

DONG A PAINT JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENTS QUARTER 3 OF 2026

HOÀNG VĂN TUẤN

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

For the accounting period from 01 January 2026 to 30 June 2026

The Executive Board of Dong A Paint Joint Stock Company (hereinafter referred to as the "Company") presents this Report together with the consolidated financial statements for the accounting period ending on September 30, 2026, of the Company.

1. General Information

Dong A Paint Joint Stock Company was established in Vietnam under Business Registration Certificate No. 0102073938 issued by the Department of Planning and Investment of Ha Noi city, first issued on November 20, 2006 and was amended for the 14th time on April 03, 2026.

2. The Boards of Management, the Boards of General Director and the Supervisory Board

The members of the Boards of Management of the Company during the year and to the date of this report are as follows:

Full Name:	Position:
- Mr Mai Anh Tam	Chairman
- Mr Nguyen Van Son	Member
- Mrs Nguyen Thi Huong	Member
- Mr Do Tran Mai	Member
- Mrs. Dao Thi Lan Anh	Member

The members of the Boards of General Directors of the Company during the year and to the date of this report are as follows:

Full Name:	Position:
- Mr Nguyen Van Sơn	General Director
- Mr Nguyen Luong Minh	Deputy General Director *(Dismissed effective from 31 March 2026)*

The members of the Supervisory Board of the Company during the year and to the date of this report are as follows:

Full Name :	Position:
- Mr Bui Thi Thanh Nam	Head of the Supervisory Board
- Mr Hoang Trung Kien	Member
- Ms Le Thi Thoa	Member

3. Head Office

The Company's head office is located at No. 59 Thien Duc Street, Phu Dong Commune, Hanoi City.

4. Financial position and business performance

The details of the Company's consolidated financial position as of September 30, 2026, and the consolidated results of its operations for the financial year ended on the same date are presented in the accompanying consolidated financial statements.

5. Extraordinary items and significant events occurring after the fiscal year-end

As of the date of preparation of this report, the Executive Board of the Company believes that there have been no unusual events occurring after the accounting closing date that would materially affect the Company's financial position or operations and require adjustments to the consolidated financial statements for the accounting period ended September 30, 2026.

6. Unusual items and significant events occurring after the fiscal year-end

As of the date of this report, the Company's Board of General Directors believes that no unusual events have occurred after the accounting closing date that would affect the Company's financial position and operations, requiring adjustments to the separate financial statements for the accounting period ending on September 30, 2026.

7. The Board of General Directors' statement of responsibility

The Executive Board of the Company is responsible for the preparation of the consolidated financial statements and for ensuring that these consolidated financial statements give a true and fair view of the Company's financial position as of September 30, 2026, as well as its results of operations and cash flows for the accounting period ended on the same date. In preparing these consolidated financial statements, the Executive Board is required to:

- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize errors and frauds;
- Select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business;

The Board of General Director is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of General Director is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Executive Board confirms that the consolidated financial statements of the Company for the financial year ended September 30, 2026, have been prepared in accordance with the aforementioned requirements.

Additionally, the Board of General Director affirms that the Company has not violated any disclosure obligations as stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, providing guidance on information disclosure in the securities market.

8. Opinion of the Board of General Director

In the opinion of the Executive Board, the accompanying consolidated financial statements give a true and fair view of the Company's financial position as of September 30, 2026, as well as its results of operations and cash flows for the accounting period ended on the same date, and have been prepared in accordance with the Vietnamese Accounting Standards, the current

STATEMENT OF THE BOARD OF GENERAL DIRECTORS
For the accounting period from 01 January 2026 to 30 June 2026

Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of consolidated financial statements.

Approved on October 30, 2026

Legal Representative
General Director

(signed)

Nguyen Van Son

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION **Form B 01a-DN/HN**
As of September 30, 2026

Currency unit: VND

ASSETS	Codes	Notes	Quarter-end balance	Opening balance
A. CURRENT ASSETS	**100**		**376.443.222.233**	**375.694.712.720**
I. Cash and cash equivalents	**110**		**15.907.660.926**	**137.412.986.975**
1. Cash	111	5.1	15.907.660.926	137.412.986.975
II. Short-term financial investments	**120**	**5.8**	**1.734.749.000**	**1.733.000.000**
1.Short-term held-to-maturity investments	123		1.734.749.000	1.733.000.000
III. Short-term receivables	**130**		**224.051.033.953**	**128.817.752.922**
1. Short-term trade receivables	131	5.2	113.463.869.019	90.043.954.267
2. Short-term advances to suppliers	132	5.3	19.931.208.319	3.453.810.577
3. Other short-term receivables	135	5.4	98.825.452.504	43.489.483.967
4. Provision for short-term doubtful deb	136	5.10	(8.169.495.889)	(8.169.495.889)
IV. Inventories	**140**	**5.5**	**129.660.062.645**	**106.191.849.220**
1. Inventories	141		129.660.062.645	106.191.849.220
V. Short-term biological assets	**150**		**-**	**-**
VI.Other short-term assets	**160**		**5.089.715.709**	**1.539.123.603**
1. Short-term deferred expenses	161	5.7	4.925.832.881	1.376.932.970
2. Value added tax deductibles	162		45.502.437	42.957.973
3. Taxes and other receivables from the State budget	163	5.15	118.380.391	119.232.660
B. NON-CURRENT ASSETS	**200**		**167.130.245.269**	**154.435.959.837**
I. Long-term receivables	**210**		**-**	**-**
II. Fixed assets	**220**		**113.488.628.782**	**111.734.512.736**
1. Tangible fixed assets	221	5.11	108.108.537.362	106.253.544.598
- Cost	*222*		*228.169.178.492*	*222.428.666.916*
-Accumulated depreciation	*223*		*(120.060.641.130)*	*(116.175.122.318)*
3. Intangible fixed assets	227	5.12	5.380.091.420	5.480.968.138
- Cost	*228*		*6.765.326.300*	*6.765.326.300*
-Accumulated depreciation	*229*		*(1.385.234.880)*	*(1.284.358.162)*
III. Long-term biological assets	**230**		**-**	**-**
IV. Investment property	**240**	**5.7**	**-**	**-**
V. Long-term assets in progress	**250**		**2.314.814.815**	**1.152.130.004**
1. Construction in progress	252	5.6	2.314.814.815	1.152.130.004
VI. Long-term financial investments	**260**	**5.8**	**42.000.000.000**	**32.000.000.000**
1. Investments in other entities	263		42.000.000.000	32.000.000.000
V. Other long-term assets	**270**		**9.326.801.672**	**9.549.317.097**
1. Long-term deferred expenses	271	5.7	9.326.801.672	9.549.317.097
TOTAL ASSETS	**280**		**543.573.467.502**	**530.130.672.557**

