



CONSOLIDATED FINANCIAL STATEMENTS

BINH DUONG PRODUCING AND TRADING CORPORATION

For the accounting period from January 1, 2025 to Sept 30, 2025

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

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CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at Sept 30, 2025

Code	ASSET	Note	30/09/2025	01/01/2025
			VND	VND
100	A. CURRENT ASSETS		2,127,021,587,266	1,957,636,966,110
110	I. Cash and cash equivalents	03	445,828,535,209	354,991,394,148
111	1. Cash		83,828,535,209	134,991,394,148
112	2. Cash equivalents		362,000,000,000	220,000,000,000
120	II. Short-term financial investment	04	621,176,217,568	622,368,825,260
123	1. Held to maturity investment		621,176,217,568	622,368,825,260
130	III. Short-term receivables		499,953,472,360	442,155,349,891
131	1. Short-term trade receivables	05	48,223,963,160	37,821,872,248
132	2. Short-term prepayments to suppliers	06	68,194,889,320	12,792,967,683
135	3. Short-term loan receivables	07	102,347,102,061	107,347,102,061
136	4. Other short-term receivables	08	357,635,057,763	352,266,064,814
137	5. Provision for short-term doubtful debts		(76,447,539,944)	(68,072,656,915)
140	IV. Inventories	10	513,546,961,338	497,624,435,969
141	1. Inventories		551,972,405,967	536,158,286,568
149	2. Provision for devaluation of inventories		(38,425,444,629)	(38,533,850,599)
150	V. Other short-term assets		46,516,400,791	40,496,960,842
151	1. Short-term prepaid expenses	15	12,236,089,615	5,756,822,415
152	2. Deductible VAT		15,587,531,346	16,041,801,337
153	3. Taxes and other receivables from the State buc	19	18,692,779,830	18,698,337,090
200	B. NON-CURRENT ASSETS		3,539,002,944,125	3,614,126,367,543
210	I. Long-term receivables		847,801,840,741	900,813,078,315
211	1. Long-term trade receivables	05	60,000,000,000	60,000,000,000
215	2. Long-term loan receivables	07	9,896,049,652	9,896,049,652
216	3. Other long-term receivables	08	972,280,328,857	972,280,328,857
219	4. Provision for long-term doubtful debts		(194,374,537,768)	(141,363,300,194)
220	II. Fixed assets		1,401,185,954,084	1,469,269,879,750
221	1. Tangible fixed assets	12	887,757,070,221	936,112,357,788
222	- Historical cost		1,935,198,988,751	1,914,012,940,341
223	- Accumulated depreciation		(1,047,441,918,530)	(977,900,582,553)
227	2. Intangible fixed assets	13	513,428,883,863	533,157,521,962
228	- Historical cost		719,181,725,928	719,045,899,277
229	- Accumulated depreciation		(205,752,842,065)	(185,888,377,315)
230	III. Investment properties	14	184,377,952,146	186,745,719,828
231	- Historical cost		201,186,380,934	201,186,380,934
232	- Accumulated depreciation		(16,808,428,788)	(14,440,661,106)
240	IV. Long-term assets in progress		152,784,387,145	130,981,075,686
242	1. Construction in progress	11	152,784,387,145	130,981,075,686
250	V. Long-term investments	04	861,606,513,886	832,730,493,010
252	1. Investment in joint ventures and associates		859,704,781,086	830,828,760,210
253	2. Equity investments in other entities		1,901,732,800	1,901,732,800
260	VI. Other long-term assets		91,246,296,123	93,586,120,954
261	1. Long-term prepaid expenses	15	91,246,296,123	93,586,120,954
270	TOTAL ASSETS		5,666,024,531,391	5,571,763,333,653

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at Sept 30, 2025

(continued)

Code	CAPITAL SOURCE	Note	30/09/2025 VND	01/01/2025 VND
300	C. LIABILITIES		1,716,021,470,347	1,586,481,818,113
310	I. Current liabilities		1,418,254,809,160	1,286,019,824,407
311	1. Short-term trade payables	16	17,316,592,925	25,353,956,906
312	2. Short-term prepayments from customers	17	47,055,458,965	11,696,212,080
313	3. Taxes and other payables to the State budget	19	32,893,211,442	25,064,591,894
314	4. Payable to employees		21,952,789,284	38,198,559,743
315	5. Short-term accrued expenses	20	519,956,718,069	513,377,576,687
318	6. Short-term unearned revenue	18	6,132,148,289	12,798,799,437
319	7. Other Short-term payables	21	745,434,491,959	637,398,626,527
322	8. Bonus and welfare funds		27,513,398,227	22,131,501,133
330	II. Non-current liabilities		297,766,661,187	300,461,993,706
336	1. Long-term unearned revenue	18	18,741,382,524	19,581,795,876
337	2. Other long-term payables	21	81,196,109,286	78,871,135,679
341	3. Deferred income tax liabilities	35	197,829,169,377	202,009,062,151
400	D. EQUITY		3,950,003,061,044	3,985,281,515,540
410	I. Owner's equity	22	3,950,003,061,044	3,985,281,515,540
411	1. Owner's contributed capital		3,000,000,000,000	3,000,000,000,000
411a	Common shares with voting rights		3,000,000,000,000	3,000,000,000,000
414	2. Other capital		11,949,349,305	11,949,349,305
416	3. Differences upon asset revaluation		(35,469,525,274)	(35,469,525,274)
417	4. Exchange rate differences	23	(150,814,269,017)	(163,830,900,079)
418	5. Development and investment fund		86,266,545,618	67,803,316,727
421	6. Retained earnings		582,832,941,124	661,421,958,114
421a	Retained earnings accumulated to previous years		544,413,225,805	541,074,405,409
421b	Retained earnings of the current year		38,419,715,319	120,347,552,705
429	7. Non-Controlling interests		455,238,019,288	443,407,316,747
440	TOTAL CAPITAL		5,666,024,531,391	5,571,763,333,653

Prepared by

Chief Accountant

General Director

Nguyen Hong Quyen

Nguyen Thi Kim Phuong

Le Trong Nghia



Ho Chi Minh City, October 25, 2025

CONSOLIDATED STATEMENT OF INCOME

For the accounting period from January 1, 2025 to Sept 30, 2025

Code	ITEMS	Note	3st quarter of 2025	3st quarter of 2024	First 9 months of 2025	First 9 months of 2024
			VND	VND	VND	VND
01	1. Revenue from sales of goods and rendering of services	25	367,083,182,813	208,244,631,421	735,692,498,031	648,165,823,043
02	2. Revenue deductions	26	271,237,789	285,046,305	1,023,936,541	1,112,069,357
10	3. Net revenue from sales of goods and rendering of services		366,811,945,024	207,959,585,116	734,668,561,490	647,053,753,686
11	4. Cost of goods sold	27	207,693,678,196	171,534,252,834	484,468,809,439	480,897,046,047
20	5. Gross profit from sales of goods and rendering of services		159,118,266,828	36,425,332,282	250,199,752,051	166,156,707,639
21	6. Financial income	28	13,007,912,160	22,778,769,210	36,500,732,297	43,627,464,877
22	7. Financial expenses	29	2,245,827,147	20,848,123,648	8,499,832,994	26,573,379,212
23	In which: Interest expenses		-	7,812,818,654	-	3,066,802,877
24	8. Share of joint ventures and associates's profit or loss		5,195,901,715	13,906,560,004	26,279,616,976	22,900,026,294
25	9. Selling expenses	30	12,230,635,782	8,243,747,803	24,481,456,813	24,848,535,469
26	10. General and administrative expenses	31	54,577,069,654	49,068,762,005	170,610,260,074	163,801,774,351
30	11. Net profit from operating activities		108,268,548,120	(5,049,971,960)	109,388,551,443	17,460,509,778
31	12. Other income	32	791,320,653	4,537,062,245	1,093,118,261	10,954,438,614
32	13. Other expenses	33	234,685,402	1,731,530,825	643,215,142	1,890,812,396
40	14. Other profits		556,635,251	2,805,531,420	449,903,119	9,063,626,218
50	15. Total accounting profit before tax		108,825,183,371	(2,244,440,540)	109,838,454,562	26,524,135,996
51	16. Current corporate income tax expenses	34	21,727,986,795	1,884,853,375	31,792,389,259	21,227,503,259
52	17. Deferred corporate income tax expenses	35	1,842,826,304	(2,649,158,269)	(279,462,272)	(1,701,087,181)
60	18. Profit after corporate income tax		85,254,370,272	(1,480,135,646)	78,325,527,575	6,997,719,918
61	19. Profit after tax attributable to owners of the parent company		65,430,985,637	(6,650,105,388)	48,923,300,139	1,088,581,253
62	20. Profit after tax attributable of non-controlling interest		19,823,384,635	5,169,969,742	29,402,227,436	5,909,138,665
70	21. Basic earnings per share	36	218	(22)	163	4

Prepared by

Nguyen Hong Quyen

Chief Accountant

Nguyen Thi Kim Phuong



CONSOLIDATED STATEMENT OF CASH FLOWS

For the accounting period from January 1, 2025 to Sept 30, 2025

(Under the indirect method)

Code	ITEMS	Note	First 9 months of 2025 VND	First 9 months of 2024 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
01	1. Profit before tax		109,838,454,562	(2,244,440,540)
	2. Adjustments for			
02	- Depreciation and amortization of fixed assets and investment properties		68,653,063,051	73,040,945,464
03	- Provisions		61,277,714,633	7,712,904,806
04	- Exchange gains, losses from retranslation of monetary items denominated in foreign currency		2,749,398,044	4,288,149,202
05	- Gains, losses from investment activities		(60,419,017,634)	50,753,356,502
06	- Interest expenses		-	3,066,802,877
08	3. Operating profit before changes in working capital		182,099,612,656	136,617,718,311
09	- Increase, decrease in receivables		(99,255,552,298)	177,355,371,782
10	- Increase, decrease in inventories		(15,922,525,369)	17,855,952,950
11	- Increase, decrease in payables (excluding interest payable and corporate income tax payable)		28,158,761,105	31,980,066,421
12	- Increase, decrease in prepaid expenses		(4,139,442,369)	5,813,147,110
14	- Interest paid		-	(3,066,802,877)
15	- Corporate income tax paid		(24,656,131,540)	(52,988,634,870)
17	- Other payments on operating activities		(13,667,191,143)	(5,957,624,670)
20	Net cash flow from operating activities		52,617,531,042	307,609,194,157
II. CASH FLOW FROM INVESTING ACTIVITIES				
21	1. Purchase or construction of fixed assets and other long-term assets		(26,428,430,536)	(20,321,468,595)
22	2. Proceeds from disposal of fixed assets and other long-term assets		-	4,280,909,091
23	3. Purchase of loans and debt instruments of other entities		(1,192,607,692)	(224,616,000,000)
24	4. Collections from loans and resale of debt instruments of other entities		5,000,000,000	30,650,000,000
27	5. Interest and dividends received		57,480,614,324	16,411,352,614
30	Net cash flow from investing activities		34,859,576,096	(193,595,206,890)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
33	1. Proceeds from borrowings		-	64,800,383,843
34	2. Repayment of principal		-	(252,473,028,881)
36	3. Dividends and profits paid to owners		-	(90,000,000,000)
40	Net cash flow from financing activities		-	(277,672,645,038)

CONSOLIDATED STATEMENT OF CASH FLOWS

For the accounting period from January 1, 2025 to Sept 30, 2025
(Under the indirect method)

Code	ITEMS	Note	First 9 months of	First 9 months of
			2025	2024
			VND	VND
50	Net cash flow during the period		87,477,107,138	(163,658,657,771)
60	Cash and cash equivalents at the beginning of the period		354,991,394,148	547,387,693,841
61	Effect of exchange rate changes on cash and cash equivalents		3,360,033,923	21,093,163,071
70	Cash and cash equivalents at the end of the period	03	445,828,535,209	404,822,199,141

Prepared by



Nguyen Hong Quyên

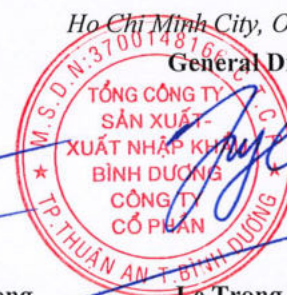
Chief Accountant



Nguyen Thi Kim Phuong

Ho Chi Minh City, October 25, 2025

General Director



Le Trong Nghia

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the accounting period from January 1, 2025 to Sept 30, 2025

1 . GENERAL INFORMATION

Form of capital ownership

The predecessor of Binh Duong Producing and Trading Corporation - One Member LLC is Binh Duong Production - Import - Export Company operating under business registration certificate No. 103728 dated November 26, 1992 issued by the Department of Planning and Investment of Binh Duong Province, registered for the 15th revision certified on November 28, 2006 as a State-owned company operating under the model of Parent Company - Subsidiary Company established under the Decision No. 134/2006/QĐ-UBND dated May 22, 2006 of the Chairman of Binh Duong Province's People's Committee.

