



Company: HOA SEN GROUP  
Securities code: HSG  
Address: No. 9, Thong Nhat Boulevard, Song Than II Industrial Park,  
Di An Ward, Ho Chi Minh City  
Tel: 0283.9990111

## **FINANCIAL STATEMENTS**

### **THE FIRST QUARTER - FISCAL YEAR 2025 - 2026**

**From 01/10/2025 to 31/12/2025**  
**(Consolidated Financial Statement)**

Balance sheet	:	Form B01 - DN
Income statement	:	Form B02 - DN
Cash flow statement	:	Form B03 - DN
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## BALANCE SHEET

The First Quarter - Fiscal Year 2025 - 2026

From 01-10-2025 to 31-12-2025

Unit: VND

No.	ASSETS	Code	Note	As at	As at
				31/12/2025	01/10/2025
<b>A</b>	<b>CURRENT ASSETS</b>	100		13,455,528,388,214	11,715,671,714,140
1	<b>Cash and cash equivalents</b>	110	4	858,258,243,911	427,830,965,127
1	Cash	111		795,339,619,736	410,219,814,697
2	Cash equivalents	112		62,918,594,175	17,611,150,430
<b>II</b>	<b>Short-term investment</b>	120		66,821,246,199	88,176,635,011
1	Investments held to maturity	123	12(a)	66,821,246,199	88,176,635,011
<b>III</b>	<b>Short-term receivables</b>	130		2,186,949,030,650	2,188,354,879,723
1	Short-term trade accounts receivables	131	5	1,593,044,404,765	1,603,418,011,169
2	Short-term prepayments to suppliers	132	6(a)	519,036,765,918	509,359,793,355
3	Other short-term receivables	136	7(a)	76,105,503,027	76,814,718,259
4	Provision for doubtful debts – short-term	137		(1,237,643,060)	(1,237,643,060)
<b>IV</b>	<b>Inventories</b>	140	8	9,439,963,068,863	8,203,702,938,983
1	Inventories	141		9,589,766,346,113	8,353,506,216,233
2	Provision for devaluation of inventories	149		(149,803,277,250)	(149,803,277,250)
<b>V</b>	<b>Other current assets</b>	150		903,536,798,591	807,606,295,296
1	Short-term prepaid expenses	151	13(a)	188,766,067,749	176,924,693,582
2	Value added tax ("VAT") to be reclaimed	152	16(b)	626,733,107,676	518,947,206,625
3	Tax and other receivables from the State	153	16(c)	88,037,623,166	111,734,395,089
<b>B</b>	<b>LONG-TERM ASSETS</b>	200		7,602,762,595,991	7,237,371,126,105
<b>I</b>	<b>Long-term receivables</b>	210		1,882,391,609,436	1,930,311,709,256
1	Long-term advances to suppliers	212	6(b)	1,050,000,000,000	1,250,000,000,000
2	Other long-term receivables	216	7(b)	832,391,609,436	680,311,709,256
<b>II</b>	<b>Fixed assets</b>	220		4,185,099,094,921	4,121,684,812,556
1	Tangible fixed assets	221	9	3,894,048,927,910	3,901,409,459,959
	- <i>Historical cost</i>	222		14,680,076,624,659	14,509,560,843,769
	- <i>Accumulated depreciation (*)</i>	223		(10,786,027,696,749)	(10,608,151,383,810)
2	Intangible fixed assets	227	10	291,050,167,011	220,275,352,597
	- <i>Historical cost</i>	228		411,399,146,146	338,388,012,510
	- <i>Accumulated amortisation (*)</i>	229		(120,348,979,135)	(118,112,659,913)
<b>III</b>	<b>Long-term assets in progress</b>	240		1,081,809,773,229	764,737,685,181
1	Construction in progress	242	11	1,081,809,773,229	764,737,685,181
<b>IV</b>	<b>Long-term investments</b>	250		-	400,000,000
1	Investments in subsidiaries	251		-	-
2	Investments in Associates and joint ventures	252	12(b)	-	-
3	Investments held to maturity	255	12(a)	-	400,000,000
<b>V</b>	<b>Other long-term assets</b>	260		453,462,118,405	420,236,919,112
1	Long-term prepaid expenses	261	13(b)	295,553,842,016	263,182,839,004
2	Deferred income tax assets	262	14	157,908,276,389	157,054,080,108
<b>TOTAL ASSETS (270 = 100 + 200)</b>		270		21,058,290,984,205	18,953,042,840,245

## Consolidated Financial Statements

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

## BALANCE SHEET

The First Quarter - Fiscal Year 2025 - 2026

From 01-10-2025 to 31-12-2025

No.	RESOURCES	Code	Note	As at	Unit: VND
				31/12/2025	01/10/2025
<b>C</b>	<b>LIABILITIES</b>	<b>300</b>		<b>9,681,983,135,868</b>	<b>7,614,415,050,988</b>
<b>I</b>	<b>Short-term liabilities</b>	<b>310</b>		<b>9,665,003,804,902</b>	<b>7,598,266,235,772</b>
1	Short-term trade accounts payable	311	15	2,398,918,169,960	2,049,570,380,553
2	Short-term advances from customers	312	17	216,888,675,230	221,837,016,079
3	Tax and other payables to the State	313	16(a)	234,414,759,059	123,561,165,024
4	Payable to employees	314		110,702,801,401	99,024,590,118
5	Short-term accrued expenses	315	18	501,168,466,755	505,808,905,290
6	Inter-company payables	316		-	-
7	Other short-term payables	319	19	26,827,241,217	172,544,037,824
8	Short-term borrowings	320	21(a)	6,143,207,253,959	4,403,865,722,131
9	Bonus and welfare fund	322		32,876,437,321	22,054,418,753
<b>II</b>	<b>Long-term liabilities</b>	<b>330</b>		<b>16,979,330,966</b>	<b>16,148,815,216</b>
1	Other long-term payables	337		709,500,000	709,500,000
2	Long-term borrowings	338	21(b)	-	-
3	Provision for long-term liabilities	342	20	16,269,830,966	15,439,315,216
<b>D</b>	<b>OWNERS' EQUITY</b>	<b>400</b>		<b>11,376,307,848,337</b>	<b>11,338,627,789,257</b>
<b>I</b>	<b>Capital and reserves</b>	<b>410</b>	<b>22</b>	<b>11,376,307,848,337</b>	<b>11,338,627,789,257</b>
1	Owners' capital	411	23	6,209,823,090,000	6,209,823,090,000
	- Ordinary shares with voting rights	411a		6,209,823,090,000	6,209,823,090,000
	- Preferred shares	411b		-	-
2	Share premium	412		157,292,539,068	157,292,539,068
3	Other funds	420		52,191,902,611	42,474,414,880
4	Undistributed earnings	421		4,941,046,831,940	4,913,032,543,029
	- Undistributed post-tax profits of previous years	421a		4,878,644,622,536	4,178,013,766,824
	- Post-tax profit of current period/year	421b		62,402,209,404	735,018,776,205
5	Non-controlling interests	429		15,953,484,718	16,005,202,280
<b>TOTAL RESOURCES (400 = 300+400)</b>		<b>440</b>		<b>21,058,290,984,205</b>	<b>18,953,042,840,245</b>

