

**HOA VIET JOINT STOCK COMPANY**

**AUDITED FINANCIAL STATEMENTS**

For the year ended 31 December 2025

Dong Nai, March 2026



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**STATEMENT OF THE MANAGEMENT**

The Management of Hoa Viet Joint Stock Company (“the Company”) presents this report together with the Company’s audited financial statements for the year ended 31 December 2025.

**The Board of Directors and The Management**

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

- |                       |   |
|-----------------------|---|
| - Mr. Chau Tuan       | Chairman (Retired on 25 June 2025)              |
| - Mr. Tran Quang Ha   | Chairman (Appointed on 25 June 2025)            |
| - Mr. Luong Huu Hung  | Director, Member                                |
| - Mr. Nguyen The Long | Member (Appointed on 25 June 2025)              |
| - Mr. Dinh Tien Loc   | Member  |
| - Mr. Phan Quoc Toan  | Deputy Director, Member                         |
| - Mr. Ha Thanh Duoc   | Deputy Director (Appointed on 02 December 2025) |

**The Management’s responsibility**

The Management is responsible for preparing the financial statements for the year ended 31 December 2025, which give a true and fair view of the financial position and business results, cash flows of the Company for the year. In preparing these financial statements, the Management are required to:

- Comply with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements applicable to the preparation and presentation of the financial statements;
- 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 misstatements applications which need to be disclosed and explained in the financial statements;
- Design and implement an effective internal control system for the purpose of properly preparation and presentation of the financial statements so as to minimize errors and fraud; and
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue its business.

The Management is responsible for ensuring that accounting books are properly recorded to disclose the financial position of the Company reasonably at any time and the financial statements are prepared and presented in compliance with Vietnamese Accounting Standards, Corporate Accounting System and the relevant statutory requirements. The Management are also responsible for safeguarding the assets of the Company and hence for taking reasonable methods to prevent and detect fraud and other irregularities.

The Management confirm that the Company has complied with the above requirements in preparing and presenting these financial statements.

For and on behalf of the Management,



**Luong Huu Hung**  
Director  
Dong Nai, 16 March 2026

No: 16/2026/KT-AVI-TC2

## INDEPENDENT AUDITOR'S REPORT

To: **The Shareholders  
The Board of Directors and The Management  
Hoa Viet Joint Stock Company**

We have audited the accompanying financial statements of Hoa Viet Joint Stock Company (hereinafter referred to as "the Company"), prepared on 16 March 2026 as set out from page 5 to page 29, which comprise the balance sheet as at 31 December 2025, the statement of income, and statement of cash flows for the year then ended, and notes to the separate financial statements.

### Management's Responsibility

The Management is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, Corporate Accounting System and legal regulations relating to financial statements and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by management, as well as evaluating the overall presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our qualified audit opinion.

### Basis for Qualified Opinion

From 2020 to 2025, the Company received notices from the Dong Nai Tax Department regarding the retrospective assessment and collection of land rental for the periods from 2011 to 2015, 2016 to 2020, and land rental notifications for the years from 2021 to 2025 (as detailed in Note 15). The aggregate difference between the land rental amounts stated in such notices and the amounts paid by the Company to the State budget for the above periods was approximately VND 71.8 billion. As of the date of this Report, the Company is still working with the competent authorities in Dong Nai Province to seek a downward adjustment of the above land rental amounts payable. We were unable to obtain sufficient appropriate audit evidence to assess the impact of this matter on the completeness and accuracy of the land rental obligations to be recognized in the Company's financial statements for the year ended 31 December 2025.

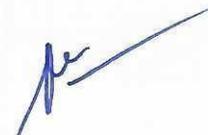
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**Qualified Opinion**

Based on our audit, except for the matter described in the "Basis for Qualified Opinion" paragraph, nothing has come to our attention that causes us to believe that the accompanying financial statements do not present fairly, in all material respects, the financial position of Hoa Viet Joint Stock Company as at 31 December 2025, and its financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the corporate accounting system and the relevant statutory requirements applicable to financial reporting.