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As of September 30, 2026

Currency unit: VND

RESOURCES	Codes	Notes	Quarter-end balance	Opening balance
C. LIABILITIES	**300**		**156.705.279.243**	**161.024.374.234**
I. Current liabilities	**310**		**147.698.715.997**	**155.985.001.186**
1. Short-term trade payable	311	5.13	22.568.791.428	42.269.796.835
2. Short-term advances from customers	312	5.14	1.126.252.301	6.441.885.244
3. Taxes and amounts payable to the State budget	314	5.15	8.561.538.599	6.146.684.406
4. Payable to employees	315		1.898.202.729	3.439.030.039
5. Short-term accrued expenses	316	5.16	601.030.935	782.655.463
6. Other current payables	320	5.17	1.262.339.056	5.934.337.572
7. Short-term loans and obligations under financial leases	321	5.18	110.101.855.911	89.391.906.589
8. Bonus and Welfare Fund	323		1.578.705.038	1.578.705.038
II. Non-current liabilities	**330**		**9.006.563.246**	**5.039.373.048**
1. Other long-term payables	338	5.17	445.430.120	250.430.120
2. Long-term borrowings and financial	339	5.18	8.509.782.307	3.665.532.310
3. Deferred tax liabilities	342	5.17	51.350.819	1.123.410.618
D. EQUITY	**400**	**5.19**	**386.868.188.259**	**369.106.298.323**
I. Owner's equity	**410**		**386.868.188.259**	**369.106.298.323**
1. Owner's contributed capital	411		303.599.090.000	275.999.670.000
- Ordinary shares carrying voting rights	*411a*		*303.599.090.000*	*275.999.670.000*
2. Share Premium	412		(550.454.545)	(375.454.545)
3. Development Investment Fund	418		7.040.172.181	34.639.592.181
4. Retained earnings	420		40.262.221.395	24.645.277.270
-Retained earnings accumulated to the prior year end	*420a*		*23.905.918.952*	-
- Retained earnings of the current year	*420b*		*16.356.302.443*	*24.645.277.270*
5. Non-controlling Interest	429		36.517.159.228	34.197.213.417
TOTAL RESOURCES	**440**		**543.573.467.502**	**530.130.672.557**

Approved on October 29, 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Hong Thai	**Hoang Van Tuan**	**Nguyen Van Son**

DONG A PAINT JOINT STOCK COMPANY
59 Thien Duc Street, Yen Vien Town, Gia Lam District, Ha Noi City, Viet Nam

INTERIM CONSOLIDATED STATEMENT OF INCOME
For the accounting period from January 1, 2026 to September 30, 2026

Form B 02a-DN

Currency unit: VND

ITEMS	Codes	Notes	Quarter 3		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year	Current year	Prior year
1.Revenue from goods sold and services rendered	01	**6.1**	**86.819.981.649**	**70.098.954.139**	**262.202.046.801**	**220.725.360.789**
2. Deductions	02	6.2	8.220.931.479	5.747.940.416	40.975.219.585	27.565.784.427
3. Net revenue from goods sold and services rendered	**10**		**78.599.050.170**	**64.351.013.723**	**221.226.827.216**	**193.159.576.362**
4. Cost of sales	11	6.3	40.919.907.487	39.600.490.359	133.234.542.389	116.845.410.111
5.Gross profit from goods sold and services rendered	**20**		**37.679.142.683**	**24.750.523.364**	**87.992.284.827**	**76.314.166.251**
6. Gain/(loss) from the sale and disposal of investment property	21		-	-	-	-
7. Financial income	22	6.4	1.895.204	12.322.183.743	31.172.739	12.350.574.765
8. Financial expenses	23	6.5	2.370.925.597	1.042.364.993	5.698.341.446	3.793.780.085
- *In which: Interest expense*	*24*		2.352.587.141	1.042.364.993	*5.680.002.990*	*3.793.780.085*
9.Selling expenses	25	6.8	13.191.849.338	14.392.354.686	43.192.070.234	48.267.373.986
10. General and administration expenses	26	6.8	5.309.470.893	6.981.716.191	15.575.215.837	17.256.066.133
11. Operating profit	**30**		**16.808.792.059**	**14.656.271.237**	**23.557.830.049**	**19.347.520.812**
12. Other income	31	6.6	337.252.642	240.443.010	860.215.612	948.381.930
13. Other expenses	32	6.7	(113.285.011)	61.666.442	257.952.874	165.912.468
14.Profit from other activities	**40**		**450.537.653**	**178.776.568**	**602.262.738**	**782.469.462**
15. Accounting profit before tax	**50**		**17.259.329.712**	**14.835.047.805**	**24.160.092.787**	**20.129.990.274**
16. Current corporate income tax expense	51	6.10	4.464.535.168	437.021.477	5.550.090.244	1.307.955.472
17.Deferred corporate income tax	52		(355.398.828)	-	(1.072.059.799)	-

18.Net profit after corporate income tax	**60**		**13.150.193.372**	**14.398.026.328**	**19.682.062.342**	**18.822.034.802**
19. Parent company's Profits after corporat	61		11.368.069.227	13.911.881.719	16.356.302.443	17.531.093.885
20. Non-controlling's Profits after corporate	62		1.782.124.145	486.144.609	3.325.759.899	1.290.940.917
21. Basic earnings per share	70	6.11	374	504	539	675
22. Diluted earnings per share	71	6.11	374	504	539	675

Approved on October 29, 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Hong Thai	**Hoang Van Tuan**	**Nguyen Van Son**

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS **Form B 03a-DN/HN**
Indirect method
For the accounting period from January 1, 2026 to September 30, 2026 Currency unit: VND

Items	Codes	Notes	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year
I. Cash flows from operating activities				
1. Net profit before tax	**01**		***24.160.092.787***	***20.129.990.274***
2. Adjustments for:				
- Depreciation of fixed assets	02		6.870.536.776	7.668.843.302
- Provisions	03		-	519.532.665
- (Gains)/losses from investing activiti	05		(31.172.739)	(12.350.574.765)
- Interest expense	06		5.680.002.990	3.793.780.085
3. Operating profit before movements in working capital	***08***		***36.679.459.814***	***19.761.571.561***
- (Increase)/decrease in receivables	09		(95.234.973.226)	(97.164.085.205)
-(Increase)/decrease in inventories	10		(23.468.213.425)	3.721.170.810
- Increase/decrease in payables (excluding accrued loan interest and corporate income tax payable)	11		(30.151.609.764)	(7.749.317.601)
- Increase/decrease in prepaid expens	12		(3.326.384.486)	2.458.103.687
- Interest paid	14		(5.680.002.990)	(3.793.780.085)
- Corporate income tax paid	15		(2.847.514.485)	(3.924.520.037)
Net cash generated by operating activities	**20**		***(124.029.238.562)***	***(86.690.856.870)***
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		(13.039.710.545)	(12.741.867.875)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		-	319.000.000
3. Cash outflow for lending, buying debt instruments of other entities	23		(1.749.000)	(33.000.000)
4. Cash recovered from lending, selling debt instruments of other entities	24			-
5. Equity investments in other entities	25		(10.020.000.000)	(330.000.000)
6. Interest earned, dividends and profits received	27		31.172.739	12.350.574.765
Net cash generated by investing activitives	***30***		***(23.030.286.806)***	***(435.293.110)***

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (Continued) **Form B 03a-DN/HN**

Indirect method

Indirect method

Currency unit: VND

Items	Codes	Notes	Accumulated from the beginning of the year to the end of this quarter	
			Current year	Prior year
III. Cash flow from financing activities				
1. Proceeds from share issue and owners' contributed capital	31		-	-
2. Capital withdrawals, buy-back of issued shares	32		-	-
3. Proceeds from borrowings	33	7.1	181.417.062.680	156.659.555.593
4. Repayment of borrowings	34	7.2	(155.862.863.361)	(149.956.534.028)
5. Repayment of obligations under finance leases	35		-	-
6. Dividends and profits paid	36		-	-
Net increase/decrease in cash	**40**		***25.554.199.319***	***6.703.021.565***
Net increase/decrease in cash	**50**		**(121.505.326.049)**	**(80.423.128.415)**
Cash and cash equivalents at the beginning of the period	**60**		**137.412.986.975**	**105.144.995.918**
Effects of changes in foreign exchange rates	61			
Cash and cash equivalents at the end of the period	**70**		**15.907.660.926**	**24.721.867.503**

Approved on October 29, 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Hong Thai	**Hoang Van Tuan**	**Nguyen Van Son**

1 BUSINESS OPERATION CHARACTERISTICS

Structure of ownership:

Dong A Paint Joint Stock Company is a joint stock company established in Vietnam under Business Registration Certificate No. 0102073938, initially issued by the Hanoi Department of Planning and Investment on November 20, 2006, and amended for the 14th time on February 03 April 2026.