30 January, 2026

Preparer  
(Sign, full name)Chief Accountant  
(Sign, full name)

Nguyen Thi Thanh Tuyen

Nguyen Thi Ngoc Lan



Vu Van Thanh

**HOA SEN GROUP**  
**Consolidated Financial Statements**  
**INCOME STATEMENT**

**The First Quarter - Fiscal Year 2025 - 2026**  
**From 01-10-2025 to 31-12-2025**

Form B 02 - DN/HN  
*(Issued under Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance)*

No.	ITEMS	Code	Note	From	From
				01/10/2025 - 31/12/2025	01/10/2024 - 31/12/2024
1.	Revenues from sale of goods and rendering of services	01	25	8,610,143,244,923	10,407,256,195,735
2.	Less deductions	02	25	227,071,005,807	185,592,804,518
3.	Net revenues from sale of goods and rendering of services (10=01-02)	10	25	8,383,072,239,116	10,221,663,391,217
4.	Costs of goods sold and services rendered	11	26	7,444,555,652,942	9,016,345,704,951
5.	Gross profit from sales of goods and rendering of services (20=10-11)	20		938,516,586,174	1,205,317,686,266
6.	Financial income	21	27	39,136,515,213	43,366,281,602
7.	Financial expenses	22	28	69,418,563,118	74,955,347,759
	- Including: Interest Expenses	23		52,210,780,267	49,209,711,174
8.	Selling expenses	25	29	657,845,507,426	848,556,571,827
9.	General and administration expenses	26	30	169,129,498,011	142,824,062,384
10.	Net operating profit/(loss) (30=20+21-22-25-26)	30		81,259,532,832	182,347,985,898
11.	Other income	31	31	17,348,335,568	7,392,846,337
12.	Other expenses	32	32	2,199,084,153	734,969,228
13.	Net other income (40=31-32)	40		15,149,251,415	6,657,877,109
14.	Accounting profit/(loss) before tax (50=30+40)	50		96,408,784,247	189,005,863,007
15.	Corporate income tax ("CIT") - current	51	33	34,912,488,686	24,252,470,142
16.	CIT - deferred	52	33	(854,196,281)	(781,584,875)
17.	Profit/(loss) after tax (60=50-51-52)	60		62,350,491,842	165,534,977,740
18.	Owners of the parent company	61		62,402,209,404	165,527,075,204
19.	Non-controlling interests	62		(51,717,562)	7,902,536

30 January, 2026

Preparer  
*(Sign, full name)*

  
 Nguyen Thi Thanh Tuyen

Chief Accountant  
*(Sign, full name)*

  
 Nguyen Thi Ngoc Lan

General Director  
*(Sign, full name, seal)*

  
 Vu Van Thanh



**HOA SEN GROUP**
**Consolidated Financial Statements**
**CASH FLOW STATEMENT**
*(Indirect method)*
**The First Quarter - Fiscal Year 2025 - 2026**
**From 01-10-2025 to 31-12-2025**
**Form B 03 – DN/HN**
*(Issued under Circular No. 202/2014/TT-BTC dated  
22 December 2014 of the Ministry of Finance)*
*Unit: VND*

ITEMS	Code	Note	From	From
			01/10/2024 - 31/12/2025	01/10/2023 - 31/12/2024
<b>CASH FLOWS FROM OPERATING ACTIVITIES</b>				
Accounting profit/(loss) before tax	01		96,408,784,247	189,005,863,007
Adjustments for:			-	-
Depreciation and amortisation	02		230,601,184,244	227,726,144,418
Provisions/(reversal of provisions)	03		830,515,750	-
Unrealised foreign exchange gains	04		-	-
Profits from investing activities	05		(9,080,818,884)	(5,410,242,849)
Interest expense	06		52,210,780,267	49,209,244,174
Operating profit/(loss) before changes in working capital	08		370,970,445,624	460,531,008,750
Increase/(decrease) in receivables	09		(191,096,546,163)	657,353,382,992
Increase/(decrease) in inventories	10		(1,236,260,129,880)	(36,669,541,340)
Increase/(decrease) in payables	11		201,319,325,532	(989,720,376,498)
Increase/(decrease) in prepaid expenses	12		(23,793,898,016)	(22,640,372,458)
Interest paid	14		(53,087,069,269)	(49,228,462,527)
CIT paid	15		(12,004,618,312)	(21,532,163,678)
Other payments on operating activities	17		(13,848,414,194)	(18,305,800,790)
Net cash (outflows)/inflows from operating activities	20		(957,800,904,678)	(20,212,325,549)
<b>CASH FLOWS FROM INVESTING ACTIVITIES</b>				
Purchases of fixed assets and other long-term assets	21		(384,107,214,130)	(166,012,633,583)
Proceeds from disposals of fixed assets	22		10,385,523,733	6,788,543,445
Payment of term deposits	23		(8,767,878,112)	(642,729,666)
Collection of term deposits	24		30,523,266,924	1,000,000,000
Payments or investments in other entities	25		-	-
Proceeds from sale of investments in other entities	26		-	-
Dividends, interest received and profit distributed	27		883,561,219	605,491,717
Net cash (outflows)/inflows from investing activities	30		(351,082,740,366)	(158,261,328,087)

**HOA SEN GROUP****Consolidated Financial Statements****CASH FLOW STATEMENT***(Indirect method)***The First Quarter - Fiscal Year 2025 - 2026****From 01-10-2025 to 31-12-2025****Form B 03 – DN/IIN***(Issued under Circular No. 202/2014/TT-BTC dated  
22 December 2014 of the Ministry of Finance)***Unit: VND**

ITEMS	Code	Note	From	From
			01/10/2024 - 31/12/2025	01/10/2023 - 31/12/2024
<b>CASH FLOWS FROM FINANCING ACTIVITIES</b>				
Proceeds from issuing stocks, receiving capital from owners	31		-	27,890,000,000
Capital withdrawal, buying back issued stocks	32		-	-
Proceeds from borrowings	33		6,550,260,766,400	9,212,715,814,738
Repayments of borrowings	34		(4,810,919,234,572)	(8,166,813,685,250)
Repayment of obligations under finance leased	35		-	-
Dividends paid, profits distributed to owners	36		(30,608,000)	(31,830,000)
<b>Net cash (outflows)/inflows from financing activities</b>	<b>40</b>		<b>1,739,310,923,828</b>	<b>1,073,760,299,488</b>
<b>Net cash flows during the year (50=20+30+40)</b>	<b>50</b>		<b>430,427,278,784</b>	<b>895,286,645,852</b>
<b>Cash and cash equivalents at beginning of period</b>	<b>60</b>		<b>427,830,965,127</b>	<b>602,071,799,277</b>
Effect of foreign exchange differences	61		-	-
<b>Cash and cash equivalents at end of period (70=50+60+61)</b>	<b>70</b>	<b>4</b>	<b>858,258,243,911</b>	<b>1,497,358,445,129</b>

30 January, 2026

Preparer  
(Sign, full name)Chief Accountant  
(Sign, full name)General Director  
(Sign, full name, seal)

Nguyen Thi Thanh Tuyen

Nguyen Thi Ngoc Lan



Vu Van Thanh

# HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025

Form B 09 – DN

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

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

## 1. Reporting entity

### (a) Ownership structure

Hoa Sen Group ("the Company") is a joint stock company established in SR Vietnam pursuant to the Business Registration Certificate No. 3700381324, which was issued on 8 August 2001.