  
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**Nguyen Thuong**  
Deputy General Director  
Audit Practising Registration Certificate  
No. 0308-2023-055-1  
**For and on behalf of**  
**AN VIET AUDITING COMPANY LIMITED**  
Hanoi, 16 March 2026

  
\_\_\_\_\_  
**Nguyen Hoang Viet**  
Auditor  
Audit Practising Registration Certificate  
No. 4988-2024-055-1



**BALANCE SHEET**

As at 31 December 2025

FORM B01 - DN

Unit: VND

ITEMS	Code	Note	31/12/2025	01/01/2025
<b>A - CURRENT ASSETS</b>	<b>100</b>		<b>473,500,914,132</b>	<b>264,203,891,095</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>5</b>	<b>7,618,499,502</b>	<b>3,790,736,889</b>
1. Cash	111		7,618,499,502	3,790,736,889
<b>II. Current receivables</b>	<b>130</b>		<b>167,066,747,263</b>	<b>71,486,004,519</b>
1. Short-term trade receivables	131	6	176,386,240,456	83,753,096,703
2. Short-term advances to suppliers	132		4,603,015,339	1,742,924,720
3. Other short-term receivables	136	7	1,743,683,953	1,824,020,005
4. Provision for short-term doubtful debts	137	8	(15,666,192,485)	(15,834,036,909)
<b>III. Inventories</b>	<b>140</b>	<b>9</b>	<b>292,174,471,499</b>	<b>181,165,940,680</b>
1. Inventories	141		292,174,471,499	181,165,940,680
<b>IV. Other current assets</b>	<b>150</b>		<b>6,641,195,868</b>	<b>7,761,209,007</b>
1. Short-term prepaid expenses	151	10	1,255,270,839	3,479,062,663
2. Deductible VAT	152		5,176,344,804	4,282,146,344
3. Taxes and other receivables from the State budget	153	15	209,580,225	-
<b>B - NON-CURRENT ASSETS</b>	<b>200</b>		<b>50,973,335,912</b>	<b>51,484,191,082</b>
<b>I. Fixed assets</b>	<b>220</b>		<b>47,644,379,411</b>	<b>48,530,304,787</b>
1. Tangible fixed assets	221	13	46,916,863,036	47,651,643,180
- Historical Cost	222		300,392,720,525	294,165,057,708
- Accumulated depreciation	223		(253,475,857,489)	(246,513,414,528)
2. Intangible fixed assets	227	11	727,516,375	878,661,607
- Historical Cost	228		4,406,531,424	4,406,531,424
- Accumulated depreciation	229		(3,679,015,049)	(3,527,869,817)
<b>II. Long term assets in progress</b>	<b>240</b>		<b>2,120,216,302</b>	<b>567,698,391</b>
1. Long term construction in progress	242	12	2,120,216,302	567,698,391
<b>III. Other non-current assets</b>	<b>260</b>		<b>1,208,740,199</b>	<b>2,386,187,904</b>
1. Long-term prepaid expenses	261	10	1,208,740,199	2,386,187,904
<b>TOTAL ASSETS</b>	<b>270</b>		<b>524,474,250,044</b>	<b>315,688,082,177</b>

The notes set out on pages 09 to 29 are an integral part of these financial statements