Binh Duong Production - Import - Export Company was converted into Binh Duong Producing and Trading Corporation - One Member LLC according to Decision No. 1805/QĐ-UBND dated June 24, 2010 of Binh Duong Province's People's Committee. Binh Duong Producing and Trading Corporation officially came into operation under the form of One Member LLC according to the business registration certificate of One Member LLC No. 3700148166 dated November 15, 2010, the third revision certified on October 18, 2017 issued by the Department of Planning and Investment of Binh Duong Province

The Corporation officially operates under the joint-stock company model pursuant to the Joint-Stock Company Business Registration Certificate No. 3700148166 dated November 1, 2018, issued by the Binh Duong Department of Planning and Investment, with the 10th amendment registered on September 26, 2025

The Corporation's headquarters is located at: A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City.

The authorized capital of Binh Duong Producing and Trading Corporation is VND 3,000,000,000,000 equivalent to 300,000,000 shares. The par value of each share is VND 10,000.

Business Field

Commercial business, golf course services and industrial park infrastructure.

Business activities

Binh Duong Producing and Trading Corporation's main activities are:

- Activities of hospitals and medical stations;
- Production and trading of paper and paper products;
- Processing, manufacturing and assembling machines, equipment and products from metal materials;
- Real estate business, land use rights owned, used or leased;
- Construction of industrial, civil and traffic works;
- Trading in medical supplies and equipment. Financial investment in other domestic and foreign enterprises;
- Golf course, hotel and tourism entertainment services business;
- Fabrication and assembly of metal house and workshop frames;
- Trading all kinds of machines, materials, equipment, refrigeration mechanics and metal materials;
- Timber exploitation etc.

The Corporation's operating characteristics during the accounting period have an impact on the consolidated financial statements

Profit after tax in the consolidated statement of profit or loss for the first nine months increased by VND 71.3 billion, representing a rise of 1,019.30%, or more than ten times compared to the same period last year. The main reasons for this change are as follows:

- Net revenue from business activities increased by VND 87.5 billion, corresponding to a growth rate of 13.5%, mainly due to favorable business performance at member units. This led to a rise in gross profit from sales and provision of services of VND 84.04 billion, representing an increase of 50.58%
- Finance costs decreased by VND 18 billion, equivalent to a reduction of 68%, mainly due to the reversal of provision expenses during this period

Binh Duong Producing and Trading Corporation has subsidiaries whose financial statements are consolidated as of Sept 30, 2025, including:

STT	Company name	Place of establishment	Rate of Benefit	Voting rights ratio	Main business activities
1	KP Apparell Manufacturing Co.,Ltd	Kingdom of Cambodia	100.00%	100.00%	Production of yarn, fabric, garment
2	Vinh Phu Paper Co., Ltd	Ho Chi Minh City	100.00%	100.00%	Production and trading of paper products
3	Thuan An General Trading JSC	Ho Chi Minh City	62.68%	62.68%	Commercial business
4	Palm - Song Be Golf Co., Ltd.	Ho Chi Minh City	100.00%	100.00%	Golf course business
5	Protrade International One Member Co., Ltd	Ho Chi Minh City	100.00%	100.00%	Industrial park infrastructure
6	Dau Tieng Viet Lao Rubber JSC	Ho Chi Minh City	51.00%	51.00%	Growing, exploiting and processing rubber latex

2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY

2.1 . Fiscal year, currency used in accounting

Binh Duong Producing and Trading Corporation's annual fiscal year begins on January 01 and ends on December 31 of each year.

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

2.2 . Applicable Accounting Standards and Policies

Applicable accounting policies

The Corporation applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance, Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC, and Circular No. 202/2014/TT-BTC providing guidance on the preparation and presentation of consolidated financial statements.

Statement on Compliance with Accounting Standards and Accounting Regime

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

2.3 . Basis for preparing Consolidated Financial Statements

The Corporation's consolidated financial statements are prepared on the basis of consolidating the Corporation's separate financial statements and the financial statements of subsidiaries controlled by the Corporation (the Subsidiaries) for the accounting period from January 1, 2025, to September 30, 2025. Control is achieved when the Corporation has the power to govern the financial and operating policies of the investee companies to obtain benefits from their activities

The financial statements of the subsidiaries are prepared using accounting policies that are consistent with those of the Company. Where necessary, adjustments are made to the financial statements of the subsidiaries to ensure consistency of accounting policies used by the Company and its subsidiaries.

Significant balances, income and expenses, including unrealized profits or losses arising from intra-group transactions, are eliminated on consolidation of the Financial Statements.

Non-controlling interest

Non-controlling interests represent the portion of profit or loss and net assets of a subsidiary not held by the Corporation

2.4 . Accounting estimates

The preparation of the consolidated financial statements complies with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime, and other relevant legal regulations regarding the preparation and presentation of consolidated financial statements. It requires the Board of General Directors to make estimates and assumptions that affect the amounts of receivables, assets, and the presentation of potential receivables and assets at the end of the accounting period, as well as the amounts of revenue and expenses throughout the accounting period

Significant estimates and assumptions in the consolidated financial statements include:

- Provision for doubtful debts ;
- Provision for inventory write-down;
- Provision for liabilities;
- Estimated amortization of prepaid expenses;
- Estimated useful lives of property, plant, and equipment;
- Classification and provision/impairment of financial investments;
- Estimated corporate income tax.

Estimates and assumptions are regularly evaluated based on past experience and other factors, including forward-looking assumptions that have a material impact on the Corporation's consolidated financial statements, and are considered reasonable by the Corporation's Board of General Directors.

2.5 . Financial instruments

Initial notes

Financial assets

The financial assets of Binh Duong Producing and Trading Corporation include cash and cash equivalents, trade and other receivables, and loans. At the time of initial recognition, financial assets are measured at purchase price/issue cost plus other costs directly attributable to the acquisition and issue of such financial assets.

Financial liabilities

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

Value after initial recognition

Financial assets and financial liabilities have not been measured at fair value as at the end of the accounting period because the Circular No. 210/2009/TT-BTC and current regulations require the presentation of financial statements and disclosures for financial instruments but do not provide equivalent guidance for the measurement and recognition of fair value of financial assets and financial liabilities.

2.6 . Convert Financial Statements prepared in foreign currencies to Vietnamese Dong

Financial statements prepared in foreign currencies are converted to Financial statements prepared in Vietnamese Dong at the following exchange rates: assets and liabilities at the end-of-period exchange rate, owners' equity at the exchange rate on the date of capital contribution, Income statement and Cash flow statement at the average exchange rate of the fiscal year.

2.7 . Foreign currency transactions

Foreign currency transactions during the accounting period are converted into Vietnamese Dong at the actual exchange rate on the transaction date

- When trading foreign currency: the exchange rate is specified in the foreign currency trading contract between Binh Duong Producing and Trading Corporation and the commercial bank;
- When contributing or receiving capital: means the foreign currency buying rate of the bank where Binh Duong Producing and Trading Corporation opens an account to receive capital from investors on the date of capital contribution;
- When recognizing receivables: means the buying rate of the commercial bank where Binh Duong Producing and Trading Corporation designates the customer to pay at the time the transaction occurs;
- When recognizing payables: means the selling rate of the commercial bank where Binh Duong Producing and Trading Corporation plans to transact at the time the transaction occurs.
- When purchasing assets or expenses paid immediately in foreign currency: means the buying rate of the commercial bank where Binh Duong Producing and Trading Corporation makes payment.

The actual transaction exchange rate when re-evaluating foreign currency items at the time of preparing the Consolidated Financial Statements is determined according to the following principles:

- For items classified as assets: apply the foreign currency buying rate of the commercial bank where Binh Duong Producing and Trading Corporation regularly conducts transactions;
- For items classified as liabilities: apply the foreign currency selling rate of the commercial bank where Binh Duong Producing and Trading Corporation regularly conducts transactions.
- For receivables: apply the foreign currency buying rate of the commercial bank designated by the Corporation for the customer's payment at the transaction date.

All foreign exchange differences arising during the period, and those resulting from the revaluation of monetary items denominated in foreign currencies at the reporting date, are recognized in the profit or loss for the accounting period.

2.8 . Cash and cash equivalents

Cash includes cash in hand and non-term bank deposits.

Cash equivalents are current investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

2.9 . Financial investments

Held-to-maturity investments include: Term bank deposits, loans, etc. held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.

In the consolidated financial statements, investments in associates are accounted for using the equity method. Under the equity method, the investment is initially recognized in the consolidated balance sheet at cost, and then adjusted for changes in Binh Duong Producing and Trading Corporation's share of the net assets of the associate after the acquisition. Goodwill arising from the investment in an associate is included in the carrying amount of the investment. Binh Duong Producing and Trading Corporation does not amortize this goodwill but annually assesses whether the goodwill is impaired.

The financial statements of the associates are prepared for the same reporting period as the consolidated financial statements of Binh Duong Producing and Trading Corporation and using consistent accounting policies with Binh Duong Producing and Trading Corporation. Where necessary, adjustments have been made to ensure consistency with Binh Duong Producing and Trading Corporation's accounting policies.

Investments in equity instruments of other entities include: investments in equity instruments of other entities that do not have control, joint control or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less provision for investment value reduction.

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

- For non-current investments (not classified as trading securities) and without significant influence on the investee: provisioning is based on the Financial Statements at the time of provisioning of the investee;
- For investments held to maturity: based on the recoverability, provision for doubtful debts is established according to the provisions of law.

2.10 . Receivables

Receivables are monitored in detail by receivable term, receivable entity, original currency, and other factors according to the management needs of Binh Duong Producing and Trading Corporation. Receivables are classified as current and non-current on the Consolidated Financial Statements based on the remaining term of receivables at the reporting date.

Provision for doubtful debts is made for the following items: overdue receivables recognized in economic contracts, loan agreements, contractual commitments or debt commitments and receivables that are not yet due for payment but are unlikely to be recovered. In particular, the provision for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that are not yet due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing or absconding.

2.11 . Inventories

Inventories are initially recognized at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recognizing. After initial recognizing, at the time of preparing the Consolidated Financial Statements, if the net realizable value of the inventory is lower than the original cost, the inventory is recognized at net realizable value.

Net realizable value is estimated based on the selling price of inventory less the estimated costs to complete the products and the estimated costs necessary to make the sale.

Inventory value is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

Method for determining the value of unfinished products at the end of the period: Unfinished production and business costs are collected according to actual costs incurred for each type of unfinished product.

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

2.12 . Fixed assets

Tangible fixed assets and intangible fixed assets are initially recognized at cost. During use, tangible fixed assets and intangible fixed assets are recognized at cost, accumulated depreciation and residual value.

Carrying amount after initial recognition

If these costs increase the future economic benefits expected to be derived from the use of tangible fixed assets beyond the standard performance as initially assessed, they are capitalized as an additional cost of the tangible fixed asset

Other costs incurred after the fixed assets have been put into operation, such as repair, maintenance, and overhaul expenses, are recognized in the interim consolidated statement of profit or loss in the period in which they are incurred

Fixed asset depreciation is provided using the straight-line method with the estimated depreciation period as follows:

- Buildings, structures	06 - 25 years
- Machines, equipment	06 - 12 years
- Transportation vehicles	05 - 10 years
- Management tools and equipment	03 - 08 years
- Other fixed assets	04 - 07 years
- Land use rights	20 years
- Management software	03 years

Depreciation of assets for rubber plantations is carried out according to the Decision No. 221/QĐ-CSVN dated April 27, 2010 of Vietnam Rubber Group.

2.13 . Investment properties

Investment properties are initially recognized at cost.