The Company's Enterprise Registration Certificate has been amended several times, the most recent of which is the Enterprise Registration Certificate No. 3700381324 dated on 4 th August 2025. The Enterprise Registration Certificate and its updates were issued by Ho Chi Minh City Department of Finance.

The registered head office of the Company is located at No. 9, Thong Nhat Boulevard, Song Than II Industrial Park, Di An Ward, Ho Chi Minh City, Vietnam.

The Company's shares are listed on the Ho Chi Minh City Stock Exchange with the stock trading code "HSG" in accordance with Decision No. 117/QĐ-SGDHCM signed by General Director of Ho Chi Minh City Stock Exchange at 5 November 2008.

The consolidated financial statements include the Company and its subsidiaries (collectively referred to as the "Group")

### Charter capital structure

Charter capital	6,209,823,090,000	VND
Total of shares	620,982,309	Shares

### (b) Principal activities

The Group's business objectives and scope are:

- Production of roofing sheets made of galvanized steel, zinc-aluminum alloy, painted galvanized steel, and other alloy types.
- Production of steel purlins, galvanized purlins.
- Production of black steel pipes, galvanized steel pipes, steel pipes coated with other alloys.
- Production of galvanized steel mesh, galvanized steel wire, and all kinds of steel wire.
- Production of PVC ceiling panels.
- Production of construction materials.
- Buy and sell construction materials, production materials and consumer goods.
- Warehouse leasing and cargo transportation services.
- Industrial and civil construction.
- Production of cold rolled steel coils.
- Machinery, equipment and other tangible items leasing.

### (c) Normal operating cycle

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

## HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

Form B 09 – DN

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

### (d) Group structure

As at 31 December 2025, the Company has 10 subsidiaries and 2 associates

#### Subsidiaries:

Company name	Principal activities	% of ownership/ % of voting right	
		As at 31/12/2025	As at 01/10/2025
<b>Subsidiaries</b>			
* Hoa Sen Nghe An One Member Limited Liabilities Company	Production and sales of metal roofing sheets and steel pipe products.	100%	100%
* Hoa Sen Nhon Hoi - Binh Dinh One Member Limited Liabilities Company	Production and sales of metal roofing products.	100%	100%
* Hoa Sen Steel One Member Company Limited	Producing and trading cold rolled steel products.	100%	100%
* Hoa Sen Phu My One Member Limited Liabilities Company	Producing and trading steel pipe products.	100%	100%
* Hoa Sen Ha Nam One Member Limited Liabilities Company	Producing and trading steel pipe products.	100%	100%
* Hoa Sen Plastics Joint Stock Company	Producing and trading in plastic construction materials.	99.95%	99.95%
* Hoa Sen Binh Dinh Sole Member Limited Company	Producing and trading steel pipe products.	100%	100%
* Hoa Sen Yen Bai Joint Stock Company	Hotel business, catering services and commercial centers.	97.26%	97.26%
* Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company	Producing and trading steel pipe products.	100%	100%
* Hoa Sen Hai Phong One Member Limited Liabilities Company	Producing and trading steel products, construction materials.	100%	
<b>Associates</b>			
* Hoa Sen International Port Joint Stock Company	Producing and trading steel pipe products.	49%	49%
* Hoa Sen Sai Gon Joint Stock Company	Real estate business activities.	40%	40%

As at 31 December 2025, the Company has 8,089 employees

## 2. Basis of preparation

### (a) Statement of compliance

The consolidated financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirement applicable to financial statement report.

# HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

Form B 09 – DN

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

## (b) Basis of measurement

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

## (c) Annual accounting period

The annual accounting period of the Company is from 1 October to 30 September.

## (d) Accounting and presentation currency

The Company's accounting currency is Vietnam Dong ("VND"), which is also the currency used for presenting financial statement.

## 3. Summary of significant accounting policies

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

### (a) Basis of consolidation

#### (i) Subsidiaries

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

#### (ii) Non-controlling interest

The non-controlling interest is determined based on the proportionate share of the non-controlling shareholders in the net assets of the acquiree at the acquisition date.

The Group's divestment in a subsidiary that does not result in the loss of control is accounted for as an equity transaction. The difference between the change in the Group's ownership interest in the subsidiary's net assets and the cash received or paid from the divestment is recognized in retained earnings under equity.

#### (iii) Loss of control

When control is lost in a subsidiary, the Group stops recognizing the subsidiary's assets and liabilities, as well as the non-controlling interest and other equity components. Any gain or loss arising from this event is recognized in the consolidated income statement. After the divestment, the remaining interest in the subsidiary (if any) is recognized at its carrying amount in the consolidated financial statements of the parent company, adjusted for the corresponding changes in equity since the acquisition date if the Group still has significant influence over the investee, or presented at the cost of the remaining investment if there is no significant influence.

#### (iv) Associates

An associate is an entity over which the Group has significant influence, but not control, over the financial and operating policies. Associates are accounted for using the equity method. The consolidated financial statements include the Group's share of the income and expenses of the associates, adjusted for the Group's accounting policies, from the date significant influence begins until the date significant influence ceases. When the Group's share of losses of an investee exceeds its interest in the associate, the carrying amount of the investment (including any long-term investments, if applicable) is written down to zero, and no further losses are recognized, unless the Group has an obligation to share those losses or has made payments on behalf of the associate.

# HOA SEN GROUP

## Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

Form B 09 – DN

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

### (v) *Transactions eliminated on consolidation*

Intergroup balances and transactions, as well as unrealized income and expenses from intergroup transactions, are eliminated in the preparation of the consolidated financial statements. Unrealized gains and losses arising from transactions with investees accounted for using the equity method are eliminated against the investment to the extent of the Group's interest in the investee.

### (b) **Foreign currency transactions**

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

Monetary assets and liabilities denominated in currencies other than VND are exchanged to VND at buying rate and selling rate of the commercial bank, where the Company conducts the most transactions at the end of the accounting period.

All foreign exchange differences are recorded in the consolidated income statement

### (c) **Cash and cash equivalents**

Cash comprises cash balances and call deposits. Cash equivalents are short-term investments with high liquid rate that can be convertible to cash with insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes

### (d) **Held-to-maturity investments**

Investments held to maturity are investments which the Company has positive intention and ability to hold until maturity. Investments held to maturity include bank term deposits and bonds. These investments are recognized at cost less provision for doubtful receivables.

### (e) **Accounts receivable**

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

### (f) **Inventories**

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

The Company applies the perpetual method of accounting for inventories.

## HOA SEN GROUP

### Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

Form B 09 – DN

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

#### (g) Tangible fixed assets

##### (i) Cost

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use, and the costs of dismantling and removing the asset and restoring the site on which it is located. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, are recognized in the separate income statement in the period in which the cost is incurred. In the case, there is a method that can clearly demonstrate those expenditure benefiting the economy in the future through obtaining from the use of tangible fixed assets beyond their standard of performance. Therefore, the expenditure is capitalized as an additional cost of tangible fixed assets.