**BALANCE SHEET (Continued)**

As at 31 December 2025

FORM B01 - DN

Unit: VND

ITEMS	Code	Note	31/12/2025	01/01/2025
<b>C - LIABILITIES</b>	<b>300</b>		<b>332,615,867,640</b>	<b>134,289,968,362</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>332,615,867,640</b>	<b>134,289,968,362</b>
1. Short-term trade payables	311	14	165,868,181,912	45,089,147,268
2. Short-term advances from customers	312	16	7,681,660,000	6,000,000,000
3. Tax and amount payable to State Budget	313	15	58,242,473	334,673,798
4. Payables to employees	314		26,610,203,283	12,523,681,644
5. Accrued expenses	315	17	1,335,667,543	633,505,977
6. Other short-term payables	319	18	1,426,470,012	1,288,751,641
7. Short-term loans and obligations under finance leases	320	19	121,117,928,265	65,433,815,882
8. Reward and welfare funds	322		8,517,514,152	2,986,392,152
<b>D - EQUITY</b>	<b>400</b>		<b>191,858,382,404</b>	<b>181,398,113,815</b>
<b>I. Owner's equity</b>	<b>410</b>	<b>20</b>	<b>191,858,382,404</b>	<b>181,398,113,815</b>
1. Owner's contributed capital	411		128,530,520,000	128,530,520,000
- Ordinary shares with voting rights	411a		128,530,520,000	128,530,520,000
2. Investment and development fund	418		22,049,459,158	22,049,459,158
3. Other funds under owners	420		7,430,845,886	7,430,845,886
4. Undistributed earnings	421		33,847,557,360	23,387,288,771
- Retained earnings accumulated to the prior year end	421a		16,719,988,771	10,676,238,473
- Retained earnings of the current year	421b		17,127,568,589	12,711,050,298
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>524,474,250,044</b>	<b>315,688,082,177</b>

Tran Thi Hoang Dieu  
Preparer

Ho Quoc Dat  
Chief Accountant



Lương Hữu Hưng  
Director

Dong Nai, 16 March 2026

The notes set out on pages 09 to 29 are an integral part of these financial statements

**INCOME STATEMENT**  
For the year ended 31 December 2025

FORM B02 - DN  
Unit: VND

ITEMS	Code	Note	Year 2025	Year 2024
1. <b>Gross revenue from goods sold and services rendered</b>	01	22	1,083,097,683,764	852,499,159,848
2. Revenue deductions	02		-	-
3. <b>Net revenue from sale of goods and rendering of services</b>	10	22	1,083,097,683,764	852,499,159,848
4. Costs of goods sold	11	23	964,339,133,662	766,694,235,986
5. <b>Gross profit from sale of goods and rendering of services</b>	20		118,758,550,102	85,804,923,862
6. Financial income	21	24	771,206,897	1,587,638,807
7. Financial expenses	22	25	8,150,360,423	3,667,276,951
- In which: Interest expenses	23		8,139,356,978	3,617,946,453
8. Selling expenses	25	26	33,520,188,471	20,433,848,752
9. General and administrative expenses	26	26	55,921,027,978	47,213,088,071
10. <b>Operating profit</b>	30		21,938,180,127	16,078,348,895
11. Other income	31		149,223,295	174,018,905
12. Other expenses	32		-	49,669,987
13. <b>Other profit</b>	40		149,223,295	124,348,918
14. <b>Net profit before tax</b>	50		22,087,403,422	16,202,697,813
15. Current corporate income tax expense	51	28	4,959,834,833	3,491,647,515
16. <b>Net profit after corporate income tax</b>	60		17,127,568,589	12,711,050,298
17. <b>Basic earnings per share</b>	70	29	1,333	470

  
Tran Thi Hoang Dieu  
Preparer

  
Ho Quoc Dat  
Chief Accountant

  
Luong Huu Hung  
Director



Dong Nai, 16 March 2026

The notes set out on pages 09 to 29 are an integral part of these financial statements

## CASH FLOW STATEMENT

(Indirect Method)