Investment real estate held for appreciation is land use rights before January 01, 2015, which are depreciated using the straight-line method similar to other assets. From January 01, 2015, depreciation is un-realized.

For investment real estate for operating lease, it is recognized at original cost, accumulated depreciation and residual value. In which, depreciation is calculated using the straight-line method with the estimated depreciation period as follows:

- | | |
|-------------------------|---------------|
| - Buildings, structures | 10 - 20 years |
| - Land use rights | 44 years |

2.14 . Construction in progress

Construction in progress represents fixed assets under purchase and construction that have not been completed as at the balance sheet date and is stated at cost. This includes costs for construction, installation of machines and equipment and other direct costs.

2.15 . Operating lease

Operating leases are the leases of fixed assets in which substantially all the risks and rewards of ownership of the asset remain with the lessor. Payments made under operating leases are charged to the Consolidated Statement of Income on a straight-line basis over the lease term.

2.16 . Prepaid expenses

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

The calculation and allocation of non-current prepaid expenses into production and business expenses for each accounting period is based on the nature and extent of each type of expense to select a reasonable allocation method and criteria.

Binh Duong Producing and Trading Corporation's prepaid expenses include:

- Prepaid land costs include prepaid land lease payments, including amounts related to leased land for which the Company has obtained land use rights certificates but does not meet the criteria to recognize intangible fixed assets under Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013, guiding the management, use, and depreciation of fixed assets, as well as other costs incurred to secure the use of leased land. These costs are recognized in the consolidated statement of profit or loss on a straight-line basis over the lease term.
- Tools and supplies include assets held by Binh Duong Producing and Trading Corporation for use in the normal course of business, with an original cost of each asset of less than VND 30 million and therefore not eligible for recognition as fixed assets under current regulations. The original cost of tools and supplies is amortized using the straight-line method over their useful lives;
- Business advantages arising from the equitization of state-owned enterprises are gradually allocated over a maximum of 10 years;
- Other prepaid expenses are stated at cost and are amortized on a straight-line basis over their useful lives.

2.17 . Payables

Payables are monitored by payment term, payable entity, original currency and other factors according to the management needs of Binh Duong Producing and Trading Corporation. Payables are classified as current and non-current on the Consolidated Financial Statements based on the remaining term of the payables at the reporting date.

2.18 . Loans

Loans are tracked by each lending entity, each loan agreement and the repayment period of the loans. In case of loans and debts in foreign currency, detailed tracking is performed according to the original currency.

2.19 . Borrowing costs

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

2.20 . Payable costs

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid and other payables such as loan interest payable are recognized in production and business expenses of the reporting period.

Accrual of costs to preliminarily determine the cost of goods and real estate products sold: based on the difference between estimated costs per unit price and the actual aggregated costs

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

Provisions are only recognized when the following conditions are satisfied:

- Binh Duong Producing and Trading Corporation has a present obligation (legal or constructive) as a result of a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation;
- Provide a reliable estimate of the value of that liability.

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

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

The provision for payables is recognized in the production and business expenses of the accounting period. The difference between the amount of provision for payables established in the previous accounting period that is not fully used and the amount of provision for payables established in this accounting period is reversed and recognized as a reduction in production and business expenses of

2.21 . Unearned Revenue

Unearned revenue includes revenue received in advance such as: amounts paid by customers in advance for one or more accounting periods for asset leasing.

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

2.22 . Equity

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

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

Undistributed earnings after tax reflect the business results (profit, loss) after corporate income tax and the profit distribution or loss handling situation of Binh Duong Producing and Trading Corporation.

Dividends payable to shareholders are recognized as payables on the Consolidated Balance Sheet of Binh Duong Producing and Trading Corporation after the dividend payment notice of Binh Duong Producing and Trading Corporation's Board of Directors and the dividend ex-dividend date notice of the Vietnam Securities Depository Center.

2.23 . Revenue

Revenue is recognized when it is probable that the economic benefits will flow to Binh Duong Producing and Trading Corporation and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, rebates and sales returns.

Revenue from sales of goods

- The majority of risks and rewards associated with ownership of the goods or products have been transferred to the buyer;
- The Corporation no longer retains managerial rights over the goods as the owner or control over the goods.;

Revenue from rendering of services

- The proportion of work completed is determined as of the date of the consolidated statement of financial position

Revenue from leasing developed land

Revenue from leasing developed land is recognized by Quoc Te Protrade One-Member Limited Liability Company – a subsidiary

In cases where the lease term accounts for 90% of the asset's useful life, the Corporation recognizes revenue in a single amount for the total prepaid lease if all of the following conditions are simultaneously satisfied:

- The lessee has no right to unilaterally terminate the lease contract, and the lessor has no obligation to refund any amounts received in advance under any circumstances or in any form;
- The advance lease payments represent no less than 90% of the total lease payments expected to be received under the contract over the lease term, and the lessee is required to pay all lease amounts within 12 months from the lease commencement date;
- Virtually all risks and rewards associated with ownership of the leased asset have been transferred to the lessee;
- The lessor is able to reasonably estimate the cost of the leasing activity.

Financial revenue

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

- It is probable that the economic benefits associated with the transaction will flow to the entity;
- Revenue is determined with relative certainty.

Dividends and profits to be distributed are recognized when the Corporation has the right to receive the dividends or the right to receive profits from its equity investments.

2.24 . Revenue deductions

Sales and service revenue deductions arising during the period are sales discounts.

Sales discounts arising in the same period of consumption of products, goods and services are adjusted to reduce the revenue of the period in which they arise. In case products, goods and services have been consumed in previous periods, and revenue deductions arise in the following period, Binh Duong Producing and Trading Corporation shall recognize a reduction in revenue according to the following principle: if they arise before the issue of the Consolidated Financial Statements, Binh Duong Producing and Trading Corporation shall recognize a reduction in revenue on the Financial Statements of the reporting period (previous period), and if they arise after the issue of the Consolidated Financial Statements, Binh Duong Producing and Trading Corporation shall recognize a reduction in revenue of the arising period (next period).

2.25 . Cost of goods sold

Cost of goods sold and services rendered represents the total costs incurred for finished goods, merchandise, materials sold, and services provided to customers during the period. These costs are recognized in line with the revenue generated during the year and in accordance with the prudence principle. Cases of material and merchandise losses exceeding standard levels, costs exceeding normal thresholds, labor costs, and unallocated fixed manufacturing overheads, as well as allowances for inventory write-downs and losses of inventory after deducting the responsibility of related individuals or collectives, are fully and timely recognized in the cost of goods sold during the period, even if the products or goods have not yet been determined as sold

The provision of costs in advance to provisionally calculate the cost of real estate ensures the following principles:

- Accruals for costs included in the approved budget, which have been incurred but for which sufficient documentation for quantity acceptance is not yet available;
- Accruals of costs to preliminarily determine the cost of goods sold for real estate completed and sold during the period and meeting the revenue recognition criteria;
- The accrued and actual costs recognized in the cost of goods sold must correspond to the standard cost calculated based on the total estimated costs of the sold real estate items (determined by area).

2.26 . Financial expenses

Expenses recognized in financial expenses include:

- Costs or losses related to financial investment activities;
- Borrowing costs;
- Provision for investment losses in other entities, exchange rate losses...

The above amounts are recognized at the total amount incurred during the period, without offsetting against financial revenue.

2.27 . Corporate income tax

a) Deferred income tax liabilities

Deferred income tax liabilities are determined based on taxable temporary differences.

Deferred income tax liabilities are measured using the current corporate income tax rate, based on the tax rates and tax legislation in effect at the end of the reporting period.

b) Current corporate income tax expense and Deferred corporate income tax expense

Current corporate income tax expense is determined on the basis of taxable income in the period and corporate income tax rate in the current fiscal year.

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

Current corporate income tax expense is not offset against deferred income tax expense.

c) Tax incentive policy

- At Protrade International One Member Limited Liability Company: For land lease activities, the Company is entitled to a corporate income tax rate of 5% until the end of 2026, 10% until the end of 2027, and 20% for the remaining period.

d) Current corporate income tax rate

For the accounting period from January 1, 2025 to September 30, 2025, the Corporation is subject to a corporate income tax rate of 20% on taxable income from its business and production activities.

2.28 . Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to shareholders owning common shares of Binh Duong Producing and Trading Corporation (after adjusting for the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding during the period.

2.29 . Related Parties

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

- Enterprises that directly or indirectly through one or more intermediaries control or are controlled by or under common control with Binh Duong Producing and Trading Corporation, including Parent Companies, Subsidiaries and Affiliated companies;
- Individuals who directly or indirectly hold voting rights of Binh Duong Producing and Trading Corporation and have significant influence over Binh Duong Producing and Trading Corporation, key management personnel of Binh Duong Producing and Trading Corporation, and close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

In considering each Relationship of related parties to serve the preparation and presentation of the Consolidated Financial Statements, Binh Duong Producing and Trading Corporation pays attention to the nature of the Relationship rather than the legal form of those relationships.

2.30 . Segment information

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). These segments are subject to risks and rewards that are different from those of other segments.

Segment information is prepared and presented in accordance with the accounting policies applied to the preparation and presentation of Binh Duong Producing and Trading Corporation's Financial Statements in order to help users of the Financial Statements understand and evaluate Binh Duong Producing and Trading Corporation's operations comprehensively.

3 . CASH AND CASH EQUIVALENTS

	30/09/2025	01/01/2025
	VND	VND
Cash	7,981,587,772	6,167,625,217
Demand deposits	75,844,331,809	128,698,648,391
Cash in transit	2,615,628	125,120,540
Cash equivalents (*)	362,000,000,000	220,000,000,000
	445,828,535,209	354,991,394,148

(*) As of September 30, 2025, cash equivalents consist of term deposits with maturities of 1 to 3 months placed at joint-stock commercial banks, bearing interest rates ranging from 4.2% to 4.5% per annum.

Binh Duong Producing And Trading Corporation

A128 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City

Consolidated financial statements

For the accounting period from January 1, 2025 to Sept 30, 2025

4 . FINANCIAL INVESTMENTS (continued)

b) Investment in associates

	Stock code	Address	30/09/2025				01/01/2025	
			Rate of Benefit	Voting rights ratio	Book value under equity method	Rate of Benefit	Voting rights ratio	Book value under equity method
			VND				VND	
- Phu My Development JSC		Ho Chi Minh City	35.00%	35.00%	15,937,080,416	35.00%	35.00%	29,062,080,416
- FrieslandCampina Vietnam Co., Ltd.		Ho Chi Minh City	30.00%	30.00%	66,311,049,171	30.00%	30.00%	81,341,049,171
- Hanh Phuc International Multi-Specialty Hospital JSC		Ho Chi Minh City	24.00%	24.00%	165,930,022,536	24.00%	24.00%	164,427,813,622
- Prosper JSC (*)		Ho Chi Minh City	35.96%	35.96%	35,642,561,550	30.90%	30.90%	19,898,639,040
- YCH-PROTRADE Co., Ltd		Ho Chi Minh City	30.00%	30.00%	150,497,382,431	30.00%	30.00%	131,947,725,889
- Tan Thanh Investment and Development JSC		Ho Chi Minh City	41.74%	30.00%	91,361,671,789	41.74%	30.00%	92,820,245,447
- Protrade Garment JSC (*)	BDG	Ho Chi Minh City	48.77%	48.77%	334,025,013,194	47.71%	47.71%	311,331,206,625
					<u>859,704,781,087</u>			<u>830,828,760,210</u>

(*) During the period, Protrade International One Member Co., Ltd. (a subsidiary of the Corporation) acquired an additional 5.06% of the shares of Prosper JSC, increasing the Corporation's ownership and voting rights from 30.09% to 35.96%, and acquired an additional 1.06% of the shares of Protrade Garment JSC, increasing the Corporation's ownership and voting rights from 47.71% to 48.77%.

4 . FINANCIAL INVESTMENTS (continued) c) Investment in other entities	30/09/2025				01/01/2025			
	Original cost		Fair value		Provision		Original cost	
	VND	VND	VND	VND	VND	VND	VND	VND
- Dautieng Rubber Mechanical -Transport JSC	1,901,732,800		-		1,901,732,800			-
	<u>1,901,732,800</u>		<u>-</u>		<u>1,901,732,800</u>			<u>-</u>

The Corporation has not determined the fair value of these financial investments as the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System have not yet provided specific guidance on the determination of fair value.