##### (ii) Depreciation

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

* Buildings and structures	5 – 50 years
* Machinery and equipment	3 – 10 years
* Motor vehicles	2 – 10 years
* Office equipment	3 – 10 years
* Others	3 – 8 years

#### (h) Intangible fixed assets

##### (i) Land use rights

Land use rights are stated at cost less accumulated amortisation. The initial cost of a land use rights comprises its purchase price and any direct attributable costs incurred in conjunction with securing the land use rights. Land use rights with definite term are amortised on a straight-line basis over the term of land use rights which is from 14 years to 55 years. Land use rights with indefinite term are not amortised.

##### (ii) Software

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible asset. Software cost is amortised on a straight-line basis over periods ranging from 3 to 6 years.

##### (i) Construction in progress

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

##### (j) Long-term prepaid expenses

##### (i) Advertising panels

Advertising panels are initially recognized at cost and are amortised on a straight-line basis over a period ranging from 2 to 3 years.

## HOA SEN GROUP

### Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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#### **(ii) Tools and instruments**

Tools and instruments include assets held for use by the Company in the normal course of business whose costs of individual items are less than VND 30 million and therefore not qualified for recognition as fixed assets under prevailing regulation. Cost of tools and instruments are amortised on a straight-line basis over a period ranging from 2 to 3 years.

#### **(iii) Rental expenses**

Prepaid rental expenses comprise prepayments for warehouse rental during the Company's production and business operations and are initially recognized at cost. These prepayments are amortised on a straight-line basis over the lease terms ranging from 2 to 3 years.

#### **(iv) Maintenance expenses**

Maintenance expenses represent costs to repair and replace machinery, equipment and other fixed assets which do not meet the recognition requirements of fixed assets. Maintenance expenses are initially recognized at cost and amortised on a straight-line basis over a period ranging from 2 to 3 years.

#### **(k) Trade and other payables**

Trade and other payables are stated at their cost.

#### **(l) Provisions**

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

#### ***Severance allowance***

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

#### **(m) Share capital**

##### **(i) Ordinary shares**

Ordinary shares are recognized at par value.

##### **(ii) Share premium**

Excess of cash receipt from share issues over par value is recorded as share premium under owners' equity. Incremental costs directly attributable to the issue of shares, net of tax effects, are recognized as a deduction from share premium.

## HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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### *(iii) Repurchase and reissue of ordinary shares (Treasury Shares)*

*Before 1 January 2021*

When share capital recognized as equity is repurchased, the paying amount of the consideration paid, including directly attributable costs, less any tax effects, is recognized as a deduction from equity. Repurchased shares are classified as treasury shares and are presented in the treasury share reserve. When treasury shares are sold or reissued subsequently, the amount received is recognized as an increase in equity and the resulting surplus or deficit on the transaction is presented within share premium.

*From 1 January 2021*

Treasury shares are recognized only in respect of repurchased shares which are aggregated fractions of share arising when the company issues shares to pay dividends or issues shares from equity reserves in accordance with an approved issuance plan, or repurchased odd-lots of shares as requested by the shareholders. In all other cases, when shares recognized as equity are repurchased, their par value amount is recognized as a reduction to share capital. The difference between the value of the par value and the value of paying amount of the consideration paid, which includes directly attributable costs, less tax effects, is included in share premium.

This change in accounting policy has been applied prospectively from 1 January 2021 due to change in applicable laws and regulations on buying back shares.

### **(n) Taxation**

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

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

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

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

# HOA SEN GROUP

## Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

Form B 09 – DN

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

### (o) Revenue and other income

#### (i) Goods sold

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

#### (ii) Revenue from providing services

Revenue from providing services is recognized in the consolidated income statement based on the percentage of completion of the transaction. The percentage of completion is assessed based on surveys of work performed. Revenue is not recognized if there are significant uncertainties related to the collectability of receivables.

#### (iii) Interest income

Interest income is recognized on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

#### (iv) Dividend income

Dividend income is recognized when the right to receive dividend is established.

### (p) Leases

#### (i) Leases assets

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

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

Assets held under other leases are classified as operating leases and are not recognized in the Group's balance sheet.

#### (ii) Lease payments

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

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

## HOA SEN GROUP

### Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

Form B 09 – DN

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#### (q) **Borrowing costs**

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

#### (r) **Segment reporting**

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

#### (s) **Related parties**

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

#### (t) **Comparative information**

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

# HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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## 4. Cash and cash equivalents

	31/12/2025 VND	01/10/2025 VND
Cash on hand	12,369,354,510	10,925,754,116
Cash in banks	782,905,295,226	398,363,468,394
Cash in transit	65,000,000	930,592,187
Cash equivalents	62,918,594,175	17,611,150,430
	858,258,243,911	427,830,965,127

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

## 5. Accounts receivable from customers

	31/12/2025 VND	01/10/2025 VND
Others	1,245,330,702,609	1,603,410,311,169
Related parties	347,713,702,156	7,700,000
	1,593,044,404,765	1,603,418,011,169

### Accounts receivable from customers who are related parties:

	31/12/2025 VND	01/10/2025 VND
<i>The company is owned by the Chairman of the Company</i>		
Hoa Sen Holdings Group	347,713,702,156	-
Dash Limited Liability Company	-	7,700,000
	347,713,702,156	7,700,000

Trade receivables from related parties are unsecured, non-interest bearing, and have a repayment term of 45 days from the invoice date.

## 6. Prepayments to suppliers

### (a) Short-term prepayment to suppliers

	31/12/2025 VND	01/10/2025 VND
Others	519,036,765,918	509,359,793,355
Related parties	-	-
	519,036,765,918	509,359,793,355

### (b) Long-term prepayment to suppliers

	31/12/2025 VND	01/10/2025 VND
<i>Other related parties</i>		
Ms. Le Thi Le Hoa	1,050,000,000,000	1,250,000,000,000
	1,050,000,000,000	1,250,000,000,000

# HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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## 7. Other receivables

### (a) Other short-term receivables

	31/12/2025 VND	01/10/2025 VND
Advance from employees	31,662,492,584	34,564,566,624
Rental deposits	26,364,732,499	26,164,232,499
Short-term deposits	420,731,378	406,731,378
Shortage of assets awaiting resolution	22,852,392	47,164,328
Others	17,634,694,174	15,632,023,430
	<b>76,105,503,027</b>	<b>76,814,718,259</b>

Other short-term receivables from related parties:

*The company is owned by the Chairman of the Company*

Hoa Sen Holdings Group	819,500,000	1,284,700,000
	<b>819,500,000</b>	<b>1,284,700,000</b>

Other receivables from the related parties were unsecured, interest free and are receivable on demand.