For the year ended 31 December 2025

FORM B03 - DN

Unit: VND

ITEMS	Notes	Year 2025	Year 2024
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
1. Profit before tax	01	22.087.403.422	16.202.697.813
2. Adjustments for			
- Depreciation and amortisation of fixed assets and investment properties	02	7.680.158.593	8.091.043.079
- Provisions	03	(167.844.424)	(230.218.900)
- Foreign exchange gains or losses	04	(397.021.162)	(26.429.301)
- Gain/(loss) from investing activities	05	(15.943.279)	(934.820.878)
- Interest expenses	06	8.139.356.978	3.617.946.453
3. Operating profit before movements in working capital	08	37.326.110.128	26.720.218.266
- Decrease/(increase) in receivables	09	(101.476.511.838)	9.025.379.047
- Decrease/Increase in Inventories	10	(111.008.530.819)	(130.316.952.663)
- Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	141.156.315.153	(14.399.966.057)
- Decrease/(Increase) in prepaid expenses	12	3.401.239.529	(2.771.789.026)
- Interest paid	14	(8.020.969.180)	(3.569.710.466)
- Corporate income tax paid	15	(5.307.394.506)	(4.349.681.732)
- Other cash inflows	16	23.560.000	8.460.000
- Other cash outflows	17	(1.159.738.000)	(1.187.733.296)
Net cash flows from operating activities	20	(45.065.919.533)	(120.841.775.927)
<b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>			
1. Purchase and construction of fixed assets and other long-term assets	21	(7.222.011.431)	(4.213.820.380)
2. Proceeds from disposals of fixed assets and other long-term assets	22	64.854.545	174.018.866
3. Proceeds from loan recoveries and sale of debt instruments of other entities	24	-	56.000.000.000
4. Interest received from loans, dividends, and distributed profits	27	367.523.249	1.500.989.371
Net cash flows from investing activities	30	(6.789.633.637)	53.461.187.857
<b>III. CASH FLOWS FROM FINANCING ACTIVITIES</b>			
1. Proceeds from borrowings	33	495.430.932.638	464.484.722.646
2. Repayments of borrowings	34	(439.746.820.255)	(403.465.245.808)
3. Dividend and profit paid	36	(796.600)	(19.368.225)
Net cash flows from financing activities	40	55.683.315.783	61.000.108.613
Net cash increase/ (decrease) during the year	50	3.827.762.613	(6.380.479.457)
Cash and cash equivalents at the beginning of the year	60	3.790.736.889	10.171.216.346
Cash and cash equivalents at the end of the year	70	7.618.499.502	3.790.736.889

  
Tran Thi Hoang Dieu  
Preparer

  
Ho Quoc Dat  
Chief Accountant

  
Luong Huu Hung  
Director

Dong Nai, 16 March 2026

The notes set out on pages 09 to 29 are an integral part of these financial statements

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

## 1. GENERAL INFORMATION

### 1.1. Structure of ownership

Hoa Viet Joint Stock Company ("the Company") operates under Business Registration Certificate for a Joint Stock Company No. 3600262193, issued by the Department of Finance of Dong Nai Province (formerly the Department of Planning and Investment of Dong Nai Province) for the first time on 24 March 2005, and subsequently amended for the 11th time on 3 February 2026.

The Company's charter capital is VND 128,530,520,000, equivalent to 12,853,052 shares. The par value of each share is VND 10,000. The Company's shares are listed on the UPCoM market under the ticker symbol HJC.

Head office: Dieu Xien Street, Quarter 36, Long Binh Ward, Dong Nai Province, Vietnam.

The total number of employees of the Company as at 31 December 2025 was 262 (as at 31 December 2024 was 265)

### 1.2. Operating industry and principal activities

The Company's principal activities include cultivating, procuring, processing, and trading tobacco raw materials and other agricultural products; importing and exporting tobacco raw materials and agricultural supplies; trading cigarettes; livestock farming and aquaculture; warehousing, logistics services, and bonded warehouse operations; real estate brokerage and property trading; as well as tourism and catering services.

### 1.3. Normal production and business cycle

The Company's business production cycle is 12 months, starting on 01 January and ending on 31 December of the calendar year.

### 1.4. Organization structure

The Company's organizational structure comprises the Head Office and the following branches:

- Gia Lai Branch of Hoa Viet Joint Stock Company, located at: Thang Loi Hamlet, Phu Tuc Commune, Gia Lai Province, Vietnam.
- Ninh Thuan Branch of Hoa Viet Joint Stock Company, located at: Phu Thanh Hamlet, My Son Commune, Khanh Hoa Province, Vietnam.
- Tay Ninh Branch of Hoa Viet Joint Stock Company, located at: Hamlet 12, Thuan Tay Village, Ben Cau Commune, Tay Ninh Province, Vietnam.