5 . TRADE RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
<i>Related parties</i>	383,119,980	-	459,036,100	-
- Phu My Development JSC	270,343,440	-	346,024,800	-
- Protrade Garment JSC	18,369,600	-	69,613,100	-
- Prosper JSC	94,406,940	-	43,398,200	-
- Tan Thanh Investment and Development JSC	55,686,000	-	-	-
<i>Other side</i>	47,785,157,180	(4,864,286,954)	37,362,836,148	(4,203,850,588)
- Viet Nam Rubber Group - Joint Stock Company	7,096,292,449	-	3,159,013,119	-
- Nhu Y Int Trading Co.,Ltd	7,701,850,440	-	2,483,500,880	-
- Camel Rubber (Vietnam) Co.,Ltd	9,542,592,695	-	-	-
- Summer Wind Co.,Ltd	-	-	-	-
- Other customers	23,444,421,596	(4,864,286,954)	31,720,322,149	(4,203,850,588)
	48,223,963,160	(4,864,286,954)	37,821,872,248	(4,203,850,588)
b) Long-term				
<i>Other side</i>				
- An Binh Joint Stock Company ^(*)	60,000,000,000	-	60,000,000,000	-
	60,000,000,000	-	60,000,000,000	-

(*) In 2016, Binh Duong Producing and Trading Corporation One Member Company Limitedd signed a contract on compensation for investment costs for land and land transfer on August 15, 2016 with An Binh Joint Stock Company ("An Binh"). On August 25, 2016, Binh Duong Province's Party Committee issued the Official Letter No. 457-CV/TU on agreeing in principle to allow Binh Duong Producing and Trading Corporation to transfer 15 hectares of land in Phu Loi Ward, Thu Dau Mot City, Binh Duong Province to An Binh for warehouse services for production and business

On December 22, 2016, the People's Committee of Binh Duong province issued the Decision No. 3536/QD-UBND on the recovery of land managed by Binh Duong Producing and Trading Corporation One Member Company Limitedd to lease land to An Binh Joint Stock Company with lump sum payment for the entire lease term in Phu Loi ward, Thu Dau Mot city. Binh Duong Producing and Trading Corporation has recognized economic transactions arising related to this transaction in the period before equitization.

On November 14, 2019, the People's Committee of Binh Duong province, however, issued the Decision No. 3379/QD-UBND on revoking the Decision No. 3536/QD-UBND dated December 22, 2016 of the People's Committee of Binh Duong province mentioned above. Currently, the case is awaiting implementation instructions from the appropriate authorities and will be considered and handled according to the decisions of the appropriate authorities.

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Other side</i>				
- Mr. Bui Thanh Hai ⁽¹⁾	10,077,700,000	(3,062,310,000)	10,207,700,000	(3,062,310,000)
- Bach Phuong Engineering Solution Co. Ltd ⁽²⁾	56,297,377,815	-	-	-
- Others	1,819,811,505	-	2,585,267,683	-
	68,194,889,320	(3,062,310,000)	12,792,967,683	(3,062,310,000)

⁽¹⁾ Prepayment to Mr. Bui Thanh Hai under the contract for providing ornamental plants and care services dated August 01, 2017.

⁽²⁾ An advance payment equivalent to 30% of the contract value for the Ready-Built Factory Project P1TP 2 – Phase 5 and 6 under Contract No. 1232/RBF2-P1TP/CA/20250526 (This advance has not yet been invoiced)

7 . LOAN RECEIVABLES

	01/01/2025		During the period		30/09/2025	
	Value	Provision	Increase	Decrease	Value	Provision
	VND	VND	VND	VND	VND	VND
a) Short-term						
<i>Related parties</i>						
- Tan Thanh Investment and Development JSC ⁽¹⁾	107,347,102,061	(32,204,130,618)	-	5,000,000,000	102,347,102,061	(32,204,130,618)
	<u>107,347,102,061</u>	<u>(32,204,130,618)</u>	<u>-</u>	<u>5,000,000,000</u>	<u>102,347,102,061</u>	<u>(32,204,130,618)</u>
b) Long-term						
<i>Other parties</i>						
- D&M Travel Co., Ltd ⁽²⁾	9,896,049,652	-	-	-	9,896,049,652	-
	<u>9,896,049,652</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>9,896,049,652</u>	<u>-</u>

Details of short-term loans are as follows:

(1) Tan Thanh Investment and Development JSC

Loan Agreement	Currency	Loan purpose	Annual interest rate	Loan Term	Form of guarantee	30/09/2025	01/01/2025
						VND	VND
Loan agreement dated January 8, 2016 and contract addendum dated December 31, 2019	VND	Supplement working capital	8%/year	36 months from January 1, 2020	Unsecured	20,847,102,061	25,847,102,061
Loan Agreement No. 2017/HDVV dated November 30, 2017, and its Addendum dated December 31, 2019	VND	Supplement working capital	8%/year	36 months from January 1, 2020	Unsecured	81,500,000,000	81,500,000,000
						<u>102,347,102,061</u>	<u>107,347,102,061</u>

Details of long-term loan is as follows:

(2) Receivables from D&M Travel Company Limited for loans to carry out the initial procedures of the tourism project in Mui Ne, Binh Thuan Province (currently Mui Ne Ward, Lam Dong Province), invested by D&M Travel Company Limited, with an interest rate of 0% per annum and unsecured by collateral. According to the Handover Minutes No. 02/BBBG-TCTY dated June 29, 2021, regarding the transfer of the right to represent the ownership of capital at D&M Travel Company Limited from the Corporation to Binh Duong Investment and Project Management One Member Company Limited ("IMPCo"), within six months from the date of approval by the Binh Duong Provincial Party Committee, IMPCo is responsible for repaying the loan of D&M Travel Company Limited to the Corporation. As of the date of issuance of this report, the Binh Duong Provincial Party Committee (now under the Ho Chi Minh City Party Committee) has not yet issued a written approval for the aforementioned content.

8 . OTHER RECEIVABLES

	30/09/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
a) Short-term				
a.1) Details by content				
- Receivables from Tan Thanh Investment and Development JSC	172,913,753,054	(36,316,812,372)	172,913,753,054	(28,602,365,709)
+ Short-term loan interest	57,029,572,232	(36,316,812,372)	57,029,572,232	(28,602,365,709)
+ Supplementary interest as agreed ⁽¹⁾	115,884,180,822	-	115,884,180,822	-
- Interest receivable from deposits and loans	16,570,482,188	-	12,255,156,053	-
- Receivables on advances ⁽²⁾	15,185,810,045	-	13,914,351,875	-
- Mortgages, deposits	436,646,085	-	236,729,085	-
a.2) Receivable from Binh Duong Tax Department for tax refund due to contract cancellation ⁽³⁾	61,014,602,231	-	61,014,602,231	-
- Amounts receivable for third-party payments	648,298,017	-	-	-
- Receivables from Tan Phu Investment - Construction Company Limited for the difference in transfer price of 43 ha land lot ⁽⁴⁾	87,986,422,597	-	87,986,422,597	-
- Other receivables	2,879,043,546	-	3,945,049,919	-
	<u>357,635,057,763</u>	<u>(36,316,812,372)</u>	<u>352,266,064,814</u>	<u>(28,602,365,709)</u>
a.2) Details by object				
Related parties	173,562,051,071	(36,316,812,372)	173,786,402,790	(28,602,365,709)
- Binh Duong Project Investment Management Co.,Ltd	648,298,017	-	872,649,736	-
- Tan Thanh Investment and Development JSC	172,913,753,054	(36,316,812,372)	172,913,753,054	(28,602,365,709)
Other parties	184,073,006,692	-	178,479,662,024	-
- Tan Phu Investment - Construction Company Limited	87,986,422,597	-	87,986,422,597	-
- Binh Duong Tax Department	61,014,602,231	-	61,014,602,231	-
- Other objects	35,071,981,864	-	29,478,637,196	-
	<u>357,635,057,763</u>	<u>(36,316,812,372)</u>	<u>352,266,064,814</u>	<u>(28,602,365,709)</u>
b) Long-term				
b.1) Details by content				
- Deposits	42,000,000	-	42,000,000	-
- Receivables from provisional payments pending equitization finalization ⁽⁵⁾	972,238,328,857	(194,374,537,768)	972,238,328,857	(141,363,300,194)
	<u>972,280,328,857</u>	<u>(194,374,537,768)</u>	<u>972,280,328,857</u>	<u>(141,363,300,194)</u>

(1) The interest receivable as of Sept 30, 2025 is the interest lent to Tan Thanh Investment and Development Joint Stock Company under the Contract No. 05/2011/HDTDHM dated May 24, 2011, the loan amount is VND 144,000,000,000, the interest incurred from May 24, 2011 to September 20, 2018 is: VND 115,884,180,822. This receivable is before the equitization period, so the joint stock company is responsible for collecting and paying it to the owner of the company limited phase. Tan Thanh Investment and Development Joint Stock Company is obliged to fully pay the above interest to Binh Duong Producing and Trading Corporation no later than December 31, 2022. And the interest receivable of current loan contracts arising up to Sept 30, 2025 is: VND 57,029,572,229 excluding late payment interest up to Sept 30, 2025 is: VND 41,661,840,621. Up to the time of issuing this report, Tan Thanh Investment and Development Joint Stock Company has not paid the above interest to Binh Duong Producing and Trading Corporation.

(2) The advance balance as of Sept 30, 2025 includes the advance of employee Nguyen Thi Ngoc Loan for business trip expenses, office fees and project expenses in the amount of VND 12,269,445,473 (the balance as of December 31, 2023 is VND 12,269,445,473)

(3) Recognize the provisional collection from Binh Duong Province's Tax Department due to the cancellation of land transfer contract No. 01/2016/PROTRADE-U&I dated October 14, 2016 with U&I Real Estate JSC under the cancellation contract dated July 21, 2022. This receivable includes VAT paid of: VND 21,583,020,756 and CIT paid of: VND 39,431,581,475. These two amounts will be settled by Binh Duong Producing and Trading Corporation with the Tax Authority and is responsible for settling with the Office of Binh Duong Province's Party Committee.

(4) Recognize the receivable from Tan Phu Investment and Construction Company Limited, arising from the temporary payment to correct the land price transfer of the 430,000.03m2 land lot according to the price issued by Binh Duong Province's People's Committee according to the working minutes with Binh Duong Province's Inspectorate on July 20, 2019, this temporary payment of VND 87,986,422,597 corresponds to 70% of the temporary payment value to the blocked account of Binh Duong Province's Party Committee Office on November 18, 2019. This temporary payment has been transferred to the account of Hanoi City Civil Judgment Enforcement Department. Based on the receipt No. AA/2020/0046010 of the State budget payment collection dated March 16, 2023 of Hanoi City Civil Judgment Enforcement Department, the amount of temporary payment of land price difference has been deducted to ensure Binh Duong Producing and Trading Corporation's obligation to pay additional land use fees to the State according to the content of Judgment No. 327/2022/HSST dated August 30, 2022 of Hanoi City People's Court, Judgment No. 912/2022/HSPT dated December 28, 2022 of the High People's Court in Hanoi, and Judgment Enforcement Decision No. 681/QĐ-CTHADS dated February 20, 2023 of the Director of Hanoi City Civil Judgment Enforcement Department with the amount of VND 127,244,889,425, including the amount of money 87,986,422,597 VND. However, because the appropriate authority has not yet clearly identified the subject related to the land use fee payable according to the judgment. As of Sept 30, 2025, Binh Duong Producing and Trading Corporation still accounts for this receivable amount temporarily collected from Tan Phu Investment and Construction Company Limited. This content is also being included in the equitization settlement to hand over to the Joint Stock Company. Immediately after the appropriate authority approves the settlement and clearly identifies the responsibility of the subject to pay, Binh Duong Producing and Trading Corporation will proceed to adjust this receivable amount to the correct subject in accordance with the approval.