### (b) Other long-term receivables

	31/12/2025 VND	01/10/2025 VND
Rental deposits	95,664,173,330	84,527,880,000
Advances for land purchases	674,831,139,106	533,227,818,006
Receivables from compensation for site clearance in Ha Nam	33,425,522,000	34,085,236,250
Receivables from the transfer of land use rights	12,818,775,000	12,818,775,000
Others	15,652,000,000	15,652,000,000
	<b>832,391,609,436</b>	<b>680,311,709,256</b>

### (b) Other long-term receivables (Continued)

	31/12/2025 VND	01/10/2025 VND
<b>Other long-term receivables from related parties:</b>		
<i>The company is owned by the Chairman of the Company</i>		
Hoa Sen Holdings Group	2,579,800,000	2,270,500,000

Other receivables from the related parties were unsecured, interest free and are receivable on demand.

# HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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## 8. Inventories

	31/12/2025 VND	01/10/2025 VND
Goods in transit	314,690,456,997	558,760,942,960
Raw materials	3,603,434,809,183	2,464,608,418,277
Tools and supplies	505,051,011,560	502,004,055,946
Manufacturing expenses, work in progress	20,451,442	133,286,312
Finished goods	3,741,336,412,751	3,365,718,065,584
Merchandise	1,425,233,204,180	1,462,281,447,154
	<hr/> 9,589,766,346,113	<hr/> 8,353,506,216,233

## HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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### 9. Tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
<b>Historical cost</b>						
Opening balance (01/10/2025)	3,218,716,105,190	10,577,046,097,300	561,732,786,624	102,957,087,827	49,108,766,828	14,509,560,843,769
New purchases	812,420,888	35,913,302,499	17,445,365,600	187,540,000	4,011,603,203	58,370,232,190
Transfers from construction in progress	2,530,385,528	152,587,250,887	9,704,730,436	-	-	164,822,366,851
Reclassifications	-	-	-	-	-	-
Other increase	-	-	-	-	-	-
Disposals	-	26,073,861,042	20,964,918,719	-	-	47,038,779,761
Write-off	4,591,263,722	992,717,168	-	54,057,500	-	5,638,038,390
Other decreases	-	-	-	-	-	-
Closing balance (31/12/2025)	3,217,467,647,884	10,738,480,072,476	567,917,963,941	103,090,570,327	53,120,370,031	14,680,076,624,659
<b>Accumulated depreciation</b>						
Opening balance (01/10/2025)	1,474,269,220,560	8,561,852,373,788	447,336,836,848	92,418,062,547	32,274,890,067	10,608,151,383,810
Charge for the period	46,300,465,563	172,807,854,738	6,955,887,371	1,349,274,115	951,383,235	228,364,865,022
Reclassifications	-	-	-	-	-	-
Other increase	-	-	-	-	-	-
Disposals	-	24,970,566,783	20,805,682,545	-	-	45,776,249,328
Write-off	3,698,223,016	960,022,239	-	54,057,500	-	4,712,302,755
Other decreases	-	-	-	-	-	-
Closing balance (31/12/2025)	1,516,871,463,107	8,708,729,639,504	433,487,041,674	93,713,279,162	33,226,273,302	10,786,027,696,749
<b>Net book value</b>						
Opening balance	1,744,446,884,630	2,015,193,723,512	114,395,949,776	10,539,025,280	16,833,876,761	3,901,409,459,959
Closing balance	1,700,596,184,777	2,029,750,432,972	134,430,922,267	9,377,291,165	19,894,096,729	3,894,048,927,910

## HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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### 10. Intangible fixed assets

	Land use rights	Software	Total
	VND	VND	VND
<b>Historical cost</b>			
Opening balance (01/10/2025)	266,580,337,708	71,807,674,802	338,388,012,510
Additions	73,555,304,727	-	73,555,304,727
Transfers from construction in progress	-	-	-
Other decreases	-	544,171,091	544,171,091
Closing balance (31/12/2025)	340,135,642,435	71,263,503,711	411,399,146,146
<b>Accumulated amortisation</b>			
Opening balance (01/10/2025)	59,263,802,549	58,848,857,364	118,112,659,913
Charge for the period	1,136,493,239	1,099,825,983	2,236,319,222
Other decreases	-	-	-
Closing balance (31/12/2025)	60,400,295,788	59,948,683,347	120,348,979,135
<b>Net book value</b>			
Opening balance	207,316,535,159	12,958,817,438	220,275,352,597
Closing balance	279,735,346,647	11,314,820,364	291,050,167,011

### 11. Construction in progress

Major constructions in progress were as follows:

	31/12/2025	01/10/2025
	VND	VND
Machinery and equipment waiting for installation	349,279,773,433	85,682,539,184
Construction and renovation costs of Hoa Sen Home project	61,274,193,972	48,795,377,721
Yen Bai Hotel project	443,062,656,800	430,359,363,775
Hoa Sen Ha Nam project	40,088,414,913	39,838,414,913
Hoa Sen Binh Dinh project	79,190,154,584	79,190,154,584
Major maintenance expenses of fixed assets	10,475,133,165	29,536,309,504
Construction in progress of subsidiaries	75,953,664,104	35,205,663,530
Others	22,485,782,258	16,129,861,970
	1,081,809,773,229	764,737,685,181

### 12. Investments

#### (a) Held-to-maturity investments

*Held-to-maturity investments – short-term*

	31/12/2025	01/10/2025
	VND	VND
Term deposits	66,821,246,199	88,176,635,011
	66,821,246,199	88,176,635,011

Held-to-maturity investments – short-term represented term deposits at banks with original terms to maturity of more than 3 months from their transaction dates and less than 12 months from the end of the accounting period.

## HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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### *Held-to-maturity investments – long-term*

	31/12/2025 VND	01/10/2025 VND
Term deposits	-	400,000,000
	<hr/>	<hr/>
	-	400,000,000
	<hr/>	<hr/>

### (b) Held-to-maturity investments

	31/12/2025 VND	01/10/2025 VND
<b>Investments in associates</b>		
Hoa Sen International Port Joint Stock Company (*)	-	-
Hoa Sen Sai Gon Joint Stock Company (**)	-	-

(\*) Hoa Sen International Port Joint Stock Company was incorporated under Enterprise Registration Certificate No. 3502399898 issued by the Department of Planning and Investment of Ba Ria - Vung Tau Province on 5 July 2019, in which the Company holds 49% of charter capital. As 31 December 2025, the Group has not yet contributed capital to Hoa Sen International Port Joint Stock Company. Currently, the company is in the process of being dissolved.

(\*\*) Hoa Sen Sai Gon Joint Stock Company was incorporated under Enterprise Registration Certificate No. 0318310211 issued by the Department of Planning and Investment of Ho Chi Minh City on 21 February 2024, in which the Company holds 40% of charter capital. As 31 December 2025, the Group has not yet contributed capital to Hoa Sen Sai Gon Joint Stock Company.