## 2. ACCOUNTING YEAR AND ACCOUNTING CURRENCY

The Company's accounting year starts on 01 January and ends on 31 December.

The currency unit used in accounting period: Vietnam Dong (VND).

## 3. STANDARDS AND ACCOUNTING SYSTEM APPLIED

The financial statements are expressed in Vietnamese Dong (VND) and prepared under the accounting principles in conformity with the Vietnamese Corporate Accounting System issued in pursuance of Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 of Ministry of Finance, Vietnamese Accounting Standards and the relevant statutory requirements applicable to financial reporting.

### *Information on Changes in the Corporate Accounting Regime*

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the Vietnamese Accounting System for Enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated

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

21 March 2016 of the Ministry of Finance, and certain other related circulars. Circular 99 comes into effect from 01 January 2026 and is applicable to financial years beginning on or after 01 January 2026. The impact of the adoption of the Vietnamese Accounting System in accordance with the guidance under Circular 99 on the Company's accounting records and financial statements as at 01 January 2026 will be determined in accordance with the guidance on the conversion of accounting balances and the transitional provisions stipulated in Circular 99 and Vietnamese Accounting Standard No. 29 - "Changes in Accounting Policies, Accounting Estimates and Errors".

#### **4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies, which have been adopted by the Company in the preparation of these financial statements, are as follows:

##### **4.1. Basis of preparation of financial statements**

The financial statements are prepared on the accrual basis (except for the information related to cash flows), based on the original price principle, based on the assumption that the company is going concern.

##### **4.2. Estimates**

The preparation of financial statements in conformity with Vietnamese Accounting Standards, the Corporate Accounting System and the relevant statutory requirements applicable to financial reporting requires the management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the fiscal year. The actual business results could differ from those estimates and assumptions.

##### **4.3. Cash and cash equivalents**

Cash reflects the full existing amount of the Company at the end of the accounting year, comprising cash on hand, demand deposits and cash in transit.

Cash equivalents include short-term investments with terms less than 03 months from the date of investment, which can be converted easily into a certain amount of cash without any risk in conversion into cash at the reporting date and recorded following Vietnamese Accounting Standard No. 24 - Cash flow statement.

##### **4.4. Foreign Currency Translation**

The translation of foreign currencies is performed in accordance with the provisions of Vietnamese Accounting Standard No. 10 – The Effects of Changes in Foreign Exchange Rates.

During the year, transactions arising in foreign currencies are translated into VND at the actual exchange rates prevailing at the transaction dates or at the accounting book rates. Exchange differences arising are recognized in financial income (if a gain) or financial expenses (if a loss). Monetary items denominated in foreign currencies are retranslated at the actual exchange rates prevailing at the balance sheet date. Exchange differences arising from the retranslation are recognized in foreign exchange differences, and the balances are subsequently transferred to financial income (if a gain) or financial expenses (if a loss) at the end of the accounting period.

##### **4.5. Receivables and provision for doubtful debts**

Receivables are monitored in detail of the original terms, remaining terms at the reporting date, the receivable objects, receivable foreign currencies and other factors for the Company's management purpose. The classification of receivables are trade receivables and other receivables shall comply with the principles:

- Trade receivables include commercial receivables incurred from purchase-sale transactions, including receivables from the sale of exported goods under the trust for other entities;

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

- Other receivables include non-commercial or non-trading receivables, including: receivables from loan interests, deposit interests, dividends paid and earnings distributed; amount paid on behalf of another party; receivables which the export trustor must collect on behalf of the trustee; receivables from penalties, compensation; advances; pledges, collaterals, deposits, assets lending...

The company bases on the remaining term at the reporting date receivables to classify as long-term or short-term.