(5) Pursuant to Judgment No. 912/2022/HSPT dated December 28, 2022 of the High People's Court in Hanoi, Judgment Execution Decision No. 681/QĐ-CTHADS dated February 20, 2023 of the Director of Hanoi City Civil Judgment Execution Department and the recommendation of the State Audit Office of Region 4, the total additional land use fee that Binh Duong Producing and Trading Corporation must pay is: VND 1,060,224,751,454. On June 30, 2023, according to Resolution No. 72/NQ-ĐHĐCĐ in 2023, it was unanimously approved to allow Binh Duong Producing and Trading Corporation to make provisions for receivables and allocate them within 15 years at each time of preparing financial statements. As of June 30, 2025 Binh Duong Producing and Trading Corporation has made provisions for the corresponding costs that must be accumulated up to Sept 30, 2025, which is: VND 194,374,537,768. In case the equitization settlement is approved, the total additional land use fee payable and late payment fees arising are approved by the Owner and appropriate authorities to be recognized for Binh Duong Producing and Trading Corporation (pre-equitization period), Binh Duong Producing and Trading Corporation will refund the costs that have been made provision for.

9 . DOUBTFUL DEBT

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Total value of receivables, loans that are overdue or not overdue but unlikely to be recovered				
Trade receivables				
+ Other customers	2,288,793,650	(2,288,793,650)	2,293,793,650	(2,293,793,650)
Advances from customers				
+ Mr. Bui Thanh Hai	10,077,700,000	(3,062,310,000)	10,207,700,000	(3,062,310,000)
Loan receivables				
+ Tan Thanh Investment and Development JSC	102,347,102,061	(32,204,130,618)	107,347,102,061	(35,733,367,213)

Other receivables

+ Tan Thanh Investment and Development JSC (*)	172,913,753,054	(36,316,812,372)	172,913,753,054	(25,073,129,114)
+ Receivables from provisional payments pending settlement of equitization finalization	1,060,224,751,454	(194,374,537,768)	972,238,328,857	(141,363,300,194)
+ Other objects	637,227,864	(2,575,493,304)	2,598,731,274	(1,910,056,938)
	<u>1,348,489,328,083</u>	<u>(270,822,077,712)</u>	<u>1,267,599,408,896</u>	<u>(209,435,957,109)</u>

(*) In addition, fines, interest on overdue payments, and similar amounts arising from past-due receivables are included; these are not recognized as revenue, as their recoverability cannot be reliably estimated:

+ Tan Thanh Investment and Development JSC (*)	41,661,840,621	34,446,858,984
	<u>41,661,840,621</u>	<u>34,446,858,984</u>

10 . INVENTORIES

	30/09/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Raw materials	14,861,807,493	-	12,865,393,052	-
Tools, instruments	1,993,445,651	-	2,262,617,407	-
Work in progress	341,854,298,078	-	337,355,319,537	-
- Protrade International Industrial Park Project (*)	323,269,305,911	-	330,134,410,850	-
- Production and business costs at Dau Tieng Viet Lao Rubber JSC	18,584,992,167	-	7,220,908,687	-
Finished product	24,966,221,223	-	15,467,217,841	-
Goods (**)	168,296,633,522	(38,425,444,629)	168,207,738,731	(38,533,850,599)
	<u>551,972,405,967</u>	<u>(38,425,444,629)</u>	<u>536,158,286,568</u>	<u>(38,533,850,599)</u>

(*) Construction in progress includes real estate development costs held for sale at Protrade International One Member Limited Liability Company, as follows:

	30/09/2025	01/01/2025
	VND	VND
- Land use rights and related costs	110,888,127,932	114,853,823,066
- Construction costs	161,771,762,342	163,980,256,703
- Design and infrastructure development costs	42,315,980,912	42,893,675,090
- Capitalized borrowing costs	5,283,596,764	5,355,727,978
- Project management costs	3,009,837,961	3,050,928,013
	<u>323,269,305,911</u>	<u>330,134,410,850</u>

(**) Inventories mainly consist of ornamental plants for trading at the Parent Company – the Corporation, and essential goods and petroleum products at Thuan An General Trading Joint Stock Company.

11 . CONSTRUCTION IN PROGRESS

	30/09/2025	01/01/2025
	VND	VND
- Rubber plantation under basic construction	2,798,220,430	2,368,969,839
- Resettlement area at An Tay Industrial and Service Park ⁽¹⁾	66,727,329,629	65,385,067,962
- Song Be Golf Course Upgrade Project	3,712,808,452	-
- An Dien Industrial Cluster ⁽²⁾	3,240,218,299	3,240,218,299
- Purchase of land in Vinh Phu, Binh Duong Province ⁽³⁾	8,474,786,210	8,474,786,210
- Go Chai Planning Area ⁽⁴⁾	40,038,834,627	40,038,834,627
- Nursery Construction Project	1,778,353,597	-
- Other projects	26,013,835,901	11,473,198,749
	152,784,387,145	130,981,075,686

⁽¹⁾ Project name: Resettlement area at An Tay Industrial and Service Park;

- Investor: Binh Duong Producing and Trading Corporation;
- Location: An Dien Commune, Ben Cat Town, Binh Duong Province (currently part of Long Nguyen Ward, Ho Chi Minh City);
- Objective: Investment in resettlement areas;
- Scale: 8.8 ha;
- Project status as of Sept 30, 2025: Binh Duong Producing and Trading Corporation has been granted land use rights for the project, and is currently carrying out legal procedures to separate the land use right certificate and hand over the land to each household in the resettlement area. Accumulated costs incurred up to Sept 30, 2025 are compensation, site clearance and infrastructure investment costs of the project. Regarding this project, after completing the legal obligation to issue certificates to households, Binh Duong Producing and Trading Corporation will settle with the Binh Duong Province's Party Committee all related transactions including the amount collected in advance from households as presented in Note 21 due to its relation to the pre-equitization period. Therefore, this figure may change after the equitization settlement is approved.

⁽²⁾ Project name: Investment in construction of An Dien Industrial Cluster;

- Investor: Binh Duong Producing and Trading Corporation;
- Location: An Dien Commune, Ben Cat Town, Binh Duong Province (currently part of Long Nguyen Ward, Ho Chi Minh City);
- Objective: Investing in the construction of technical infrastructure items of An Dien Industrial Cluster;
- Total investment capital: VND 194,330,575,584;
- Scale: 7.9 ha;
- Project status as of Sept 30, 2025: currently temporarily suspended pending the consideration by the People's Committee of Binh Duong Province (now the People's Committee of Ho Chi Minh City) regarding the land swap proposal for the project implementation.

⁽³⁾ Project name: Purchase of land in Vinh Phu commune, Binh Duong province;

- Investor: Binh Duong Producing and Trading Corporation – One Member Limited Liability Company;
- Location: Vinh Phu Commune, Binh Duong Province (currently part of Binh Hoa Ward, Ho Chi Minh City);
- Objective: Hold for price increase;
- Scale: 564 m²;
- Project status as of Sept 30, 2025: Pursuant to the Decision No. 2569/QD-UBND dated October 02, 2023 of the People's Committee of Binh Duong province, Binh Duong Producing and Trading Corporation has transferred 02 land use right certificates of 02 land lots with an area of 564m2 in Vinh Phu ward, Thuan An city, Binh Duong province to Binh Duong Province's Land Fund Development Center. Regarding the handling of land investment costs, the Department of Finance is establishing a council to determine and submit to Binh Duong province's People's Committee for consideration and approval.

(4) Go Chai planning area.

In 2016, Binh Duong Province's Party Committee issued Notice No. 45-TB/TU dated March 4, 2016 on the policy of allowing Binh Duong Producing and Trading Corporation to transfer land area in the Go Chai Planning Area project. This is a project assigned by Binh Duong Province's People's Committee to Binh Duong Producing and Trading Corporation as the investor according to Document No. 5653/UBND-SX dated December 24, 2007.

Binh Duong Producing and Trading Corporation (Party A) has signed land transfer contract No. 01/2016HDCG/PROTRADE-U&I dated October 14, 2016 with U&I Real Estate Joint Stock Company (Party B). Accordingly, Party A will transfer Party B the entire land area that Party A has compensated for households in Go Chai Planning Area project in Binh Hoa ward, Thuan An town, Binh Duong province with an area of 236,403.18 m² and Party B will refund to Party A the compensation costs. For the area that Party A will transfer to Party B as mentioned above, Party B will fulfill its financial obligations to the State according to the land use purpose of the project. Regarding the land transfer, Binh Duong Producing and Trading Corporation will hand over the site to Party B upon receiving the full transfer amount. However, the two parties later sign the contract appendix No. 02/2018/PLHDCGD in April 2018 on the handover of land in the field according to the compensation records and cadastral maps of the appropriate authority and provided full legal records to Party B, the payment terms will be agreed upon by the parties later. Binh Duong Producing and Trading Corporation has recognized profits from the transfer of land in the pre-equitization period.

According to Resolution No. 27/NQ-BOD dated May 5, 2020, the Board of Directors of the Corporation approved the policy to terminate the land transfer contract with U&I Real Estate Joint Stock Company and to refund the payments made by U&I. The Corporation will reverse the real estate transfer revenue previously recognized before equitization and will finalize the amount payable to the Binh Duong Provincial Party Committee. On July 22, 2020, the Corporation and U&I Real Estate Joint Stock Company signed a minutes of agreement to terminate Contract No. 01/2016-HDCG/PROTRADE-U&I regarding the transfer of 236,403.18 m² of land, following approvals from the competent authorities

According to the working minutes dated June 16, 2022 on the implementation of Conclusion Notice No. 265-TB-TU dated November 11, 2021 of Binh Duong Province's Party Committee on Go Chai planning area with an area of 40.6864 ha in Binh Hoa Ward, Thuan An City, Binh Duong Province. Binh Duong Producing and Trading Corporation will proceed to sign an agreement to cancel the land transfer contract No. 01/2016HDCG/PROTRADE-U&I dated October 14, 2016 between Binh Duong Producing and Trading Corporation and U&I Company based on the spirit of Conclusion Notice No. 265-TB/TU dated November 11, 2021.

On June 20, 2022, the Corporation and U&I Company held a meeting and agreed to terminate Land Transfer Contract No. 01/2016/HDCG/PROTRADE-U&I dated October 14, 2016.

On July 21, 2022, the Corporation and U&I Company signed an agreement to terminate the Land Transfer Contract. Both parties agreed to terminate Land Transfer Contract No. 01/2016-HDCG/PROTRADE-U&I dated October 14, 2016. Accordingly, the Corporation is responsible for refunding the full amount paid by U&I, and U&I is responsible for returning all documents and records related to the entire land area received from the Corporation.

On August 01, 2022, Binh Duong Producing and Trading Corporation refunded the entire amount of VND 53,473,519,613 under the contract to cancel the land transfer contract No. 01/2016-HDCG/PROTRADE-U&I dated October 14, 2016. All transactions arising during the period of state-owned enterprises are handled by Binh Duong Producing and Trading Corporation as follows:

- Recognize a decrease in receivables from U&I Real Estate Joint Stock Company with the amount of VND 204,512,681,143;
- Recognize the accumulated value of land investment costs on the indicator Construction in progress costs is 39,245,272,627 VND;
- Recognize the amount of VAT refund and corporate income tax paid of VND 61,014,602,231, including VAT of VND 21,583,020,756 and corporate income tax of VND 39,431,581,475. Binh Duong Producing and Trading Corporation has sent an official dispatch requesting the Binh Duong Province's Tax Department to guide the adjustment. However, at the time of publishing this report, the Binh Duong Province's Tax Department has not yet issued an official response.

Currently, the cancellation of the above contract has been approved by the appropriate authority for implementation, related obligations will be handled when settling equitization.