## 13. Prepaid expenses

### (a) Short-term prepaid expenses

	31/12/2025 VND	01/10/2025 VND
Rental expenses	59,901,569,965	64,902,488,274
Software expenses	3,959,071,043	7,569,863,046
Tools and instruments	66,391,311,142	52,892,125,224
Advertising expenses	22,328,469,796	18,819,973,131
Maintenance expenses	13,668,910,662	8,044,578,698
Insurance fee	4,093,394,609	7,179,245,465
Consultancy expenses	4,463,432,446	7,419,999,524
Others	13,959,908,086	10,096,420,220
	<hr/>	<hr/>
	188,766,067,749	176,924,693,582

# HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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## 13. Prepaid expenses (Continued)

### (b) Long-term prepaid expenses

	31/12/2025 VND	01/10/2025 VND
Tools and instruments	93,538,758,141	83,077,108,800
Leveling expenses	74,194,694,007	74,653,629,831
Rental expenses	42,412,388,924	43,136,294,408
Maintenance expenses	61,354,835,174	39,967,758,711
Signboard expenses	3,767,377,051	3,855,784,450
Others	20,285,788,719	18,492,262,804
	<hr/>	<hr/>
	295,553,842,016	263,182,839,004

## 14. Deferred tax assets

	31/12/2025 VND	01/10/2025 VND
<i>Deferred tax assets are recognised for:</i>		
Unrealised profits	40,651,252,205	41,217,741,110
Accrued expenses	93,070,668,570	91,826,734,929
Allowance and provisions	24,201,525,295	24,031,354,149
Unrealised foreign exchange gains	(15,169,681)	(21,750,080)
	<hr/>	<hr/>
	157,908,276,389	157,054,080,108

## 15. Accounts payable to suppliers

	31/12/2025 VND	01/10/2025 VND
Other parties	2,393,441,852,415	2,042,203,730,413
Related parties	5,476,317,545	7,366,650,140
	<hr/>	<hr/>
	2,398,918,169,960	2,049,570,380,553

Accounts payable to suppliers who are related parties:

*Companies owned by the Group's Chairman*

Hoa Sen Holdings Group	793,816,896	3,536,753,111
Hoa Sen Nghe An Investment One Member Limited Liabilities Company	3,926,759,849	2,755,061,319
Dash Limited Liability Company	755,740,800	1,074,835,710
	<hr/>	<hr/>
	5,476,317,545	7,366,650,140

Trade payables to related parties are unsecured, non-interest bearing, and have a payment 45 days from the invoice date for companies owned by the Company's Chairman.

## Công ty Cổ phần Tập đoàn Hoa Sen

Thuyết minh báo cáo tài chính hợp nhất cho kỳ kết thúc ngày 31 tháng 12 năm 2025 (tiếp theo)

Mẫu số B 09 – DN  
*(Ban hành theo Thông tư số 202/2014/TT-BTC Ngày 22/12/2014 của Bộ Tài Chính)*

### 16. Thuế

#### (a) Thuế phải nộp Nhà nước

Đầu kỳ 01/10/2025	Số phát sinh tăng	Số đã thực nộp trong kỳ	Số đã cấn trừ	Phân loại lại	Cuối kỳ 31/12/2025
Thuế giá trị gia tăng hàng nhập khẩu	95,151,177,323	500,294,783,527	391,349,864,533	-	204,096,096,317
Thuế giá trị gia tăng đầu ra	12,868,361,996	2,197,949,880,129	76,933,950,400	2,120,556,222,127	-
Thuế xuất, nhập khẩu	30,740,984	5,559,569,919	4,886,274,506	-	13,328,069,598
Thuế thu nhập doanh nghiệp	11,815,946,272	34,912,488,686	12,004,618,312	-	704,036,397
Thuế thu nhập cá nhân	3,440,985,467	11,028,538,039	10,093,107,885	-	11,027,227,674
Các loại thuế khác	253,952,982	4,187,289,307	3,558,145,886	-	4,376,232,670
	123,561,165,024	2,753,932,549,607	498,825,961,522	2,120,556,222,127	23,696,771,923
					234,414,759,059

#### (b) Thuế giá trị gia tăng được khấu trừ

Đầu kỳ 01/10/2025	Số phát sinh	Số đã cấn trừ	Số được hoàn	Cuối kỳ 31/12/2025
518,947,206,625	2,503,799,602,893	2,120,556,222,127	275,457,479,715	626,733,107,676

#### (c) Thuế phải thu Nhà nước

Đầu kỳ 01/10/2025	Số phát sinh tăng	Phân loại lại	Cuối kỳ 31/12/2025
Thuế thu nhập doanh nghiệp	-	23,696,588,972	88,037,623,166
Thuế thu nhập cá nhân	-	182,951	-
Các khoản thuế phải thu khác	-	-	-
	111,734,395,089	-	23,696,771,923
			88,037,623,166

**HOA SEN GROUP**

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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(Issued under Circular No. 202/2014/TT-BTC  
dated 22 December 2014 of the Ministry of Finance)**17. Advances from customers**

	31/12/2025 VND	01/10/2025 VND
Other parties	208,864,767,794	190,231,445,229
Related parties	8,023,907,436	31,605,570,850
	<hr/>	<hr/>
	216,888,675,230	221,837,016,079
	<hr/>	<hr/>

**Advances from customers who are related parties:**

	31/12/2025 VND	01/10/2025 VND
<i>Companies owned by the Group's Chairman</i>		
Hoa Sen Holdings Group	8,023,907,436	31,605,570,850
	<hr/>	<hr/>
	8,023,907,436	31,605,570,850
	<hr/>	<hr/>

**18. Accrued expenses**

	31/12/2025 VND	01/10/2025 VND
Salary and bonus	220,514,468,328	197,573,046,828
Electricity expenses	19,208,978,851	19,360,372,237
Transportation expenses	15,000,131,589	20,903,546,014
Capital construction expenses	3,712,079,085	10,859,553,011
Interest expenses	3,946,752,187	4,823,041,189
Sale support	980,277,605	1,289,927,140
Guarantee certificate	7,465,229,643	7,465,229,643
Advance trade discounts	191,161,122,520	202,455,471,102
Promotion expenses	1,808,000,000	1,808,000,000
Rental expenses	22,514,895,548	22,514,895,548
Others	14,856,531,399	16,755,822,578
	<hr/>	<hr/>
	501,168,466,755	505,808,905,290
	<hr/>	<hr/>

**19. Other payables – short-term**

	31/12/2025 VND	01/10/2025 VND
Short-term deposits received	15,637,972,030	24,908,482,827
Dividend payables	4,440,522,460	4,471,130,460
Discount on export documents payable	-	133,119,362,319
Other payables	6,035,564,427	8,222,357,773
Social insurance, health insurance, unemployment insurance and union funds	713,182,300	1,822,704,445
	<hr/>	<hr/>
	26,827,241,217	172,544,037,824
	<hr/>	<hr/>

# HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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## 19. Other payables – short-term (Continued)

	31/12/2025 VND	01/10/2025 VND
Other payables who are related parties		
<i>Company is owned by Chairman</i>		
Hoa Sen Holdings Group	85,000,000	12,080,000,000

## 20. Long-term payables provision

Long-term payables provision reflects the severance allowance provision

	31/12/2025 VND	01/10/2025 VND
Severance allowance provision	16,269,830,966	15,439,315,216
	<hr/> <u>16,269,830,966</u>	<hr/> <u>15,439,315,216</u>