Receivables are recognized not exceeding the recoverable value. Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in difficulty of solvency due to dissolution, bankruptcy or similar difficulties in accordance with the provisions of the current Corporate Accounting System.

#### 4.6. Inventories

Inventories are determined at historical cost, when the historical cost is greater than the net realizable value, inventories are measured at net realizable value. Cost comprises the purchase price, processing cost and other direct attributable expenses that have been incurred in bringing the inventories to their present location and condition.

The cost of inventories is determined on a weighted average method and recorded on a regular basis. Net realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing and selling.

Provision for devaluation of inventories is the difference between the historical cost and the net realizable value as at the balance sheet date, which is made in accordance with the provisions of the current Corporate Accounting System.

#### 4.7. Tangible assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets is determined based on the historical cost. The cost of tangible fixed assets acquired through purchase or construction is the total amount spent by the Company to acquire the asset, up to the point when the asset is ready for use. Costs incurred after initial recognition are added to the asset's cost if they actually improve the current condition of the asset compared to its original standard condition, such as:

- Changes to components of tangible fixed assets that increase their useful life or enhance their operating capacity; or
- Improvements to components of tangible fixed assets that significantly increase the quality of the produced products; or
- The implementation of new production technology processes that reduce the operating costs of the asset compared to before.

Costs incurred for repairs and maintenance aimed at restoring or maintaining the asset's ability to generate economic benefits in accordance with its original operating condition, which do not meet any of the above conditions, are recognized as expenses in the production and business costs for the year.

Tangible fixed assets are depreciated using the straight-line method, with depreciation calculated by dividing the cost by the estimated useful life, in accordance with the provisions of Circular No. 45/2013/TT-BTC dated 25 April 2013, issued by the Ministry of Finance. The specific depreciation periods for each type of asset are as follows:

	<u>Year</u>
Buildings and structures	10 - 50
Machinery and equipment	4 - 10
Transportation vehicles	6 - 10
Office equipment	3 - 10

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

#### 4.8. Intangible assets and amortization

Intangible fixed assets are presented at historical cost less accumulated amortization. The historical cost of intangible fixed assets is determined based on original cost. Intangible fixed assets include land use rights with definite and indefinite terms. Indefinite land use rights are not amortized. Definite land use rights are amortized over the land-use period.

#### 4.9. Construction in progress

The construction in progress is recorded at cost, including expenses directly related to (including borrowing costs by the Company's accounting policy) properties in the course of construction for production, equipment installed for the purpose of manufacturing, rental and management as well as related expenses to repairs of fixed assets. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

#### 4.10. Prepaid expenses

Prepaid expenses represent actual expenses incurred which relate to the operating results of multiple accounting periods. The Company's prepaid expenses mainly comprise tools and equipment costs, major repair costs of fixed assets, and other prepaid expenses serving the business operations over several accounting periods.

- Tools and equipment that have been put into use are amortized using the straight-line method over a period of up to three years from the date they are placed into use.
- Major repair costs of fixed assets, which are incurred as one-off expenditures with significant value and for which the Company does not accrue provisions for major repairs of fixed assets, are amortized using the straight-line method over a period of up to three years from the date incurred.
- Land rental, infrastructure rental and operating lease payments for fixed assets represent rental payments made in advance and are allocated to the results of operations using the straight-line method over the respective lease terms.

The Company classifies prepaid expenses as short-term or long-term based on the prepaid period stipulated in the contract or the amortization period applicable to each type of expense, and no reclassification is made at the reporting date.

#### 4.11. Payables

The payables are monitored detailed under the original terms, the remaining terms at the reporting date, the payable objects, type of payables denominated in foreign currency and other factors according to the Company's management purpose. The classification of payables such as trade payables, other payables must be implemented the following principles:

- Trade payables comprise payables of a commercial nature arising from purchase and sale transactions, including payables arising from import transactions through entrusted import agents.
- Other payables comprise payables that are non-commercial in nature, not related to transactions involving the purchase, sale or provision of goods and services, including: interest payable; dividends and profit distributions payable; expenses relating to financial investment activities payable; payables arising from payments made by third parties on behalf of the Company; penalties and compensation payable; surplus assets detected pending clarification; payables relating to social insurance, health insurance, unemployment insurance and trade union contributions; deposits and collaterals received, and other similar payables.