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12 . TANGIBLE FIXED ASSETS

	Houses, buildings	Machines and equipment	Means of transport, transmission	Management equipment	Other fixed assets	Perennial plantations	Total
	VND	VND	VND	VND	VND	VND	VND
Historical cost							
Opening balance	912,385,651,325	131,422,886,575	109,278,022,669	5,681,458,645	38,824,699,100	716,420,222,027	1,914,012,940,341
- Purchases during the period	-	2,494,865,000	1,178,263,546	452,206,479	-	-	4,125,335,025
- Completed construction investment	499,784,052	-	-	-	-	-	499,784,052
- Other increases	57,472,222	-	-	-	-	-	57,472,222
- Exchange differences on translation of financial statements	3,800,168,652	849,402,420	814,766,632	5,472,727	100,060,426	14,080,000,914	19,649,871,771
- Liquidation, disposal	(1,112,071,695)	-	(2,034,342,965)	-	-	-	(3,146,414,660)
- Reclassification	64,651,927	115,641,070	(180,292,997)	-	-	-	-
Closing balance	915,695,656,483	134,882,795,065	109,056,416,885	6,139,137,851	38,924,759,526	730,500,222,941	1,935,198,988,751
Accumulated depreciation							
Opening balance	565,279,016,041	107,244,578,661	80,654,357,426	5,232,848,386	20,491,218,108	198,998,563,931	977,900,582,553
- Depreciation during the period	19,186,137,484	4,421,065,995	4,706,655,627	276,856,008	2,812,567,084	17,124,187,196	48,527,469,394
- Exchange differences on translation of financial statements	1,911,788,380	594,002,051	675,440,876	5,947,764	91,541,677	4,938,852,224	8,217,572,972
- Liquidation, disposal	(841,101,285)	-	(1,736,341,414)	-	-	-	(2,577,442,699)
- Realized asset revaluation difference during the period	1,625,338,077	302,573,115	630,913,422	-	-	12,814,911,696	15,373,736,310
Closing Balance	587,161,178,697	112,562,219,822	84,931,025,937	5,515,652,158	23,395,326,869	233,876,515,047	1,047,441,918,530
Carrying amount							
Opening balance	347,106,635,284	24,178,307,914	28,623,665,243	448,610,259	18,333,480,992	517,421,658,096	936,112,357,788
Closing balance	328,534,477,786	22,320,575,243	24,125,390,948	623,485,693	15,529,432,657	496,623,707,894	887,757,070,221

In which:

- Original cost of fixed assets at the end of the period fully depreciated but still in use: 328,063,645,648



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13 . INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Others	Total
	VND	VND	VND	VND
Historical cost				
Beginning balance	714,138,687,361	4,820,211,916	87,000,000	719,045,899,277
- Exchange differences on translation of financial statements	115,555,000	20,271,651	-	135,826,651
Closing balance	714,254,242,361	4,840,483,567	87,000,000	719,181,725,928
Accumulated amortization				
Beginning balance	181,828,543,410	4,011,937,131	47,896,774	185,888,377,315
- Amortization during the period	17,547,129,819	210,696,156	-	17,757,825,975
- Exchange differences on translation of financial statements	115,555,000	19,458,695	-	135,013,695
- Realized asset revaluation difference during the period	1,971,625,080	-	-	1,971,625,080
Closing balance	201,462,853,309	4,242,091,982	47,896,774	205,752,842,065
Carrying amount				
At the beginning of the period	532,310,143,951	808,274,785	39,103,226	533,157,521,962
At the end of the period	512,791,389,052	598,391,585	39,103,226	513,428,883,863

- Original cost of fixed assets at the end of the period fully depreciated but still in use: VND 6,982,824,623

14 . INVESTMENT PROPERTIES

a) Investment properties for rent

	Land use rights	Buildings, structures	Total
	VND	VND	VND
Historical cost			
Opening balance	36,852,375,106	86,334,005,828	123,186,380,934
Closing balance	36,852,375,106	86,334,005,828	123,186,380,934
Accumulated depreciation			
Opening balance	5,204,805,833	9,235,855,273	14,440,661,106
- Depreciation during the period	183,657,276	2,184,110,406	2,367,767,682
Closing balance	5,388,463,109	11,419,965,679	16,808,428,788
Carrying amount			
At the beginning of the period	31,647,569,273	77,098,150,555	108,745,719,828
At the end of the period	31,463,911,997	74,914,040,149	106,377,952,146

b) Investment properties held for price increase

As of Sept 30, 2025, investment property consists of a land use right held for value appreciation at Dong Tu Quarter, Lai Thieu Ward, Ho Chi Minh City, with an area of 10,547 m² and a cost of VND 78 billion. The entire investment property was acquired prior to the Corporation's official conversion into a joint-stock company, and as of Sept 30, 2025, the ownership transfer procedures have not yet been completed in the Corporation's name. To date, the Corporation is still awaiting guidance from the competent authorities regarding the legal status of this land.

The fair value of the investment property has not been officially appraised or determined as of September 30, 2025. However, based on the leasing situation and the market prices of these assets, the Corporation's Board of General Directors believes that the fair value of the investment property exceeds its carrying amount as of the reporting date.

15 . PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term		
- Tools and Equipment Pending Allocation	484,503,949	2,359,500,899
- Insurance premium	863,838,033	-
- Brokerage Commissions	1,339,209,626	-
- Others	9,548,538,007	2,058,111,890
	12,236,089,615	5,756,822,415
b) Long-term		
- Tools and Equipment Allocated	7,880,590,256	1,223,290,170
- Land Rental Expenses	-	1,660,896,514
- Membership card costs for Phu My golf course	1,639,301,370	1,678,962,075
- Property Repair Expenses	16,163,368,061	9,549,720,870
- Goodwill (*)	62,229,813,542	77,366,741,948
- Others	3,333,222,894	2,106,509,377
	91,246,296,123	93,586,120,954

(*) Goodwill arising from the enterprise valuation for equitization as of October 31, 2018, with a total value of 225,027,243,876 VND, includes: 193,020,005,291 VND at Binh Duong Producing And Trading Corporation with an amortization period of 10 years; 8,805,899,908 VND at Palm - Song Be Golf Co., Ltd with an amortization period of 10 years; and 23,201,338,677 VND at Vinh Phu Paper Co., Ltd with an amortization period of 6 years. The total expense already amortized during the period is 15,136,928,406 VND

16 . SHORT-TERM TRADE PAYABLES

	30/09/2025		01/01/2025	
	Original cost	Repayable amount	Original cost	Repayable amount
	VND	VND	VND	VND
<i>Related parties</i>	-	-	17,295,494,141	17,295,494,141
- Binh Duong Project Investment and Management Co.,Ltd	-	-	1,867,850,023	1,867,850,023
- Phu My Development JSC	-	-	11,360,000	11,360,000
- Duong Nhat Investment Construction And Environmental Technology Co ., Ltd	-	-	10,289,364,119	10,289,364,119
- Nguyen Duc Hung	-	-	2,257,428,759	2,257,428,759
- Phone Theb Ja Lorn Xay Trading Sole Co., Ltd	-	-	2,869,491,240	2,869,491,240
<i>Other parties</i>	17,316,592,925	17,316,592,925	8,058,462,765	8,058,462,765
- Other payables	17,316,592,925	17,316,592,925	8,058,462,765	8,058,462,765
	<u>17,316,592,925</u>	<u>17,316,592,925</u>	<u>25,353,956,906</u>	<u>25,353,956,906</u>

17 . SHORT-TERM TRADE PREPAYMENT

	30/09/2025	01/01/2025
	VND	VND
<i>Other side</i>		
- Thanh Le Corporation	10,000,000,000	10,000,000,000
- Fu Viet Nam Company Limited	26,784,192,508	-
- Others	10,271,266,457	1,696,212,080
	<u>47,055,458,965</u>	<u>11,696,212,080</u>

18 . UNREALED REVENUE

	30/09/2025	01/01/2025
	VND	VND
<i>a) Short-term</i>		
- Golf course service fee	1,419,024,622	7,348,790,152
- Palm Song Be Golf Course Membership Card Revenue	4,210,122,519	5,097,523,545
- Other items	503,001,148	352,485,740
	<u>6,132,148,289</u>	<u>12,798,799,437</u>
<i>b) Long-term</i>		
- Palm Song Be Golf Course Membership Card Revenue	18,741,382,524	19,581,795,876
	<u>18,741,382,524</u>	<u>19,581,795,876</u>

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19 . TAXES AND OTHER PAYABLE TO THE STATE BUDGET

	Tax receivables at the beginning of the period	Tax payables at the beginning of the period	Tax payables in the period	Tax paid in the period	Exchange differences on translation of FS	Tax receivables at the end of the period	Tax payables at the end of the period
	VND	VND	VND	VND	VND	VND	VND
- Value Added Tax	-	-	24,817,992,441	24,817,992,441	-	-	-
- VAT paid in the period.	-	1,689,854,071	25,225,131,441	23,572,004,674	2,137,960	-	3,345,118,798
- Excise tax	-	2,518,210,196	18,098,438,243	18,756,140,851	-	-	1,860,507,588
- Import and export duties	-	-	-	9,113,177	-	9,113,177	-
- Corporate Income Tax	18,191,384,363	18,251,808,297	31,792,389,259	24,638,026,063	23,235,321	18,150,043,567	25,388,066,016
- Personal Income Tax	239,225,578	816,612,452	17,838,090,171	17,018,574,243	63,948,816	119,497,353	1,578,423,585
- Natural resource tax	-	13,098,400	621,870,724	690,901,644	-	55,932,520	-
- Land use tax and Land lease fee	267,727,149	-	6,019,899,228	5,344,766,046	-	267,727,149	675,133,182
- Other Taxes	-	1,775,008,478	1,301,518,211	3,099,873,710	(30,269,947)	90,466,064	45,962,273
- Fees, charges and other payables	-	-	23,564,000	23,564,000	-	-	-
	18,698,337,090	25,064,591,894	125,738,893,718	117,970,956,849	59,052,150	18,692,779,830	32,893,211,442

The Corporation's tax finalization is subject to examination by the tax authorities. Since the application of tax laws and regulations to various types of transactions may be subject to different interpretations, the tax amounts presented in the consolidated financial statements may be subject to change as a result of decisions made by the tax authorities.



20 . SHORT-TERM ACCRUED EXPENSES

	30/09/2025	01/01/2025
	VND	VND
Provisional cost of goods and finished real estate products sold (1)	125,432,958,852	125,432,958,852
Accrued cost of goods sold for industrial park infrastructure business (2)	388,338,058,424	379,584,911,450
Bonus and 13th month salary	2,531,774,011	2,360,029,875
Other payable expenses	3,653,926,782	5,999,676,510
	519,956,718,069	513,377,576,687

(1) These are the accrued expenses for implementing infrastructure investment at An Tay Urban-Service Industrial Park and Binh Duong Urban-Service Complex projects accumulated from before the equitization phase. During the equitization phase, Binh Duong Producing and Trading Corporation handed over An Tay Urban-Service Industrial Park and Binh Duong Urban-Service Complex with areas of 1,723,267.4 ha and 1,888,953.2 ha respectively to Binh Duong Project Management Company Limited to continue managing and exploiting the project according to the policy of Binh Duong Province's Party Committee. The remaining pre-deducted expense value as of Sept 30, 2025 corresponds to the remaining volume that Binh Duong Producing and Trading Corporation must implement.

(2) The balance of the cost of capital provision corresponds to the leased area at Protrade International Tech Park.

21 . OTHER PAYABLES

	30/09/2025	01/01/2025
	VND	VND
a) Short-term		
Trade union fee	1,090,860,821	727,953,586
Deposits, collateral	42,106,584,631	27,465,745,616
Profits in the pre-equitization period must be remitted to the State Budget	477,554,089,447	477,609,089,447
Dividends payable	90,041,933,000	41,933,000
Payables to individuals related to the verdict (1)	128,356,296,604	128,356,296,604
Phải trả khác	6,284,727,456	3,197,608,274
	745,434,491,959	637,398,626,527
b) Long-term		
Receive Prepayment for resettlement land of households in An Tay resettlement area (2)	56,666,666,667	56,666,666,667
Long-term received deposits, guarantees, and collaterals	24,432,075,219	22,204,469,012
Others	97,367,400	
	81,196,109,286	78,871,135,679
c) In which: Other payables to related parties		
Binh Duong Provincial Party Committee	477,554,089,447	477,609,089,447
Binh Duong Project Investment and Management Co.,Ltd	99,910,320	-
	477,653,999,767	477,609,089,447

(1) Payables to individuals related to the First-instance Judgment No. 327/2022/HSST dated August 30, 2022, of the People's Court of Hanoi City. This represents amounts paid by the individuals to the Corporation to remedy the consequences, which have been offset by the Hanoi Execution Department against the Corporation's obligations.

