From 1/1/2024 to 30/9/2024	
	Number of shares	VND	Number of shares	VND
Opening balance	329,052,593	3,290,525,930,000	327,132,940	3,271,329,400,000
Shares issuance	11,264,265	112,642,650,000	285,007	2,850,070,000
Closing balance	340,316,858	3,403,168,580,000	327,417,947	3,274,179,470,000

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28. Revenue from sale of goods and provision of services

Total revenue represented the gross value of goods sold and services rendered exclusive of value added tax.

Net revenue comprised of:

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Total revenue		
▪ Finished goods sold and others	7,044,926,430,857	5,478,768,838,501
Less revenue deductions		
▪ Sale discounts	245,271,616,120	26,500,788,185
▪ Sale returns	6,118,093,674	6,505,210,798
	251,389,709,794	33,005,998,983
Net revenue	6,793,536,721,063	5,445,762,839,518

29. Cost of sales and services

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Total cost of sales and services		
▪ Finished goods sold and others	4,893,237,636,976	4,109,995,588,731
▪ Addition/(reversal) of allowance for inventories	34,261,581,552	(10,035,672,328)
	4,927,499,218,528	4,099,959,916,403

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30. Financial income

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Signing fee of purchase contracts (*)	310,461,165,002	74,761,949,999
Interest income from deposits and loans	109,444,950,140	108,319,319,754
Foreign exchange gains	740,023,720	719,379,271
Others	454,014,409	143,498,591
	421,100,153,271	183,944,147,615

- (*) The income from signing fee of purchase contracts was recognised in the consolidated financial statements for the period ended 30 September 2025 includes a one-time recognition resulting from the reduction in the pig purchase committed volume for the remaining term of the pig purchase contract with the other party.

31. Financial expenses

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Interest expense from borrowings, bonds and finance lease liabilities	248,690,280,698	288,171,549,650
Bond issuance costs	5,357,038,491	5,357,038,491
Foreign exchange losses	322,009,757	642,483,066
Others	9,240,378,783	9,643,827,766
	263,609,707,729	303,814,898,973

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32. Selling expenses

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Advertising, promotion and sale support expenses	1,007,062,562,247	748,445,072,066
Transportation expenses	211,221,956,121	179,668,108,884
Staff costs	37,074,217,538	59,667,654,856
Depreciation and amortisation	7,435,076,735	9,161,839,435
Tools and instruments	2,351,606,037	5,147,727,410
Operating lease expenses	1,798,667,972	2,527,717,548
Others	19,808,190,406	27,761,058,710
	1,286,752,277,056	1,032,379,178,909

33. General and administration expenses

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Staff costs	161,820,644,290	143,165,101,002
Amortisation of fair value uplift of fixed assets arising in business combination	16,648,501,824	16,648,501,824
Depreciation and amortisation	15,163,176,852	33,047,450,008
Operating lease expenses	10,208,862,059	10,180,492,046
Office supplies	1,226,964,661	1,086,305,863
Reversal of allowance for doubtful debts	(248,380,770)	-
Others	64,723,135,222	54,774,566,143
	269,542,904,138	258,902,416,886



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34. Basic earnings/(losses) per share

The calculation of basic earnings/(losses) per share was based on the net profit/(loss) attributable to ordinary shareholders and a weighted average number of ordinary shares during the period, calculated as follows:

(i) Net profit/(loss) attributable to ordinary shareholders

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Net profit/(loss) attributable to ordinary shareholders	437,757,470,020	(71,731,459,644)

(ii) Weighted average number of ordinary shares

	From 1/1/2025 to 30/9/2025 Number of shares	From 1/1/2024 to 30/9/2024 Number of shares
Issued ordinary shares at beginning of the period	329,052,593	327,132,940
Effect of shares issued during the period	1,114,048	234,039
Weighted average number of ordinary shares	330,166,641	327,366,979

35. Significant transactions with related parties

In addition to related party balances disclosed in other notes to the consolidated financial statements, the Group had the following significant transactions with related parties during the period:

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Ultimate parent company		
Masan Group Corporation		
Sale of goods	897,868,717	943,434,558
Borrowing received	-	160,000,000,000
Borrowing repaid	-	160,000,000,000
Interest expense	-	3,698,631
Interest paid	-	3,698,631
Associate		
Vissan Joint Stock Company		
Purchase of goods	122,375,200	-
Dividend income	10,090,013,000	12,108,015,600

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	Transaction value	
	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
<i>Other related parties</i>		
Masan Consumer Corporation		
Logistic support, management and information technology fees	68,650,916,929	73,628,706,661
Distribution expenses	46,059,408,251	43,539,351,561
Sale of goods	2,088,845,263	8,802,579,252
Purchase of goods	10,368,514,763	5,593,151,602
Purchase of fixed assets	-	1,424,423,807
Masan Industrial One Member Company Limited		
Sale of goods	53,253,917,678	65,983,597,212
Sale of fixed assets and tools	-	42,814,434,441
Purchase of goods	90,176,438,541	87,150,063,796
Purchase of fixed assets	-	571,353,653
Management fees	2,812,261,867	1,568,581,326
Masan HD One Member Company Limited		
Sale of goods	1,862,169,600	522,882,000
Masan MB One Member Company Limited		
Sale of goods	4,273,938,430	1,335,184,912
Purchase of goods	-	7,021,950
Masan Horizon Company Limited		
Loans collected	-	165,900,000,000
Interest income	-	104,076,815,756
Interest received	-	15,051,869,863
WinCommerce General Commercial Services Joint Stock Company		
Sale of goods	2,591,073,976,201	1,809,804,402,483
Sale discount	195,734,424,612	-
Payment discount	1,810,773,248	-
Purchase of goods and services	409,974,902,492	222,376,156,335
Mobicast Joint Stock Company		
Purchase of services	443,345,288	402,947,860
Phuc Long Heritage Corporation		
Sale of goods and tools	227,844,708	413,748,240
Purchase of goods	18,991,852	4,388,658
The Supra Corporation		
Sale of goods	5,595,744,057	-
Purchase of services	142,047,247,136	-

Masan MEATLife Corporation and its subsidiaries
Notes to the consolidated financial statements for the period ended 30 September 2025
(continued)

Form B 09a – DN/HN
(Issued under Circular No.202/2014/TT-BTC
dated 22 December 2014 of the Ministry of Finance)

	Transaction value	
	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
NET Detergent Joint Stock Company		
Purchase of goods	57,593,773	-
Wineco Agricultural Investment Development and Production Limited Liability Company		
Purchase of goods	302,832,000	-
Zenith Investment Company Limited		
Loans granted	210,000,000,000	-
Loans collected	296,000,000,000	-
Interest income	101,079,767,123	-
Interest received	905,967,123	-
Key management personnel (*)		
Remuneration to key management personnel	6,997,598,000	4,949,995,000

As at and for the periods ended 30 September 2025 and 2024, the Company and its subsidiaries had current and term deposit accounts at Vietnam Technological and Commercial Joint Stock Bank, a related party at normal commercial terms.

- (*) No board fees were paid to the members of the Board of Directors and Audit Committee of the Company for the period ended 30 September 2025 and 30 September 2024.

27 October 2025


Ma Hong Kim
Chief Accountant


Nguyen Thi Hong Diem
Chief Financial Officer


Nguyen Quoc Trung
Chief Executive Officer