The company bases the remaining terms of payable at the reporting date to classify as long-term or short-term.

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

The payables are recorded not less than the payment obligations. In the case of evidence that a loss likely occurs, the Company recognizes immediately a payable under the precautionary principle.

#### 4.12. Salary

The Company makes an appropriation to the salary fund in accordance with the guidance set out in Circular No. 003/2025/TT-BNV dated 28 April 2025 issued by the Ministry of Home Affairs, providing guidance on the management of labor, salaries, remuneration and bonuses in state-owned enterprises, which became effective on 15 June 2025. During the year, the Company made a provisional appropriation to the salary fund, which was recognized as an expense, amounting to VND 71.8 billion. The Company will finalize the settlement of the salary fund upon receipt of the approval decision from the Board of Directors.

#### 4.13. Accrued Expenses

Accrued expenses are recognized based on reasonable estimates of amounts payable for goods and services consumed during the year for which invoices have not yet been received or sufficient accounting documentation is not yet available. These include: interest expenses; subcontractor costs; major repair costs of fixed assets; accruals for cost of goods sold; accruals for employees' annual leave salaries; accruals for seasonal or planned work stoppage expenses, among others. Specifically:

- Interest expenses are estimated based on the loan principal, loan terms and applicable interest rates for each period under each loan agreement.
- Subcontractor costs relating to construction items that have been accepted and confirmed by customers in terms of completed work volume are accrued to cost of goods sold to match with the revenue recognized during the year.
- Major repair costs of fixed assets incurred during the period where the contractor has performed the work but the acceptance procedures have not yet been completed and invoices have not yet been issued.

#### 4.14. Revenue recognition

Revenue is recognized when the sale transactions are measured reliably and the Company received or will receive economic benefits from these sale transactions.

***Revenue from the sale of goods shall be recognized if it simultaneously meets the following five (5) conditions:***

- (a) The Company transferred most of the risks and benefits associated with ownership of goods to the customers;
- (b) The Company did not hold the right to manage goods as the owners or the right to control goods;
- (c) The revenue is measured reliably. When the contracts define that the customers are entitled to return goods purchased under specific conditions, the Company shall only record revenue if such specific conditions do not exist and the customers are not entitled to return goods (unless the customers are entitled to return the goods in the form of exchanging for other goods or service);
- (d) The Company received or will receive economic benefits from the sale transactions;
- (e) The costs related to the sale transactions may be determined.

***The turnover of a transaction on rendering of services shall be recognized if it meets all four (4) following conditions are satisfied:***

- (a) Revenue is measured reliably;
- (b) The Company received or will receive economic benefits from the sale transactions;
- (c) The completed work is determined at the reporting date;

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

- (d) Incurred costs for the transaction and the costs to complete the transaction of providing such services are determined.

**Financial income** comprises deposit interest, and is measured reliably on the basis of the balance of deposits, loans and actual interest rates each period.

**Other income** reflects income arising from the events or separate transactions with normal business operations of the Company, besides the above revenue.

#### 4.15. Taxation

The company is obliged to pay corporate income tax at the rate of 20% of taxable income. Corporate income tax includes current income tax and deferred income tax.

Current corporate income tax expense is calculated based on taxable income for the year. Taxable income may be different from the net profit reported in the income statement because the taxable income does not include income or taxable expenses or is deductible in other years (including carried forward losses, if any) and additionally not include items that are not taxable or not deductible.

Deferred income tax is calculated on the differences between the carrying amount and the basis for calculating the income tax of items of assets or liabilities on the financial statements and is recognized by the balance sheet method. Deferred income tax liabilities must be recognized for all temporary differences, while deferred tax assets are only recognized when there are sufficient future taxable profits to be deducted temporary differences.