The charter capital, as stated in Enterprise Registration Certificate No. 0102073938, amended for the 15th time on September 4, 2026, is VND 303,599,090,000 (*In words: Three hundred and three billion, five hundred and ninety-nine million, ninety thousand Vietnamese dong*).

The Company's main activities are the production and trading of paints and putty.

Business lines are as follows**:**

- Manufacture of paints, varnishes, and similar coatings, printing ink, and sealants. Details: Production of paint, wall putty, waterproofing and anti-corrosion materials, paint-related supplies, and construction materials.;
- Wholesale of rice; Wholesale of food products; Retail of food, beverages, tobacco, and cigars as the main items in general merchandise stores; Retail of foodstuffs in specialized stores; Retail of food in specialized stores; Wholesale of beverages (excluding bar operations)
- "- Wholesale of other household goods, including: Wholesale of perfumes, cosmetics, and hygiene products; Wholesale of ceramics, porcelain, and glassware; Wholesale of household electrical appliances, lamps, and lighting equipment; Wholesale of beds, wardrobes, tables, chairs, and similar furniture; Wholesale of books, newspapers, magazines, and stationery; Wholesale of sports and exercise equipment.;
- Other retail activities in general merchandise stores, including: Retail in supermarkets and shopping centers
- Sale of motorcycles and motorbikes;
- Retail of beverages in specialized stores (excluding bar operations);
- Retail of audio and video equipment in specialized stores; retail of books, newspapers, magazines, and stationery in specialized stores; retail of audio and video recordings (including blank tapes and discs) in specialized stores
- Retail of pharmaceuticals, medical equipment, cosmetics, and hygiene products in specialized stores. Includes: Retail of perfumes, cosmetics, and hygiene products in specialized stores;
- Retail of clothing, footwear, leather, and imitation leather goods in specialized stores;
- Retail of games and toys in specialized stores; Restaurants and mobile food services (excluding bar operations); Beverage services (excluding bar operations);
- Retail of other new goods in specialized stores; Agency, brokerage, and auction services. Details: Purchasing agents, sales agents, and consignment agents;
- Restaurants and mobile food services (excluding bar operations);
- Beverage services (excluding bar operations);
- Freight transportation by road. Details: Freight transportation services;
- Wholesale of construction materials and other installation equipment. Details: Trading in water-based paints, wall putty, waterproofing materials, anti-corrosion materials, paint-related supplies, and construction materials
- Wholesale of machinery, equipment, and other spare parts. Details: Trading in machinery, equipment, components, and supplies for the industrial, agricultural (excluding plant protection products), construction, transport, electrical, electronic, refrigeration, household electrical, IT, and office equipment sectors;
- Other manufacturing activities not classified elsewhere. Details: Manufacturing of machinery, equipment, components, and supplies for the industrial, agricultural (excluding plant protection products), construction, transport, electrical, electronic, refrigeration, household electrical, IT, and office equipment sectors

- Other business support service activities not classified elsewhere. Details: Import and export of goods traded by the Company;
- Completion of construction works

Normal production and business cycle:

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

The Company Structure:

The Company has the following subsidiary:

Bewin & Coating SG Joint Stock Company

Business Registration Certificate No. 1101814871 was issued by the Long An Department of Planning and Investment on March 7, 2016, and amended for the first time on January 26, 2018.
The charter capital according to the amended Business Registration Certificate No. 1101814871 on January 26, 2018, is VND 55,000,000,000 (In words: Fifty-five billion Vietnamese dong). Head office: Lot J7, Road No. 5, Hai Son Industrial Park (Phases 3 and 4), Duc Hoa Commune, Tay Ninh Province, Vietnam.

Bewin & Coating Vietnam Joint Stock Company

Business Registration Certificate No. 0108121031 was initially issued by the Hanoi Department of Planning and Investment on January 8, 2018, and amended for the third time on December 24, 2024.

The charter capital, according to the amended Business Registration Certificate No. 0108121031 dated December 24, 2024, is VND 100,000,000,000 (In words: One hundred billion Vietnamese dong).

Head office: No. 59 Thien Duc Street, Phu Dong Commune, Hanoi City, Vietnam.

Maxcom Paint Vietnam Joint Stock Company

Certificate of Business Registration No. 1102049260
issued by the Department of Planning and Investment of Long An Province for the first time on January 25, 2024, and amended for the first time on February 2, 2024.

Charter capital according to Certificate of Business Registration No. 1102049260, amended for the first time on February 2, 2024, is VND 10,000,000,000 (In words: Ten billion Vietnamese dong only).

Head office: Lot J7, Road No. 5, Hai Son Industrial Park (Phases 3 and 4), Duc Hoa Commune, Tay Ninh Province, Vietnam.

Name	Ownership ratio (%)		Voting ratio (%)	
	On the Business Registration	Paid-in capital	On the Business Registration	Paid-in capital
Bewin & Coating SG Joint Stock Company	81,82%	81,82%	81,82%	81,82%
Bewin & Coating Vietnam Joint Stock Company	75%	75%	75%	75%
Maxcom Paint Vietnam Joint Stock Company	51%	100%	100%	100%

The Company has the following branch:

Name	Address
Northern Paint Factory	No. 59 Thien Duc Street, Phu Dong Commune, Hanoi City, Vietnam
Branch in Da Nang City	Hoa Khanh Industrial Park, Lien Chieu Ward, Da Nang City, Vietnam

2 BASIS OF PREPARATION OF FINANCIAL STATEMENTS

Accounting Standards and Accounting Regime

The Company applies Vietnamese Accounting Standards and the Enterprise Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance, which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 guiding the enterprise accounting regime, and Circular No. 43/2026/TT-BTC dated 20 April 2026 of the Ministry of Finance, which replaces Circular No. 202/2014/TT-BTC guiding the preparation and presentation of consolidated financial statements.

3 FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING

The Company's financial year starts on January 1st and ends on December 31st of the calendar year.
The Company's first-quarter accounting period begins on 01 January and ends on 31 March each calendar year
The currency used in accounting is the Vietnam Dong (VND).

The number of employees as of September 30, 2026, is 192.

4 Statement of Compliance with Vietnamese Accounting Standards and the Accounting Regime

The Board of Management of the Company confirms that the preparation and presentation of the Company's consolidated financial statements for the accounting period ended 30 September 2026 are in compliance with Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime

5 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Cash and cash equivalents

Cash and cash equivalents include cash on hand, demand deposits, short-term investments that are highly liquid, readily convertible into known amounts of cash, and subject to an insignificant risk of changes in value.

2. Financial investments

Hold-to-maturity investments

Hold-to-maturity investments include investments that the Company has the positive intention and ability to hold to maturity. Hold-to-maturity investments comprise: term bank deposits (including treasury bills and promissory notes), bonds, mandatorily redeemable preferred shares issued by the counterparty that are required to be repurchased at a specified future date, and loans held to maturity for the purpose of earning periodic interest income, as well as other hold-to-maturity investments.

Hold-to-maturity investments are recognized from the purchase date and are initially measured at cost, which includes the purchase price and any directly attributable transaction costs. Interest income from hold-to-maturity investments arising after the purchase date is recognized in the statement of profit or loss on an accrual basis. Interest earned prior to the Company's holding period is deducted from the cost at the time of acquisition.

Hold-to-maturity investments are carried at cost less impairment allowance.

A provision for impairment of hold-to-maturity investments is made in accordance with current accounting regulations.

Long-term financial investments

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control or joint control over those policies.