(2) Prepayments from households purchasing land in the resettlement area of An Tay Industrial - Service Park. According to the land use plan when equitizing Binh Duong Producing and Trading Corporation, the entire land in An Tay Industrial - Service Park and the resettlement area will be handed over to Binh Duong Project Management Company Limited, a unit under Binh Duong Province's Party Committee. The handover value includes the land received in advance from these households. However, at the time of handover, Binh Duong Producing and Trading Corporation submitted the land allocation procedures to the Department of Natural Resources and Environment of Binh Duong province to separate the land use right certificates for each household, so Binh Duong Producing and Trading Corporation has not yet handed over to Binh Duong Project Management Company Limited. After the separation procedures are completed, Binh Duong Producing and Trading Corporation will hand over all relevant documents, including the unfinished construction costs presented in Note 11 with the amount of VND 66.7 billion, the advance payment recognized in other non-current payables with the amount of VND 56.666 billion and all of these contents will be processed when settling the equitization with the Binh Duong Province's Party Committee.

22 . EQUITY

a) Reconciliation of Changes in Equity

	Contributed capital	Other equity of the owner	Asset revaluation differences	Foreign exchange differences	Development and investment fund	Retained earnings	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND
Opening balance of previous period	3,000,000,000,000	11,949,349,305	(35,469,525,274)	(176,349,894,433)	63,703,539,966	725,688,007,574	391,649,417,898	3,981,170,895,036
Profit in previous period	-	-	-	-	-	7,738,686,741	739,168,923	8,477,855,664
Appropriate for Development Investment Fund	-	-	-	-	2,653,521,599	(2,653,521,599)	-	0
Appropriation of remuneration for the Board of Directors and the Supervisory Board for 2023	-	-	-	-	-	(1,296,000,000)	-	(1,296,000,000)
Appropriation to the Bonus and Welfare Fund	-	-	-	-	-	(2,653,521,599)	-	(2,653,521,599)
Exchange differences on translation of financial statements	-	-	-	(13,809,658,027)	-	-	(18,137,425,284)	(31,947,083,311)
Realized fair value revaluation surplus of assets	-	-	-	-	-	(12,370,188,644)	-	(12,370,188,644)
Closing balance of the previous period	3,000,000,000,000	11,949,349,305	(35,469,525,274)	(190,159,552,460)	66,357,061,565	714,453,462,473	374,251,161,537	3,941,381,957,146
Opening balance of this period	3,000,000,000,000	11,949,349,305	(35,469,525,274)	(163,830,900,079)	67,803,316,727	661,421,958,114	443,407,316,747	3,985,281,515,540
Loss for the period	-	-	-	-	-	48,923,300,139	29,402,227,436	78,325,527,575
Appropriate for Development Investment Fund	-	-	-	-	18,463,228,891	(18,463,228,891)	-	0
Dividend distribution	-	-	-	-	-	(90,000,000,000)	-	(90,000,000,000)
Appropriation to the Bonus and Welfare Fund and the Executive Bonus Fund	-	-	-	-	-	(6,608,520,179)	(3,865,080,615)	(10,473,600,794)
Increase in interests in associates during the period	-	-	-	-	-	7,713,572,900	-	7,713,572,900
Remuneration for the Board of Directors, the Supervisory Board, and the Board Secretary	-	-	-	-	-	(1,900,800,000)	-	(1,900,800,000)
Profit remitted to the Parent Company	-	-	-	-	-	-	(20,580,000,000)	(20,580,000,000)
Accrual of corporate income tax and remuneration tax	-	-	-	-	-	(2,227,435,710)	(2,174,849,579)	(4,402,285,289)
Exchange differences on translation of financial statements	-	-	-	13,016,631,062	-	(36,183,239)	9,048,405,299	22,028,853,122
Realized revaluation surplus on assets measured at fair value	-	-	-	-	-	(15,989,722,010)	-	(15,989,722,010)
Closing balance of this period	3,000,000,000,000	11,949,349,305	(35,469,525,274)	(150,814,269,017)	86,266,545,618	582,832,941,124	455,238,019,288	3,950,003,061,044

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b) Details of contributed capital

	Rate	Ending of the period	Rate	Beginning of the
	%	VND	%	VND
Binh Duong Project Investment and Management Co.,Ltd	60.98	1,829,274,000,000	60.98	1,829,274,000,000
SAM Holdings Corporation	8.00	240,000,000,000	8.00	240,000,000,000
U&I Investment Corporation	6.00	180,000,000,000	6.00	180,000,000,000
Mrs. Tran Thi Thu Ha	5.00	150,000,000,000	5.00	150,000,000,000
Cổ đông khác	20.02	600,726,000,000	20.02	600,726,000,000
	100	3,000,000,000,000	100	3,000,000,000,000

c) Capital transactions with owners and profit distribution

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Owner's contributed capital		
- At the beginning of the period	3,000,000,000,000	3,000,000,000,000
- At the ending of the period	3,000,000,000,000	3,000,000,000,000
Dividends, profits:		
- Dividends, profits payable at the beginning of the period	477,651,022,447	477,664,038,815
+ Profit payable to the State Budget (*)	477,609,089,447	477,609,089,447
+ Dividends payable to shareholders	41,933,000	54,949,368
- Dividends, profits payable in the period	89,945,000,000	-
+ Profit payable to the State Budget (*)	(55,000,000)	-
+ Dividends payable to shareholders	90,000,000,000	-
- Dividends, profits payable at the end of the period	567,596,022,447	477,664,038,815
+ Profit payable to the State Budget (*)	477,554,089,447	477,609,089,447
+ Dividends payable to shareholders	90,041,933,000	54,949,368

(*) Profit prior to the official conversion into a joint-stock company payable to the State Budget

e) Funds of Binh Duong Producing and Trading Corporation

	30/09/2025	01/01/2025
	VND	VND
Development investment fund	86,266,545,618	67,803,316,727
	86,266,545,618	67,803,316,727

23 . EXCHANGE RATE DIFFERENCE

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Opening balance	(163,830,900,079)	(176,349,894,433)
Increase during the period	13,016,631,062	-
- Due to the translation of financial statements prepared in foreign currencies into VND	13,016,631,062	-
Decrease during the period	-	3,683,775,516
- Due to the translation of financial statements prepared in foreign currencies into VND	-	3,683,775,516
Closing balance	(150,814,269,017)	(172,666,118,917)

24 . OFF-BALANCE SHEET ITEMS AND OPERATING LEASE COMMITMENTS IN THE CONSOLIDATED FINANCIAL STATEMENTS

a) Leased assets

The Corporation entered into a land lease agreement at No. A128, 3/2 Street, Dong Tu Quarter, Lai Thieu Ward, Thuan An City, Binh Duong Province (currently Lai Thieu Ward, Ho Chi Minh City) for the purpose of using the land as the Corporation's office and enterprise facilities. The leased land area is 15,782.3 m². Under this agreement, the Corporation is required to pay annual land rental fees until the lease expiry date in accordance with the current provisions of the lease contract

Vinh Phu Paper One-Member Limited Liability Company entered into land lease agreements for plot 62, map sheet No. 36, Lai Uyen Commune, Ben Cat District, Binh Duong Province (currently Bau Bang Commune, Ho Chi Minh City) for use as a production plant for a term of 49 years starting from 2006, with a leased land area of 44,931.1 m². Under these agreements, the Company is required to pay the land rental fee in a single payment until the lease expiry date in accordance with the current State regulations.

Thuan An Joint Stock Company entered into land lease agreements for use as office premises and petrol retail stores. Under these agreements, the Company is required to pay annual land rental fees at the rates notified for each year.

b) Assets held in trust

The assets listed in the schedule to be transferred to Binh Duong Investment and Project Management One-Member Limited Liability Company pursuant to Decision No. 3468/QĐ-UBND dated December 8, 2017, of the People's Committee of Binh Duong Province (currently the People's Committee of Ho Chi Minh City) on approving the enterprise value for the equitization of Binh Duong Producing and Trading Corporation – One-Member Limited Liability Company. Details are as follows:

	30/09/2025	01/01/2025
	VND	VND
- Land use rights and assets on land at Dong Tu Quarter, Lai Thieu Ward	-	5,453,253,100
- Land use rights in An Tay commune, Ben Cat district	1,743,153,742	1,743,153,742
- Go Chai resettlement area	-	52,920,317,344
- An Tay resettlement area	26,726,901,367	26,726,901,367
	28,470,055,109	86,843,625,553

As at Sept 30, 2025, certain assets in the schedule for liquidation under the equitization plan have not yet been liquidated. The Corporation has written them off in the accounting records, transferred them to off-balance sheet monitoring, and is requesting the Binh Duong Provincial Party Committee to approve the transfer to Binh Duong Investment and Binh Duong Investment and Project Management Company Limited as follows:

	30/09/2025	01/01/2025
	VND	VND
- Investment costs of Binh Duong Riverside Complex	3,034,989,090	3,034,989,090
- Other investment costs	406,818,182	406,818,182
	3,441,807,272	3,441,807,272

c) Foreign currencies

	30/09/2025	01/01/2025
- US Dollar (USD)	970,474.82	2,176,379.30
- Thai Baht (THB)	500.00	-

25 . REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Revenue from sales of goods	432,198,740,359	447,885,306,892
Revenue from rendering of services	205,940,702,849	92,581,050,562
Revenue from industrial park infrastructure business	97,553,054,823	107,699,465,589
	735,692,498,031	648,165,823,043
In which: Revenue from related parties	3,175,431,890	2,693,065,299

(See details in Note 42)

26 . REVENUE DEDUCTIONS

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Trade Discounts	1,023,936,541	1,112,069,357
	1,023,936,541	1,112,069,357

27 . COST OF GOODS SOLD

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Cost of goods sold	319,159,804,477	326,310,830,276
Cost of services rendered	148,846,586,080	151,422,738,004
Cost of industrial park infrastructure business	16,498,150,208	3,163,477,767
Reversal of provision for devaluation of inventories	(35,731,326)	
	484,468,809,439	480,897,046,047

28 . FINANCIAL INCOME

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Interest income	31,274,651,076	17,084,843,695
Dividends or profits distributed	287,306,883	13,767,424,263
Gain on exchange difference in the period	4,723,548,246	8,487,047,717
Gain on exchange difference in the end of the period	215,226,092	4,288,149,202
	36,500,732,297	43,627,464,877

29 . FINANCIAL EXPENSES

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Interest expense	-	3,066,802,877
Loss on exchange difference in the period	5,520,158,514	460,804,295
Loss on exchange difference in the end of the period	2,964,624,136	6,789,297,194
Provision/(Reversal) for impairment of investments	-	16,212,049,984
Other financial expenses	15,050,344	44,424,862
	8,499,832,994	26,573,379,212

30 . SELLING EXPENSES

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Raw materials	360,238,149	183,993,490
Labour expenses	7,793,359,000	7,713,842,458
Depreciation expenses	599,166,884	459,272,915
Expenses from outsourcing services	12,651,800,693	11,901,794,526
Other expenses in cash	3,076,892,087	4,589,632,080
	24,481,456,813	24,848,535,469

31 . GENERAL AND ADMINISTRATIVE EXPENSES

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Raw materials	904,296,625	1,323,259,245
Labour expenses	43,741,132,038	44,208,178,295
Depreciation expenses	7,991,250,570	7,428,579,680
Tax, charge, fee	2,194,908,765	1,573,304,901
Expenses from outsourcing services	29,169,034,619	22,470,405,450
Other expenses in cash	10,752,030,939	10,850,866,355
Provision expenses (*)	61,386,120,603	61,470,694,510
Allocated goodwill	14,471,485,915	14,476,485,915
	170,610,260,074	163,801,774,351
In which: Revenue from related parties	1,011,349,031	2,077,315,214

(See details in Note 42)

(*) This includes the provision for receivables relating to amounts temporarily paid pending the equitization settlement (as presented in Note 8), with the amount recognized during this period of VND 53.01 billion in accordance with the policy approved by the Corporation's General Meeting of Shareholders under Resolution No. 72/NQ-ĐHĐCĐ dated June 30, 2023.