## 21. Borrowings

	31/12/2025 VND	01/10/2025 VND
<b>(a) Borrowings</b>		
<i>Lenders</i>		
The Joint Stock Commercial Bank for Foreign Trade of Vietnam - South Binh Duong Branch	2,418,812,578,588	1,310,606,061,142
Vietnam Joint Stock Commercial Bank For Industry and Trade - East Ho Chi Minh Branch	741,916,420,777	1,357,236,353,883
Ho Chi Minh City Development Joint Stock Commercial Bank	100,000,000,000	198,543,417,233
Joint Stock Commercial Bank for Investment and Development of Vietnam - Transaction Center 2 Branch	1,463,344,194,151	790,963,003,699
Vietnam Joint Stock Commercial Bank For Industry and Trade - Ba Ria Vung Tau Branch	29,231,941,000	-
United Overseas Bank (Vietnam) Ltd	147,853,284,458	536,622,767,537
Kasikornbank Public Company Limited - Ho Chi Minh Branch	196,351,769,789	-
Asia Commercial Joint Stock Bank, Tan Thuan Branch	187,361,713,330	209,894,118,637
HSBC Bank (Vietnam) Ltd	858,335,351,866	-
	<hr/> <u>6,143,207,253,959</u>	<hr/> <u>4,403,865,722,131</u>

*Movements during the period:*

	Amount
As at 01/10/2025	4,403,865,722,131
Increases	6,550,260,766,400
Decreases	4,810,919,234,572
Foreign exchange differences	<hr/>
As at 31/12/2025	6,143,207,253,959

## HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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### 22. Changes in owners' equity

	Share capital VND	Share premium VND	Other funds VND	Post-tax undistributed earnings VND	Minority shareholders VND	Total VND
<b>Balance at (01/10/2024)</b>	6,159,823,090,000	157,292,539,068	50,993,213,769	4,532,690,018,176	16,138,194,524	10,916,937,055,537
Net profit for the period	-	-	-	735,018,776,205	(6,702,461)	735,012,073,744
Appropriation to other funds	-	-	25,580,845,546	25,580,845,546	-	-
Appropriation to bonus and welfare funds	-	-	-	18,604,251,306	-	18,604,251,306
Utilisation of other funds	-	-	34,099,644,435	-	-	34,099,644,435
Issuance of shares under the Employee Stock Ownership Plan (ESOP)	50,000,000,000	-	-	-	-	50,000,000,000
Payment dividends in the form of shares	-	-	-	-	-	-
Payment dividends in cash	-	-	-	310,491,154,500	126,289,783	310,617,444,283
<b>Balance at (30/09/2025)</b>	6,209,823,090,000	157,292,539,068	42,474,414,880	4,913,032,543,029	16,005,202,280	11,338,627,789,257
<b>Balance at (01/10/2025)</b>	6,209,823,090,000	157,292,539,068	42,474,414,880	4,913,032,543,029	16,005,202,280	11,338,627,789,257
Net profit for the period	-	-	-	62,402,209,404	(51,717,562)	62,350,491,842
Appropriation to other funds	-	-	19,908,796,075	19,908,796,075	-	-
Appropriation to bonus and welfare funds	-	-	-	14,479,124,418	-	14,479,124,418
Utilisation of other funds	-	-	10,191,308,344	-	-	10,191,308,344
Stock dividends	-	-	-	-	-	-
Payment dividends in the form of shares	-	-	-	-	-	-
ESOP dividends	-	-	-	-	-	-
<b>Balance at (31/12/2025)</b>	6,209,823,090,000	157,292,539,068	52,191,902,611	4,941,046,831,940	15,953,484,718	11,376,307,848,337

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Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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## 23. Share capital

The Company's authorised and issued share capital are:

	31/12/2025		01/10/2025	
	Number of shares	VND	Number of shares	VND
<b>Authorised and issued share capital</b>				
Ordinary shares	620,982,309	6,209,823,090,000	620,982,309	6,209,823,090,000
<b>Treasury shares</b>				
Ordinary shares	-	-	-	-
<b>Shares in circulation</b>				
Ordinary shares	620,982,309	6,209,823,090,000	620,982,309	6,209,823,090,000

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

Change of share capital during the period were as follows:

	31/12/2025		01/10/2025	
	Number of shares	VND	Number of shares	VND
Opening balance	620,982,309	6,209,823,090,000	615,982,309	6,159,823,090,000
Stock Dividends	-	-	-	-
ESOP Dividends	-	-	5,000,000	50,000,000,000
Closing balance	620,982,309	6,209,823,090,000	620,982,309	6,209,823,090,000

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Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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## 24. Off balance sheet items

Foreign currencies:

	31/12/2025		01/10/2025	
	Original currency	VND equivalent	Original currency	VND equivalent
USD	8,157,975	211,246,431,349	6,683,164	175,002,819,370
		<u>211,246,431,349</u>		<u>175,002,819,370</u>

## 25. Revenue from sales of goods and rendering of services

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

Net revenue comprised:

	From	From
	01/10/2025 - 31/12/2025	01/10/2024 - 31/12/2024
Total revenue		
Revenue from sales of finished goods	4,359,039,048,904	5,487,341,868,095
Revenue from sales of merchandise	4,247,924,365,908	4,916,142,546,950
Revenue from rendering of services	2,133,867,188	2,775,353,825
Revenue from sales of others	1,045,962,923	996,426,865
	<u>8,610,143,244,923</u>	<u>10,407,256,195,735</u>
Sales deductions		
Trade discounts	201,821,662,963	166,822,115,746
Sales returns	23,903,146,087	10,406,315,064
Sales allowances	1,346,196,757	8,364,373,708
	<u>227,071,005,807</u>	<u>185,592,804,518</u>
Net revenue	<u>8,383,072,239,116</u>	<u>10,221,663,391,217</u>

## 26. Cost of goods sold and services rendered

	From	From
	01/10/2025 - 31/12/2025	01/10/2024 - 31/12/2024
Total cost of sales		
Cost of finished goods sold	3,799,207,035,935	4,713,504,145,005
Cost of merchandise sold	3,644,793,390,122	4,302,716,716,290
Others	555,226,885	124,843,656
	<u>7,444,555,652,942</u>	<u>9,016,345,704,951</u>

**HOA SEN GROUP**

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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	From 01/10/2025 - 31/12/2025 VND	From 01/10/2024 - 31/12/2024 VND
Interest income from lending	883,561,219	536,991,717
Profits from financial investments	68,500,000	
Realised foreign exchange gains	38,030,212,195	42,503,546,632
Other financial income	222,741,799	257,243,253
	<hr/> 39,136,515,213	<hr/> 43,366,281,602

**28. Financial expenses**

	From 01/10/2025 - 31/12/2025 VND	From 01/10/2024 - 31/12/2024 VND
Interest expenses	52,210,780,267	49,209,244,174
Realised foreign exchange losses	17,203,938,935	25,473,084,385
Other financial expenses	3,843,916	273,019,200
	<hr/> 69,418,563,118	<hr/> 74,955,347,759

**29. Selling expenses**

	From 01/10/2025 - 31/12/2025 VND	From 01/10/2024 - 31/12/2024 VND
Staff costs	240,433,794,583	222,397,307,822
Export expenses	110,392,935,096	302,900,577,543
Rental expenses	48,571,936,681	51,960,208,592
Depreciation and amortisation	39,349,920,093	42,465,161,414
Advertising expenses	29,653,760,322	27,746,405,572
Transportation expenses	85,226,722,084	82,578,044,858
Outside services	37,499,773,181	19,890,974,688
Sale supports	353,259,384	-
Others	66,363,406,002	98,617,891,338
	<hr/> 657,845,507,426	<hr/> 848,556,571,827