Receivables

Receivables are presented in the financial statements at the carrying amount of amounts receivable from the Company's customers and other receivables, plus an Allowance for expected credit losses. At the reporting date:

- If a receivable is expected to be collected or settled within one year (or within the normal operating cycle), it is classified as a current asset;
- If a receivable is expected to be collected or settled after more than one year (or more than one operating cycle), it is classified as a non-current asset.

The Allowance for expected credit losses represents the estimated portion of receivables expected to suffer a loss due to amounts not being collected from customers, arising on the receivable balances at the end of the reporting period.

The Allowance for expected credit losses is provided for receivables that have been overdue for six months or more, or for receivables where the debtor is unlikely to be able to pay due to liquidation, bankruptcy, or similar difficulties (excluding customers who are overdue as above

but are in the process of making payments or have committed to making payments in the near future).

3. Inventories

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

Cost of inventory includes purchase costs, conversion costs, and other directly related costs incurred to bring the inventory to its present location and condition.

Net realizable value of inventory is determined as the estimated selling price less the estimated costs necessary to sell the inventory.

The Company applies the perpetual inventory method to account for inventories, with values determined as follows:

Inventory values are determined using the monthly weighted average method.

An allowance for inventory obsolescence is provided for materials and goods where the original cost is higher than their net realizable value, in accordance with Vietnamese Accounting Standard No. 02 "Inventories" and Circular No. 48/2019/TT-BTC dated August 8, 2019, issued by the Ministry of Finance providing guidance on the regime for setting up and using provisions for devaluation of inventories, financial investment losses, doubtful debts, and product, goods, and construction work warranties at enterprises.

4. Tangible fixed assets and depreciation

Fixed assets are recorded at their original cost and accumulated depreciation.

Tangible fixed assets

The cost of tangible fixed assets includes the purchase price and any directly attributable costs incurred to bring the asset to its working condition for its intended use. The cost of self-constructed or self-manufactured tangible fixed assets includes construction costs, actual production costs incurred, plus installation and testing costs. Costs incurred for upgrades to tangible fixed assets are capitalized, increasing the cost of the fixed asset; maintenance and repair costs are recognized in profit or loss for the period. When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognized, and any resulting gain or loss arising from the disposal of tangible fixed assets is recognized in profit or loss.

Depreciation of tangible fixed assets is calculated using the straight-line method, applied to all assets based on rates calculated to allocate the cost over their estimated useful lives and in accordance with the guidance in Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance providing guidance on the regime for management, use, and depreciation of fixed assets, Circular No. 147/2016/TT-BTC dated October 13, 2016 amending and supplementing certain articles of Circular No. 45/2013/TT-BTC, and Circular No. 28/2017/TT-BTC dated April 12, 2017 amending and supplementing certain articles of Circular No. 45/2013/TT-BTC.

The depreciation periods for the Company's tangible fixed assets are as follows:

Buildings and structures	15 - 50 years
Machinery and equipment	03 - 08 years
Transportation vehicles	06 - 10 years
Office equipment	05 years
Other assets	02 - 05 years

5. Deferred expenses

Prepaid expenses include tools and supplies, assets that do not meet the criteria for classification as fixed assets (with a value of less than VND 30 million), mining right costs, and other prepaid expenses. Prepaid expenses are amortized to production and business costs over a reasonable period from the time they are incurred.

6. Payables

Liabilities are presented in the financial statements at the carrying amount of amounts payable to the Company's customers and other payables, and are detailed by each payable object. At the reporting date:

- If a liability has a payment term of less than one year (or within one operating cycle), it is classified as current;
- If a liability has a payment term of more than one year (or more than one operating cycle), it is classified as non-current.

7. Accrued expenses

Accrued expenses represent the value of expenses that have been recognized in the statement of profit or loss for the accounting period but have not yet been actually paid as of the end of the reporting period, including: audit fees, construction costs. When such expenses are actually incurred, if there is any difference from the accrued amount, the accounting will record an additional expense or reduce the expense corresponding to the difference.

8. Unearned revenue:

Unearned revenue represents revenue received in advance for one or more accounting periods, primarily consisting of prepayments from customers for land lease fees and industrial park management fees for multiple periods. The Company recognizes unearned revenue corresponding to the performance obligations that the Company will fulfill in the future. When the revenue recognition criteria are met, the unearned revenue is recognized in the statement of profit or loss for the period corresponding to the portion of performance obligations satisfied.

9. Equity

Principles for recognition of owners' equity contributions:
Owners' contributed capital is recognized based on the actual amount of capital contributed by the owners.
Retained earnings represent the profit generated from the Company's operations after deducting adjustments arising from retrospective application of changes in accounting policies and retrospective correction of material prior-period errors.

10. Borrowings and finance lease liabilities

Borrowings are monitored by lender, by borrowing agreement, and by repayment term. In the case of borrowings in foreign currency, detailed monitoring is performed in the original currency.

11. Borrowing costs

Borrowing costs are recognized as production or business expenses in the period in which they are incurred, unless they are capitalized in accordance with Vietnamese Accounting Standard No. 16 'Borrowing Costs'. Accordingly, borrowing costs directly attributable to the acquisition, construction, or production of assets that necessarily take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets until such time as the assets are ready for their intended use or sale. Investment income arising from the temporary investment of borrowed funds is deducted from the cost of the related asset. For pooled

borrowings used to finance the construction of fixed assets or investment properties, borrowing costs are capitalized even if the construction period is less than 12 months.

12. Revenue

Revenue is recognized when the outcome of the transaction can be reliably measured, and the Company is likely to obtain economic benefits from the transaction.

(i) Sales revenue is recognized when the significant risks and rewards of ownership have been transferred to the buyer, the goods have been delivered to and accepted by the customer.

(ii) Revenue from construction contracts is recognized based on the portion of work completed and confirmed by the customer during the period, provided the Company is assured of receiving benefits from the construction contract and the costs of completing the work performed as of the financial statement date can be reliably estimated.

(iii) Revenue from service provision is recognized when the significant risks and rewards have been transferred to the customer, the service has been rendered, and accepted by the customer.

(iv) Financial income includes revenue arising from interest on deposits, loan interest, foreign exchange differences, and other financial income. Interest on deposits and loans is accrued based on the outstanding balances and applicable interest rates.

(v) Investment income is recognized when the Company is entitled to receive the interest or dividend.

13. Accounting principles for cost of goods sold

Cost of goods sold reflects the capitalized value of products, goods, or services sold during the period, ensuring the principle of matching with revenue recorded during the period.

14. Accounting principles for selling expenses

Selling expenses represent actual costs incurred in the process of selling goods and providing services. These primarily include salaries of sales department staff and investment promotion expenses.

15. Taxation

Value added tax (VAT):

The VAT rate applicable to paint, putty, and waterproofing products is 10%, which is currently reduced by 2% under Decree No. 174/2025/ND-CP, effective until 31 December 2026.

Corporate income tax (CIT):

The applicable corporate income tax rate is 20%.

Current income tax is the amount of tax calculated based on taxable income for the period using the tax rate applicable in the accounting period. Taxable income differs from accounting profit due to adjustments for temporary differences between tax accounting and financial accounting, as well as adjustments for income or expenses that are non-taxable or non-deductible.

Other taxes: Applied in accordance with the current tax laws in Vietnam.

5. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE SEPARATE STATEMENT OF FIN

5.1 . Cash and cash equivalents

	Quarter-end balance	Opening balance
Cash on hand	5.968.978.726	6.293.601.169
Cash in banks	9.938.682.200	131.119.385.806
Cash equivalent	-	-
Total	**15.907.660.926**	**137.412.986.975**

5.2 . Trade receivables

	Quarter-end balance	Opening balance
a)Short-term trade receivables	**113.463.869.019**	**90.043.954.267**
- Other receivables	113.463.869.019	90.043.954.267
b) Trade receivables from related parties		

5.3 . Advances to suppliers

	Quarter-end balance	Opening balance
a) Short-term advances to suppliers	**19.931.208.319**	**3.453.810.577**
- Oliver Y Batlle S.A.U	830.876.744	830.876.744
- Solid Tech Company Limited	271.253.198	271.253.198
- Truc Thon Raw Materials Joint Stock Company	14.616.846.720	-
- Da Nang Industrial Park Infrastructure Development and Construction Company	-	148.625.698
- Southern Environmental Investment and Development Joint Stock Company	-	413.650.000
- Other companies	4.212.231.657	1.789.404.937
b) Long-term advances to suppliers	-	
c) Advances to suppliers from related parties	-	

5.4 . Other receivables

	Quarter-end balance		Opening balance	
	Value	Allowance	Value	Allowance
a) Current	**98.825.452.504**	**-**	**43.489.483.967**	**-**
- Mortgages, collateral, deposits	3.000.000	-	3.000.000	-
- Advance	74.216.471.032		41.900.706.986	-
- Other receivables	24.605.981.472		1.585.776.981	-
- Other Payables (Credit Balance)	-	-	-	-
b) Non-current	**-**	**-**	**-**	**-**
- Mortgages, collateral, deposits	-	-	-	-
c) Other receivables are related parties.	-	-	-	-

5.5 . Inventories	**Quarter-end balance**		**Opening balance**	
	Giá gốc	**Dự phòng**	**Giá gốc**	**Dự phòng**
Raw materials	80.747.306.088	-	64.470.566.405	-
Tools and supplies	3.904.152.545	-	3.224.501.658	-
Work in progress	19.491.254.106	-	15.179.141.704	-
Finished goods	16.045.152.439	-	16.062.622.506	-
Merchandise	9.472.197.467	-	7.255.016.947	-
Total	**129.660.062.645**	**-**	**106.191.849.220**	**-**

5.7 . Prepaid expenses	**Quarter-end balance**	**Opening balance**
a)Short-term	4.925.832.881	1.376.932.970
b) Long-term	9.326.801.672	9.549.317.097
Total	**14.252.634.553**	**10.926.250.067**

5.8 . BAD DEBT

Đơn vị : VND

	Quarter-end balance			Opening balance		
	Cost	Recoverable amount	Provision amount	Cost	Recoverable amount	Provision amount
Short-term receivables						
Anh Dung Project	274.733.154	-	(274.733.154)	274.733.154	-	(274.733.154)
Thanh Dat Shop	303.078.085	-	(303.078.085)	303.078.085	-	(303.078.085)
Bien Van Quang Household Business	243.881.621	-	(243.881.621)	243.881.621	-	(243.881.621)
Others	7.608.273.626	260.470.597	(7.347.803.029)	7.608.273.626	260.470.597	(7.347.803.029)
Cộng	**8.429.966.486**	**260.470.597**	**(8.169.495.889)**	**8.429.966.486**	**260.470.597**	**(8.169.495.889)**

5.10 . INCREASE, DECREASE IN TANGIBLE FIXED ASSETS *Currency unit: VND*

Items	Building and structure	Machinery and equipment	Motor , vehicles	Office equipments	Others	Total
I. Cost						
Opening balance	71.646.069.323	103.624.387.051	46.334.640.546	791.869.996	31.700.000	**222.428.666.916**
Additions	997.916.734	322.000.000	9.134.598.734	270.380.262	-	**91.013.321.923**
- Purchasing	*997.916.734*	*322.000.000*	*9.134.598.734*	*270.380.262*	-	**10.724.895.730**
- Transfer from finance lease assets	-	-	-	-	-	**-**
- Other		-	-	-	-	**-**
Reduction during the year	-	-	(4.984.384.154)	-	-	**(4.984.384.154)**
- Disposal and Sale	-	-	*(4.984.384.154)*	-		**(4.984.384.154)**
Closing balance	72.643.986.057	103.946.387.051	50.484.855.126	1.062.250.258	31.700.000	**228.169.178.492**
II. Accumulated depreciation						
Opening balance	15.325.293.367	65.182.449.871	34.952.573.071	683.106.009	31.700.000	**116.175.122.318**
Charge for the year	1.398.720.692	2.545.889.677	2.769.316.775	55.732.914		**6.769.660.058**
- Depreciation	*1.398.720.692*	*2.545.889.677*	*2.769.316.775*	*55.732.914*		**6.769.660.058**
Reduction during the year	-	-	(2.884.141.246)	-	-	**(2.884.141.246)**
- Disposal and Sale	-	-	*(2.884.141.246)*	-		**(2.884.141.246)**
Closing balance	16.724.014.059	67.728.339.548	34.837.748.600	738.838.923	31.700.000	**120.060.641.130**
III. Net book value						
1. Opening balance	56.320.775.956	38.441.937.180	11.382.067.475	108.763.987		**106.253.544.598**
2.Closing balance	55.919.971.998	36.218.047.503	15.647.106.526	323.411.335		**108.108.537.362**

5.11 . INCREASE, DECREASE IN INTANGIBLE FIXED ASSETS

Currency unit: VND

Items	Land Use Rights	Issuance Rights	Brand of Goods	Accounting Software	Others	Total
I. Cost						
Opening balance	6.725.114.300	-	-	40.212.000	-	**6.765.326.300**
Additions	-	-	-	-	-	**-**
Reductions	-	-	-	-	-	**-**
- Other reductions	-	-	-	-	-	**-**
Closing balance	6.725.114.300	-	-	40.212.000	-	**6.765.326.300**
II. Accumulated depreciation					-	
Opening balance	1.244.146.162	-	-	40.212.000	-	**1.284.358.162**
Charge for the year	100.876.718	-	-	-	-	**100.876.718**
- Depreciation	*100.876.718*	-	-	-	-	***100.876.718***
Closing balance	1.345.022.880	-	-	40.212.000	-	**1.385.234.880**
III. Net book value						
1. Opening balance	5.480.968.138	-	-	-	-	**5.480.968.138**
2. Closing balance	5.380.091.420	-	-	-	-	**5.380.091.420**

5.12 . Trade payables

	Quarter-end balance		Opening balance	
	Value	Amount able to be paid off	Value	Amount able to be paid off
a) Short-term trade payables	**22.568.791.428**	**22.568.791.428**	**42.269.796.835**	**42.269.796.835**
- Kemic Joint Stock Company	862.621.200	862.621.200	849.131.200	849.131.200
- Viet Nam Hanotech Joint Stock Company	3.460.000.000	3.460.000.000	4.599.760.000	4.599.760.000
- Ngoc Son Ha Noi Manufacturing - Trading Company Limited	8.955.980.416	8.955.980.416	12.630.929.445	12.630.929.445
- Viglacera Corporation - Jsc		-	1.802.070.191	1.802.070.191
- Thai Son G.M Co. LTD	2.809.013.332	2.809.013.332	2.543.152.791	2.543.152.791
- Other trade payables	6.481.176.480	6.481.176.480	19.844.753.208	19.844.753.208
b) Long-term trade accounts payable				
d) Trade payable to related parties	**-**	**-**	**-**	**-**

5.13 . Advances from customers

	Quarter-end balance		Opening balance	
	Value	Debt Serviceable Amount	Value	Debt Serviceable Amount
a)Short-term advances from customers	**1.126.252.301**	**1.126.252.301**	**6.441.885.244**	**6.441.885.244**
- Other advances from customers	1.126.252.301	1.126.252.301	6.441.885.244	6.441.885.244

5.14 . Taxes and other payables to the State budget

	Opening balance	Incurred	Paid	Quarter-end balance
a) Payables	**6.146.684.406**	**31.866.327.126**	**29.451.472.933**	**8.561.538.599**
- Value added tax	3.376.076.959	25.783.496.758	25.849.650.097	3.309.923.620
-Corporate income tax	2.103.586.402	5.550.090.244	2.847.514.485	4.806.162.161
- Personal income tax	611.673.407	496.806.143	684.732.715	423.746.835
- Fees and Charges	-	-	-	-
- Other taxes	55.347.638	35.933.981	69.575.636	21.705.983

	01/01/2025	Receivables for the year	Amount collected for the year	Quarter-end balance
b) Receivables	**119.232.660**	**-**	**78.092.113**	**41.140.547**
-Corporate income tax	35.598.611	-	598.611	35.000.000
- Personal income tax	7.701.773	-	1.561.226	6.140.547
- Other taxes	75.932.276	-	75.932.276	-

The Company's tax finalization will be subject to examination by tax authorities. As the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the amount of tax presented in the Financial Statements may be subject to adjustments based on the decisions of the tax authorities.