32 . OTHER INCOME

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Income from disposal and liquidation of fixed assets	672,727,273	4,280,909,091
Other income	420,390,988	6,673,529,523
	1,093,118,261	10,954,438,614

33 . OTHER EXPENSES

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Fines	26,851,340	-
Carrying amount and expenses from disposal and liquidation of fixed assets	262,778,197	1,717,577,692
Other expenses	353,585,605	173,234,704
	643,215,142	1,890,812,396

34 . CURRENT CORPORATE INCOME TAX EXPENSES

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Corporate income tax expense at subsidiaries	31,792,389,259	21,227,503,259
Current Corporate Income Tax Expenses	31,792,389,259	21,227,503,259

35 . DEFERRED INCOME TAX

a) Deferred income tax liabilities

	30/09/2025	01/01/2025
	VND	VND
The corporate income tax rate used to determine deferred tax liabilities	20%	20%
Deferred income tax liabilities arising from taxable temporary differences recognized in prior years	179,796,941,194	180,951,839,736
Deferred income tax liabilities arising from taxable temporary differences for the current period	5,169,573,796	
Reversal of deferred income tax liabilities recognized in prior years	16,860,084,889	21,057,222,415
Reversal of deferred income tax liabilities corresponding to the revaluation of assets carried out during the period.	(3,997,430,502)	

Deferred income tax liabilities

197,829,169,377 **202,009,062,151**

b) Deferred income tax expense

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Deferred corporate income tax expense arising from taxable temporary differences	5,589,551,580	(1,701,087,181)
Deferred corporate income tax income arising from the reversal of deferred income tax liabilities	(5,869,013,852)	
	(279,462,272)	(1,701,087,181)

36 . BASIC EARNINGS PER SHARE

The calculation of basic earnings per share attributable to the ordinary shareholders of Binh Duong Producing and Trading Corporation is based on the following data:

	First 9 months of 2025	First 9 months of 2024
	VND	VND
Net profit after tax	48,923,300,139	1,088,581,253
Earnings attributable to common stock	48,923,300,139	1,088,581,253
Average common shares outstanding during the period	300,000,000	300,000,000
Basic earnings per share	163	4

37 . FINANCIAL INSTRUMENTS

Financial Risk Management

The types of financial risks that Binh Duong Producing and Trading Corporation may encounter include: market risk, credit risk and liquidity risk. Binh Duong Producing and Trading Corporation has established a control system to ensure an appropriate balance between the cost of risk incurred and the cost of risk management. The Board of Directors of Binh Duong Producing and Trading Corporation is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market risk

Binh Duong Producing and Trading Corporation may be exposed to market risks such as fluctuations in foreign exchange rates and interest rates

Foreign exchange risk:

Binh Duong Producing and Trading Corporation is exposed to exchange rate risks when transactions are conducted in currencies other than Vietnamese Dong such as: loans, revenue, expenses.

Interest rate risk:

Binh Duong Producing and Trading Corporation is exposed to interest rate risk due to the fluctuation in fair value of future cash flows of a financial instrument due to changes in market interest rates when Binh Duong Producing and Trading Corporation has time or non-term deposits, loans and debts subject to floating interest rates. Binh Duong Producing and Trading Corporation manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable to Binh Duong Producing and

Credit risk

Credit risk is the risk that a party to a financial instrument or contract will not meet its obligations, leading to a financial loss for Binh Duong Producing and Trading Corporation. Binh Duong Producing and Trading Corporation is exposed to credit risk from its operating activities (primarily trade receivables) and financing activities (including bank deposits, loans and other financial

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As of 30/09/2025				
Cash and cash equivalents	437,846,947,437	-	-	437,846,947,437
Trade receivables, other receivables	364,677,921,597	837,905,791,089	-	1,202,583,712,686
Loans	691,319,189,011	9,896,049,652	-	701,215,238,663
	1,493,844,058,045	847,801,840,741	-	2,341,645,898,786
	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As of 01/01/2025				
Cash and cash equivalents	348,823,768,931	-	-	348,823,768,931
Trade receivables, other receivables	357,281,720,765	890,917,028,663	-	1,248,198,749,428
Loans	697,511,796,703	9,896,049,652	-	707,407,846,355
	1,403,617,286,399	900,813,078,315	-	2,304,430,364,714

Liquidity risk

Liquidity risk is the risk that the Corporation will encounter difficulty in meeting its financial obligations as they fall due due to insufficient funds. The Corporation's liquidity risk primarily arises from the mismatch in the maturities of its financial assets and financial liabilities

The maturity of financial liabilities based on contractually expected payments (based on cash flows of principal) is as follows:

	Under 1 year	From 1 to 5 years	Over 5 years	Total
	VND	VND	VND	VND
As of 30/09/2025				
Trade Payables, Other Payables	762,751,084,884	81,196,109,286	-	843,947,194,170
Accrued expenses	519,956,718,069	-	-	519,956,718,069
	1,282,707,802,953	81,196,109,286	-	1,363,903,912,239
As of 01/01/2025				
Trade Payables, Other Payables	662,752,583,433	78,871,135,679	-	741,623,719,112
Accrued expenses	513,377,576,687	-	-	513,377,576,687
	1,176,130,160,120	78,871,135,679	-	1,255,001,295,799

Binh Duong Producing and Trading Corporation believes that the concentration of risk with respect to debt repayment is manageable. Binh Duong Producing and Trading Corporation is able to pay its debts as they fall due from cash flows from operations and proceeds from maturing financial assets.

38 . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE CONSOLIDATED STATEMENT OF CASH FLOWS

	First 9 months of 2025	First 9 months of 2024
	VND	VND
a) Proceeds from borrowings during the period		
Proceeds from borrowings under ordinary loan contracts	-	64,800,383,843
b) Actual repayments on principal during the period		
Repayment on principal loan under ordinary contracts;	-	250,635,535,202

39 . INFORMATION RELATED TO LAND USE FEES IN THE BINH DUONG INDUSTRIAL – SERVICE COMPLEX

According to the auditor's report on the management and use of urban land in Binh Duong province during the period of 2013 - 2016 dated August 15, 2017 of the State Audit of Region IV, for the Service Area project of Binh Duong Production and Import-Export Corporation - One Member Limited Liability Company, which is allocated land during the period of 2012 - 2013, the State Audit determined that the financial obligation of Binh Duong Producing and Trading Corporation to pay in addition is 409,467,405,383 VND, of which 200,977,025,683 VND is the additional land use fee payable due to the State Audit's re-determination of the land use fee collection unit price and 208,490,379,700 VND is the late payment penalty. On November 01, 2021, Binh Duong Tax Department issued the Notice No. 16592/TB-CTBDU on the implementation of late payment fines according to the conclusion of the State Audit with the total amount as of March 03, 2021 being VND 286,690,160,693, including VND 208,490,379,700 of late payment according to the State Audit's recommendation and the additional amount according to the tax notice being: VND 78,200,160,693. On March 3, 2021, Binh Duong Producing and Trading Corporation paid to the State Budget the amount of VND 200,977,025,683 according to Notice No. 28553/TB-CT dated December 17, 2020 of Binh Duong Tax Department and VND 145,959,123,899 in late payment penalties to the State budget on December 31, 2021 and January 6, 2022.

Pursuant to the First Instance Judgment No. 327/2022/HSST dated August 30, 2022 of the Hanoi People's Court and the Appeal Judgment No. 912/2022/HS-PT dated December 28, 2022 of the High People's Court in Hanoi, Binh Duong Producing and Trading Corporation must pay additional land use fees to the State Budget for two land plots of 43ha and 145ha belonging to the Binh Duong Industrial - Service - Urban Complex with the amount of VND 761,078,561,949. After deducting VND 200,977,025,683 that Binh Duong Producing and Trading Corporation has paid according to the State Audit's recommendation, Binh Duong Producing and Trading Corporation must continue to pay an additional amount of VND 560,101,536,266.

Based on the above judgments, the Hanoi City Civil Judgment Enforcement Department issued Decision No. 681/QD-CTHADS on proactive judgment enforcement against Binh Duong Producing and Trading Corporation, accordingly, Binh Duong Producing and Trading Corporation temporarily paid an additional VND 306,050,350,237 into the account of the Hanoi City Civil Judgment Enforcement Department on March 17, 2023, March 20, 2023, March 31, 2023 and deducted the amount of VND 127,244,889,425 according to receipt No. AA/2020/0046010 dated March 16, 2023.

As of the date of this report. The total amount of land use fees that Binh Duong Producing and Trading Corporation has paid and deducted is: VND 1,060,224,751,454. The entire amount of land use fees payable mentioned above has been approved by the 2023 Annual General Meeting of Shareholders of Binh Duong Producing and Trading Corporation, agreeing to set up this receivable reserve and allocate it for 15 years at the date of preparing the financial statements.

40 . SETTLEMENT INFORMATION AT THE OFFICIAL TRANSITION DATE TO A JOINT STOCK COMPANY

Pursuant to the Audit Minutes dated July 26, 2019 of the Provincial Party Committee Office and the Binh Duong Province's Department of Enterprise Finance, the governing body, the Binh Duong Province's Party Committee, issued Notice No. 216-TB/VPTU dated January 20, 2020 on approving the financial settlement, settlement of the amount collected from equitization, the actual value of the State capital at the time of official conversion into a joint stock company of Binh Duong Producing and Trading Corporation - One Member Company Limited. In which, some unresolved contents will be submitted by Binh Duong Producing and Trading Corporation to the appropriate authority for consideration and decision. If there are any changes, they will be considered for adjustment to the value of the amount payable to the State budget.

According to the equitization plan of the Corporation approved by the Binh Duong Provincial People's Committee under Decision No. 3706/QD-UBND dated December 28, 2017, the Binh Duong Provincial People's Committee is the competent authority to approve the settlement figures at the date of the Corporation's conversion into a joint stock company. The Binh Duong Provincial Party Committee issued Official Letter No. 2433-CV/VPTU dated July 31, 2020, requesting the Binh Duong Provincial People's Committee to approve the settlement figures at the official date of the Corporation's conversion into a joint stock company. As of the date of this report, the Binh Duong Provincial People's Committee (currently the Ho Chi Minh City People's Committee) is consulting relevant departments and agencies and has not yet issued the approval decision for the equitization settlement. Accordingly, certain items in the Corporation's consolidated financial statements as of Sept 30, 2025 may be subject to change after the approval of the equitization settlement as of October 31, 2018

41 . SUBSEQUENT EVENTS AFTER THE END OF THE ACCOUNTING PERIOD

No significant events have occurred subsequent to the end of the accounting period that would require adjustment to or disclosure in these consolidated financial statements

42 . TRANSACTIONS AND BALANCES WITH RELATED PARTIES

In addition to the related party information disclosed in the notes above, Binh Duong Producing and Trading Corporation had the following transactions with related parties during the period:

	Relation	First 9 months of 2025 VND	First 9 months of 2024 VND
Revenue from sales of goods		3,175,431,890	2,693,065,299
- Phu My Development JSC	Associate	2,083,454,000	1,453,622,728
- Prosper JSC	Associate	230,298,433	173,164,427
- Protrade Garment JSC	Associate	590,019,231	412,781,060
- Tan Thanh Investment and Development JSC	Associate	3,326,500	6,631,432
- FrieslandCampina Vietnam Co., Ltd	Associate	16,238,684	61,289,002
- Hanh Phuc International Multi-Specialty Hospital JSC	Associate	-	585,576,650
- Fashion Development JSC	Associate	252,095,042	-
- YCH-PROTRADE Co., Ltd	Associate	196,947,250	
Purchases of goods and services		1,011,349,031	2,077,315,214
- Phu My Development JSC	Associate	70,195,836	182,142,962
- Tan Thanh Investment and Development JSC	Associate	-	347,885,340
- Binh Duong Project Investment Management Co.,Ltd	State Capital Representative - Parent Company	941,153,195	1,547,286,912
Collection of loan receivables		5,000,000,000	30,200,000,000
- Tan Thanh Investment and Development JSC	Associate	5,000,000,000	30,200,000,000

Dividends and profit distributions received	29,655,028,909	43,149,753,198
- FrieslandCampina Vietnam Co., Ltd	-	13,500,000,000
- Dautieng Rubber Mechanical -Transport JSC	76,483,909	71,208,198
- Protrade Garment JSC	29,578,545,000	29,578,545,000
Loans receivable	102,347,102,061	118,347,102,061
- Tan Thanh Investment and Development JSC	Associate	102,347,102,061
		118,347,102,061

Except for the related parties with transactions and balances mentioned above, other related parties had no transactions during the period and no outstanding balances with Binh Duong Producing and Trading Corporation at the end of the reporting period.

43 . COMPARATIVE FIGURES

The comparative figures are those in the consolidated financial statements for the third quarter ended Sept 30, 2024.

Prepared by



Nguyen Hong Quyen

Chief Accountant



Nguyen Thi Kim Phuong

Ho Chi Minh City, October 25, 2025
General Director



Le Trong Nghia