**HOA SEN GROUP**

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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	From 01/10/2025 - 31/12/2025 VND	From 01/10/2024 - 31/12/2024 VND
Staff costs	67,482,613,838	64,195,806,317
Depreciation and amortisation	12,110,611,384	10,502,088,744
Rental expenses	8,951,120,044	4,899,855,047
Professional services	7,573,633,219	1,620,841,108
Hospitality expenses	8,318,693,653	5,586,528,371
Business travel expenses	5,896,106,791	5,286,880,144
Outside services	21,013,546,002	20,351,037,821
Others	37,783,173,080	30,381,024,832
	<hr/>	<hr/>
	169,129,498,011	142,824,062,384

**31. Other income**

	From 01/10/2025 - 31/12/2025 VND	From 01/10/2024 - 31/12/2024 VND
Gains on disposal of fixed assets	9,122,993,300	4,804,751,132
Compensation received	1,851,096,125	313,001,019
Others	6,374,246,143	2,275,094,186
	<hr/>	<hr/>
	17,348,335,568	7,392,846,337

**32. Other expenses**

	From 01/10/2025 - 31/12/2025 VND	From 01/10/2024 - 31/12/2024 VND
Charity expenses	170,000,000	115,000,000
Others	2,029,084,153	619,969,228
	<hr/>	<hr/>
	2,199,084,153	734,969,228

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## 33. Corporation income tax ("CIT")

### (a) Recognised in the consolidated statement of income

	From 01/10/2025 - 31/12/2025	From 01/10/2024 - 31/12/2024
	VND	VND
<b>Current tax expense</b>		
Current period	34,912,488,686	24,252,470,142
Under provisions in prior years	-	-
	<b>34,912,488,686</b>	<b>24,252,470,142</b>
<b>Deferred tax benefit</b>		
Recognizing temporary differences	(854,196,281)	(781,584,875)
	<b>34,058,292,405</b>	<b>23,470,885,267</b>

### (b) Applicable tax rates

Based on the term of income tax's law, Company has obligation to pay the state corporation income tax equals to 20% of taxable profit. Subsidiaries have obligation to pay the state income tax from 10% to 20% of accessible profit. Specifically as follows:

Hoa Sen Nghe An One Member Limited Liabilities Company has obligation to pay corporate income tax at a rate of 10% on taxable profits for the first 15 years from the commencement of its business operations and at the standard tax rate thereafter. This subsidiary received a corporate income tax exemption for the first 4 years from the year in which it first generated taxable profits (2016-2019) and a 50% corporate income tax reduction for the following 9 years (2020-2028).

Hoa Sen Nhon Hoi – Binh Dinh One Member Limited Liability Company has obligation to pay corporate income tax at a rate of 10% on taxable profits for the first 15 years from the commencement of its business operations and at the standard tax rate thereafter. This subsidiary received a corporate income tax exemption for the first 4 years from the year in which it first generated taxable profits (2019-2022) and a 50% corporate income tax reduction for the following 9 years (2023-2031).

Hoa Sen Ha Nam One Member Limited Liabilities Company has obligation to pay corporate income tax at a rate of 17% on taxable profits for the first 10 years from 2016 and at the standard tax rate thereafter. This subsidiary received a corporate income tax exemption for the first 2 years from the year in which it first generated taxable profits (2019-2020) and a 50% corporate income tax reduction for the following 4 years (2021-2024).

Hoa Sen Phu My One Member Limited Liabilities Company has obligation to pay corporate income tax at a rate of 17% on taxable profits for the first 10 years from the year in which it first generated taxable profit and at the standard tax rate thereafter. This subsidiary received a corporate income tax exemption for the first 2 years from the year in which it first generated taxable profits (2020-2021) and a 50% corporate income tax reduction for the following 4 years (2022-2025).

# HOA SEN GROUP

Notes to the consolidated financial statement for the period ended 31 December, 2025 (continued)

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## (b) Applicable tax rates (Continues)

Hoa Sen Yen Bai Building Materials One Member Limited Liabilities Company has obligation to pay corporate income tax at a rate of 17% on taxable profits for the first 10 years from the year in which it first generated taxable profit and at the standard tax rate thereafter. This subsidiary received a corporate income tax exemption for the first 2 years from the year in which it first generated taxable profits (2020-2021) and a 50% corporate income tax reduction for the following 4 years (2022-2025).

Other subsidiaries have obligation to pay corporate income tax at 20% on taxable profit.

## 34. Significant transactions with related parties

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

	From 01/10/2025 - 31/12/2025	From 01/10/2024 - 31/12/2024
(i) Net revenue from sales of goods and rendering of services		
Hoa Sen Holdings Group	1,302,813,738,511	1,076,421,487,072
Hoa Sen Nghe An Investment One Member Limited Liabilities Company	54,000,000	54,000,000
Dash Limited Liability Company	21,000,000	-
	<u>1,302,888,738,511</u>	<u>1,076,475,487,072</u>
(ii) Purchases of goods and services		
Hoa Sen Holdings Group	12,624,866,541	14,482,521,361
Hoa Sen Nghe An Investment One Member Limited Liabilities Company	11,547,034,004	12,419,250,104
Dash Limited Liability Company	1,197,353,250	-
	<u>25,369,253,795</u>	<u>26,901,771,465</u>
(iii) Sales of fixed assets, tools and supplies		
Hoa Sen Holdings Group	-	15,000,000
(v) Compensation of key management		
Board of Directors and Auditor	From 01/10/2025 - 31/12/2025	From 01/10/2024 - 31/12/2024
Mr. Le Phuoc Vu	Chairman	90,000,000
Mr. Tran Ngoc Chu	Vice chairman	75,000,000
Mr. Tran Quoc Tri	Member	60,000,000
Mr. Nguyen Van Luan	Member	90,000,000
Mr. Ly Van Xuan	Member	75,000,000
Mr. Dinh Viet Duy	Member	75,000,000
Board of Management		
Mr. Vu Van Thanh - General Director		523,933,900
Other members		4,712,189,669
<b>Total</b>	<b><u>5,701,123,569</u></b>	<b><u>5,104,491,132</u></b>

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## 35. Comparative information

The comparative information as at 01/10/2025 was derived from the balances and amounts reported in the Company's consolidated financial statements as at and for the year ended of 30 September 2024.

The comparative information for the same period of the I quarter ending 31 December 2024 was derived from balances and amounts reported in the Company's consolidated financial statements for the I quarter of the fiscal year 2024-2025.

Preparer  
(Sign, full name)



Nguyen Thi Thanh Tuyen

Chief Accountant  
(Sign, full name)



Nguyen Thi Ngoc Lan

30 January, 2026

General Director

Mr. Vu Van Thanh  
M.S. VN: 370038 (Sign, full name)  
CÔNG TY  
CỔ PHẦN  
TẬP ĐOÀN  
HOA SEN  
P. DỊAN - TP. HỒ CHÍ MINH  
C.T.C.P  
HỒ CHÍ MINH



Vu Van Thanh