5.15 . Other payables	Quarter-end balance	Opening balance
a) Current	**1.262.339.056**	**5.934.337.572**
- Union Fund	512.922.416	1.024.117.100
- Social Insurance	155.944.023	109.613.643
- Other Payables and Liabilities	167.250.356	1.641.605.099
- Deposits and Collaterals Received	426.222.261	3.159.001.730
b) Non-current	**445.430.120**	**250.430.120**
- Deposits and Collaterals Received	445.430.120	250.430.120
c) Other payables are related parties.	**-**	**-**

5.16 . Accrued expenses	Quarter-end balance	Opening balance
a) Current	**601.030.935**	**782.655.463**
- Electricity expenses	72.030.935	104.830.463
- Other accrued expenses	529.000.000	677.825.000
b)Non-current	**-**	**-**

5.17 . Loans and obligations under financial lea

Items	Quarter-end balance				01/01/2025	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
a) Short-term loans and current maturity of long-term loans	**110.101.855.911**	**110.101.855.911**	**176.560.062.680**	**155.850.113.358**	**89.391.906.589**	**89.391.906.589**
Short-term loans	***109.714.217.261***	***109.714.217.261***	***176.560.062.680***	***154.131.418.285***	***87.285.572.866***	***87.285.572.866***
-Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Trung Branch (1)	18.410.971.527	18.410.971.527	34.525.387.760	32.549.659.459	16.435.243.226	16.435.243.226
- Shinhan Bank Vietnam Limited Liability Company - Tran Duy Hung Branch(2)	14.763.121.519	14.763.121.519	22.174.205.141	20.108.166.246	12.697.082.624	12.697.082.624
- Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Hanoi Branch (3)	62.142.455.764	62.142.455.764	95.095.947.957	81.603.518.090	48.650.025.897	48.650.025.897
- Joint Stock Commercial Bank for Foreign Trade of Vietnam - Chuong Duong Branch (5)	14.397.668.451	14.397.668.451	24.764.521.822	19.870.074.490	9.503.221.119	9.503.221.119
Current maturity of long-term loans	***387.638.650***	***387.638.650***	***-***	***1.718.695.073***	***2.106.333.723***	***2.106.333.723***
-Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Hanoi Branch (7)	25.612.000	25.612.000	-	221.604.000	247.216.000	247.216.000
-Public Bank Vietnam Limited - Hanoi Branch (8)	197.666.652	197.666.652	-	485.333.304	682.999.956	682.999.956
- Shinhan Bank Vietnam Limited Liability Company - HoChiMinh Branch(8)	-	-	-	235.277.775	235.277.775	235.277.775
- Toyota Vietnam Finance Company Limited	51.499.998	51.499.998	-	154.499.994	205.999.992	205.999.992
-Tien Phong Commercial Joint Stock Bank – Long An Branch	-	-	-	221.000.000	221.000.000	221.000.000
-Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Trung Branch (1)	112.860.000	112.860.000	-	400.980.000	513.840.000	513.840.000

Items	Quarter-end balance				Opening balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	1,1826E+11
b) Long-term borrowings and finance lease liabilities	***8.509.782.307***	***8.509.782.307***	***4.857.000.000***	***12.750.003***	***3.665.532.310***	***3.665.532.310***
Long-term loans	**8.509.782.307**	**8.509.782.307**	**4.857.000.000**	**12.750.003**	**3.665.532.310**	**3.665.532.310**
-Joint Stock Commercial Bank for Investment and Development of Vietnam - Quang Trung Branch (1)	2.438.560.000	2.438.560.000	609.000.000	-	1.829.560.000	1.829.560.000
-Public Bank Vietnam Limited - HoChiMinh Branch (8)	1.348.138.968	1.348.138.968	*540.000.000*	-	808.138.968	808.138.968
Toyota Vietnam Finance One Member Limited Liability Company	3.161.916.677	3.161.916.677	*2.484.000.000*	-	677.916.677	677.916.677
- Tien Phong Commercial Joint Stock Bank - Long An Branch (10)	1.561.166.662	1.561.166.662	*1.224.000.000*	12.750.003	349.916.665	349.916.665
Total	**118.611.638.218**	**118.611.638.218**	**181.417.062.680**	**155.862.863.361**	**93.057.438.899**	**93.057.438.899**

(1) Credit line agreement No. 01/2025/4729252/HĐTD between the Company and Joint Stock Commercial Bank for Investment and Development of Vietnam – Quang Trung Branch dated 28 August 2025, with a revolving credit limit of VND 30 billion. The credit line term is 12 months from the signing date. Loan tenors and interest rates are specified in each specific credit agreement. Purpose of the loan: to supplement working capital, provide guarantees, and open L/Cs.

Collateral includes: Toyota Innova 2.0E (license plate No. 29A-871.21), Hyundai i10 (30A-627.39), Hyundai Santa Fe (30F-192.48), Mazda CX-5 (30F-160.23), Ford Ranger (29C-790.49) owned by the Company; Hyundai Accent (30F-682.76) owned by Bewin & Coating Vietnam Joint Stock Company; Land Use Rights Certificate for the property at "No. 1 Van Phu, Ha Dong, Hanoi", No. AN 290028 issued on 09 September 2008 to Mr. Bui Van Dinh and Ms. Dao Thi Lan Anh; 500,000 shares with ticker HDA owned by Ms. Duong Thi Huyen; and the Certificate of Land Use Rights, ownership of residential house and assets attached to land of related parties, Mr. Nguyen Van Son and Ms. Le Nhu Ngoc, for the property at "Xuan Phuong Urban Functional Area, Xuan Phuong Ward, Nam Tu Liem District, Hanoi", No. CN 767166 issued on 14 June 2018

(2) Short-term borrowings from Shinhan Bank Vietnam Limited - Tran Duy Hung Branch include the following contracts:

(2) Credit Agreement No. SHBHNC/TĐTD/806400003488 dated 06 April 2023 between the Company and Shinhan Bank Vietnam Limited – Pham Hung Branch, with a credit limit of VND 13.5 billion. The credit facility is maintained until 22 February 2026. The loan tenor is not more than 4 months and is specified in each disbursement request and debt acknowledgment note. The purpose of the loan is to supplement working capital.

Collateral provided by related parties includes: ownership rights to apartment No. 910, High-rise Apartment Building A1 – Land Lot C12, Southwest Linh Dam Urban Area, Hoang Liet Ward, Hoang Mai District, Hanoi, under the Certificate of Land Use Rights, ownership of residential housing and other assets attached to land No. DB 508239 issued on 29 April 2021 to Mr. Hoang Trung Kien and Ms. Nguyen Thi Lan Anh; land use rights and assets attached to land at No. 11, Alley 48, To Vinh Dien Street, Khuong Trung Ward, Thanh Xuan District, Hanoi, under the Certificate No. CM 135931 issued on 13 September 2018 to Mr. Tran Hai Hung; and guarantee agreements from related parties including Mr. Mai Anh Tam under No. SHBHNC/HĐBL/806400003488-01 dated 19 April 2023 and Mr. Nguyen Van Son under No. SHBHNC/HĐBL/806400003488-02 dated 19 April 2023, whereby the guarantors agree to use all their assets to secure the full repayment obligations

(3) Short-term borrowings from Vietnam Joint Stock Commercial Bank for Industry and Trade - Dong Ha Noi Branch include the following contracts

(3) Revolving Credit Agreement No. 276/2025-HĐCVHM/NHCT131-SDA dated 09 January 2025 between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – East Hanoi Branch, with a total credit limit of VND 30 billion. The credit facility is maintained from 09 January 2025 to 09 January 2026. The loan tenor for each drawdown is specified in the respective debt acknowledgment note but does not exceed 6 months. Lending interest rates are determined in each debt acknowledgment note. The purpose of the loan is to supplement working capital for the production and trading of paint, putty, and waterproofing products.

Collateral includes: a Lexus vehicle (license plate No. 29A-33676), a Ford Ranger (29C-610.26), a Ford Ranger pickup truck (29C-608.49), a Mazda vehicle (30E-063.63), a Kia vehicle (30E-492.90); paint mixing machinery and equipment; inventories corresponding to the credit value; receivables owned by the Company; 740,000 shares owned by a related party, Mr. Mai Anh Tam, and 517,000 shares owned by a related party, Mr. Nguyen Van Son, issued by the Company; the Certificate of Land Use Rights, ownership of residential housing and assets attached to land of related parties for the land plot at "Dong Du Nui, Dao Vien, Que Vo, Bac Ninh", No. AK 653619 issued on 29 October 2007 to Ms. Nguyen Thi Sot and Mr. Nguyen Huy Quang and transferred to Mr. Nguyen Van Long on 18 June 2019; and the Certificate of Land Use Rights for the property at "Nhan Le Hamlet, Dang Xa Commune, Gia Lam District, Hanoi", No. DA 710480 issued on 29 December 2020 to Mr. Nguyen Hong Thai and Ms. Pham Thi Lien

Revolving Credit Agreement No. 377/2025-HĐCVHM/NHCT131-BCVN dated 17 November 2025 entered into with Vietnam Joint Stock Commercial Bank for Industry and Trade – East Hanoi Branch, with a credit limit of VND 5,000,000,000. The interest rate is specified in each debt acknowledgment note. The credit facility is maintained until 17 November 2026. The purpose of the loan is to supplement working capital for the Company's business operations.
Collateral: land use rights and assets attached to land owned by Mr. Nguyen Quoc Quyen (spouse: Ms. Nguyen Thi Thuy Nga)
Revolving Credit Agreement No. 139/2025-HĐCVHM/NHCT131-BCSG dated 10 June 2025 between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – East Hanoi Branch, with a total credit limit of VND 15 billion. The credit facility is maintained from 10 June 2025 to 10 June 2026. The loan tenor for each drawdown does not exceed 6 months. The interest rate is specified for each drawdown. The purpose of the loan is to supplement working capital for the production and trading of paint, putty, and waterproofing products.

Collateral: Real estate mortgage agreement No. 80/2017/HĐTC/NHCT131-SDASG dated 09 May 2017 between Dong A Paint Saigon Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – East Hanoi Branch; Asset mortgage agreement No. 174-03/2021/HĐTC/NHCT131-BCSG dated 28 May 2021 between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – East Hanoi Branch

(4) Short-term borrowings from Military Commercial Joint Stock Bank - Dong Da Branch include the following contracts:

Loan Agreement No. 36012.22.059.1978415.TD dated August 16, 2022, between the Company and the Military Commercial Joint Stock Bank (MB) – Dong Da Branch. The total loan limit is VND 30 billion, with the credit limit maintained from the date of signing this agreement until September 20, 2024. The loan term is determined for each debt acknowledgment document but does not exceed 9 months. The loan interest rate is specified in each debt acknowledgment document. The purpose of the loan is to supplement working capital for the production and business activities in the paint industry.
The collateral includes:
07 cars owned by the Company with license plates: 30F-134.12, 30F-136.49, 30F-165.53, 30F-194.34, 30F-195.05, 30F-244.36, 30F-372.89.
02 cars owned by the related party, Bewin & Coating Vietnam Joint Stock Company, with license plates: 30F-682.15, 30F-682.28.

(5) Short-term borrowings from Vietnam Foreign Trade Joint Stock Commercial Bank - Chuong Duong Branch include the following contracts:

(5) Revolving Credit Agreement No. 144/24/CTD/VCBCD-SDA dated 02 December 2024 between the Company and Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Chuong Duong Branch, with a credit limit of VND 20 billion. The credit facility is valid until 01 February 2026. The maximum loan tenor is up to 12 months for each debt acknowledgment note. Lending interest rates are specified in each debt acknowledgment note. The purpose of the loan is to finance lawful, reasonable, and valid short-term credit needs serving the Company's production and business activities, excluding short-term needs for fixed asset investment.
Collateral includes: term deposits under Term Deposit Agreement No. 510/22/KHDN dated 07 October 2022; land use rights and residential housing under the Certificate of Land Use Rights, ownership of residential housing and other assets attached to land No. DĐ 714200 issued on 11 February 2022 to Mr. Tran Xuan Tho and Ms. Nguyen Thi Ngoc Minh; 1,214,000 HDA shares owned by a related party, Ms. Le Nhu Ngoc, deposited at Vietcombank Securities Company Limited; inventories circulating in the course of production and business activities and/or property rights arising from commercial contracts formed from the loan proceeds

(6) Long-term borrowings from the Bank for Investment and Development of Vietnam Joint Stock Commercial Bank - Quang Trung Branch include the following contracts:

Investment Project Loan Agreement No. 210/2023/HĐCVDADT/NHCT131-HDA dated June 30, 2023, between the Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Ha Noi Branch. The loan amount does not exceed VND 868,700,000, with a loan term of 36 months starting from the day following the disbursement date. The interest rate is specified in each debt acknowledgment document. The loan purpose is to finance the purchase of a brand-new 100% vehicle to serve the Company's business needs.

5.18 . Owners' quity

a) Movement in owner's equity contributed

Currency unit: VND

	Owner's Investment Capital	Share Premium	Chênh lệch tỷ giá hối đoái	Development Investment Fund	Non-controlling interest	Retained earnings	Total
Prior year's opening balance as previously reported	**275.999.670.000**	**(375.454.545)**	**-**	**33.909.777.982**	**32.735.203.763**	**729.814.199**	**342.999.011.399**
Increase in the prior year	-	-	-	-	2.260.571.109	24.645.277.270	**26.905.848.379**
Profit in the prior year	-	-	-	-	492.686.621	-	**492.686.621**
Other increase	-	-	-	729.814.199	-	-	**729.814.199**
Other decreases	-	-	-	-	(1.291.248.076)	(729.814.199)	**(2.021.062.275)**
Profit distribution	-	-	-	-	(791.248.076)	(729.814.199)	**(1.521.062.275)**
Other decreases	-	-	-	-	*(500.000.000)*	-	**(500.000.000)**
Current year's opening balance	**275.999.670.000**	**(375.454.545)**	**-**	**34.639.592.181**	**34.197.213.417**	**24.645.277.270**	**369.106.298.323**
Capital increase for the year	27.599.420.000	-	-	-	-	**-**	**27.599.420.000**
Profit in the current year	-	-		-	3.325.759.899	16.356.302.443	**19.682.062.342**
Appropriation to funds	-	-	-	-	(1.005.814.088)	(739.358.318)	**(1.745.172.406)**
Other decreases	-	(175.000.000)		(27.599.420.000)	-	-	**(27.774.420.000)**
Current period's closing balance	**303.599.090.000**	**(550.454.545)**	**-**	**7.040.172.181**	**36.517.159.228**	**40.262.221.395**	**386.868.188.259**
	-	-		-		-	

b) Details of Owner's Capital Contribution	**Ownership ratio 30/06/2026**	**Quarter-end balance**	**Opening balance**
Ms Le Nhu Ngoc	14,15%	42.964.680.000	39.058.800.000
Mr Mai Anh Tam	8,35%	25.352.270.000	23.047.520.000
Others	77,50%	235.282.140.000	213.893.350.000
Cộng	**100,00%**	**303.599.090.000**	**275.999.670.000**

c) Capital transactions with owners and dividend distribution, profit sharing	**Current year**	**Prior year**
Owner's Investment Capital		
- Openning Capital	275.999.670.000	275.999.670.000
- Capital increase during the period	27.599.420.000	-
- Capital decrease during the period	-	-
- Closing Capital	303.599.090.000	275.999.670.000
Dividends and Distributed Profits	-	-

d) Shares	**Quarter-end balance**	**Opening balance**
Number of Shares Registered for Issuance	30.359.909	27.599.967
Number of Shares Issued to the Public	30.359.909	27.599.967
- Ordinary Shares	*30.359.909*	*27.599.967*
- Preference Shares	-	-
Number of Outstanding Shares in circulation	-	-
Number of Shares Issued to the Public	30.359.909	27.599.967
- Ordinary Shares	*30.359.909*	*27.599.967*
- Preference Shares	-	-
* Par Value of an Outstanding Share:	10.000 VNĐ	10.000 VNĐ

e) Enterprise Funds	**Quarter-end balance**	**Opening balance**
- Development Investment Fund	7.040.172.181	34.639.592.181
- Bonus and Welfare Fund	1.578.705.038	1.578.705.038

g) Income and expenses, profits or losses directly recognized in Equity in accordance with the provisions of specific accounting standards.

5.19 . OTHER INFORMATION PROVIDED, EXPLAINED, AND DISCLOSED BY THE ENTERPRISE

6 . SEPARATE INTERIM STATEMENT OF PROFIT OR LOSS

6.1 . Total Revenue from Sales and Service provisions

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
a) Revenue	262.202.046.801	220.725.360.789
b) Revenue from Related Parties	-	-

6.2 . Deductions

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
Trade discount	40.027.137.703	27.003.211.268
Sales Returns	948.081.882	562.573.159
Total	**40.975.219.585**	**27.565.784.427**

6.3 . Cost of sales and service rendered

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
Cost of Goods Sold and Services Rendered	133.234.542.389	116.845.410.111
Total	**133.234.542.389**	**116.845.410.111**

6.4 . Financial Income

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
Interest Income	31.172.739	35.621.956
Other financial operating income	-	12.314.952.809
Total	**31.172.739**	**12.350.574.765**

6.5 . Financial Expenses

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
Interest on Loans	5.680.002.990	3.793.780.085
Other Financial Expenses	18.338.456	-
Total	**5.698.341.446**	**3.793.780.085**

6.6 . Other Income

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
- Other Income	860.215.612	948.381.930
Total	**860.215.612**	**948.381.930**

6.7 . Other Expenses **from the beginning of the year to the e**

	Current year	**Prior year**
- Others	257.952.874	165.912.468
Total	**257.952.874**	**165.912.468**

6.8 . General and Administration Expenses and Selling expense

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
a) General and administration expenses	15.575.215.837	17.256.066.133
b) Selling expenses	43.192.070.234	48.267.373.986

6.10 . Current corporate income tax expense

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
- At Dong A Paint Joint Stock Company	2.440.413.129	726.658.431
- At Bewin & Coating SG Joint Stock Company	895.384.850	581.297.041
- At Bewin & Coating Vietnam Joint Stock Company	*2.214.292.265*	-
Current corporate income tax expense	**5.550.090.244**	**1.307.955.472**

6.11 . Basic earnings per share

	Cumulative from the beginning of the year to the end quarter 3	
	Current year	**Prior year**
Profit attributable to the shareholders of the Company	16.356.302.443	18.636.717.747

Weighted average number of shares outstanding during the pe	30.359.909	27.599.967
Basic earnings per share	**539**	**675**

7 . OTHER INFORMATION

7.1 . Contingent liabilities, commitments and other financial information

7.2 . Events after the Reporting Period

None of the events after the end of the financial year require adjustment, disclosure, or explanation in these financial statements.

7.3 Significant events occurring during the financial period

7.4 . Financial instruments

The Company is exposed to the following risks when using financial instruments:

- Market Risk
- Credit risk
- Liquidity Risk

The Board of Directors has overall responsibility for the establishment and oversight of financial risk management. The Board of Directors establishes policies to identify and analyze the risks faced by the Company, to set appropriate risk limits and controls, and to monitor risks and adherence to risk limits. The risk management system and policies are reviewed periodically to reflect changes in market conditions and the Company's operations.

The Board of Directors reviews and agrees to apply management policies for the above risks as follows:

(i) Market Risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. There are four types of market risk: interest rate risk, currency risk, commodity price risk and other price risk.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market interest rates. The Company's exposure to market risk due to changes in interest rates relates primarily to the Company's cash, short-term deposits and borrowings.

Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in foreign exchange rates. The Company is exposed to risks due to changes in foreign exchange rates that are directly related to the Company's business operations.

(ii) Credit risk

Credit risk is the risk that a counterparty will not meet its obligations under a financial instrument or transaction contract, leading to a financial loss. The Company is exposed to credit risk from its operating activities and from its financing activities, including bank deposits, loans and other financial instruments.

Accounts receivable

The Company regularly monitors its outstanding receivables from customers. For major customers, the Company reviews each customer's credit quality at the reporting date for deterioration. The Company seeks to maintain close control over outstanding receivables and has a credit control staff to minimize credit risk.

7.6 . Information about related parties

a) Related parties:

During the reporting period and at the end of the reporting period, the following parties were identified as related parties of the Company:

Related party	Relationship
Mr Mai Anh Tam	Chairman of the Board
Mr Nguyen Van Son	MOB/General Director
Ms Nguyen Thi Huong	MOB
Mr Do Tran Mai	MOB
Mrs Dao Thi Lan Anh	MOB
Mr Nguyen Luong Minh	Deputy General Director (Dismissed effective from 31 March 2026)
Ms Bui Thi Thanh Nam	Head of the Supervisory Board
Mr Hoang Trung Kien	Member of Supervisory Board.
Ms Le Thị Thoa	Member of Supervisory Board.
Bewin & Coating SG Joint Stock Company	Subsidiary company
Bewin & Coating Vietnam Joint Stock Company	Subsidiary company
S'Capital Joint Stock Company	Subsidiary company

Additionally, related parties include individuals who have relationships with members of the Board of Directors, the Executive Board, and the Supervisory Board, such as parents, spouses, children, siblings, etc., as stipulated by law

7.7 . Comparative information

The comparative figures are those from the audited consolidated financial statements for the fiscal year ended December 31, 2025, and the Consolidated Financial Statements for Quarter 3 of 2025.

7.8 . Going concern information

These separate financial statements are prepared on a going concern basis.

7.9 . Other information

Apart from the information already presented, there were no significant events during the year that require disclosure or presentation in the separate financial statements.

Approved on October 29, 2026

PREPARER	CHIEF ACCOUNTANT	LEGAL REPRESENTATIVE
Nguyen Hong Thai	Hoang Van Tuan	Nguyen Van Son