The Company's determination of corporate income tax is based on current tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are applied in accordance with the prevailing tax laws in Vietnam.

#### 4.16. Related parties

The parties are regarded as related parties of the Company if they have the ability to control or exercise significant influence over the Company in making financial and operating decisions or have the same key management personnel or are jointly managed by another company (the same Group, Corporation).

Individuals with direct or indirect voting rights can impact significantly the Company, including close family members of these individuals (parents, spouses, children, siblings).

Key management personnel have authority and responsibility for planning, managing and controlling the operation of the Company: the directors, the managers of the Company and close family members of these individuals.

The companies managed by these individuals mentioned above with direct or indirect voting rights or through these rights they can have a significant impact on the Company, including the companies owned by the leaders or major shareholders of the Company and the companies that have the same key management personnel.

Information about related parties is presented in the Note No. 30.

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

## 5. CASH

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Cash on hand	427,983,862	355,496,808
Cash in bank	7,190,515,640	3,435,240,081
<b>Total</b>	<b><u>7,618,499,502</u></b>	<b><u>3,790,736,889</u></b>

## 6. SHORT-TERM TRADE RECEIVABLES

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Saigon Tobacco Company Limited	120,289,316,262	3,451,469,299
Hung Thinh Services and Production Investment One	18,560,525,407	17,149,493,847
Thien Loi Hoa Company Limited	11,623,455,634	11,623,455,634
Van Hanh Company Limited	3,618,972,000	2,984,500,000
British American Tobacco - Vinataba	568,666,500	4,469,237,700
Other customers	21,725,304,653	44,074,940,223
<b>Total</b>	<b><u>176,386,240,456</u></b>	<b><u>83,753,096,703</u></b>
<i>In which:</i>		
<i>Related parties:</i>	122,432,641,117	9,741,541,473

(\*) Details of receivables balances from related parties are presented in Note 30.

## 7. OTHER SHORT-TERM RECEIVABLES

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Receivables from compensation	1,366,714,171	1,353,078,584
Short-term deposits and collaterals	110,000,000	110,000,000
Advance	54,575,000	156,695,585
Other receivables	212,394,782	204,245,836
<b>Total</b>	<b><u>1,743,683,953</u></b>	<b><u>1,824,020,005</u></b>

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

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

## 8. BAD DEBT

	Overdue period	31/12/2025			01/01/2025		
		Historical Cost	Provision	Recoverable amount	Historical Cost	Provision	Recoverable amount
		VND	VND	VND	VND	VND	VND
Thien Loi Hoa Company Limited	More than 3 years	11,623,455,634	(11,623,455,634)	-	11,623,455,634	(11,623,455,634)	-
Noi Bai Investment Joint Stock Company	More than 3 years	1,446,729,454	(1,446,729,454)	-	1,446,729,454	(1,422,273,679)	24,455,774
Others	More than 3 years	2,596,007,397	(2,596,007,397)	-	2,788,307,596	(2,788,307,596)	-
<b>Total</b>		<b>15,666,192,485</b>	<b>(15,666,192,485)</b>	<b>-</b>	<b>15,858,492,683</b>	<b>(15,834,036,909)</b>	<b>24,455,774</b>

As at 31 December 2025, the Company's Management has prudently assessed and determined the recoverable value of outstanding receivables as the basis for making the allowance for doubtful receivables in accordance with applicable regulations.



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

## 9. INVENTORIES

	31/12/2025		01/01/2025	
	Historical Cost	Provision	Historical Cost	Provision
	VND	VND	VND	VND
Raw material	38,260,931,751	-	24,193,073,689	-
Tools, supplies	367,057,124	-	345,937,320	-
Finished goods	235,516,416,745	-	153,645,409,208	-
Goods	3,122,051,084	-	2,981,520,463	-
Goods on consignment	14,908,014,795	-	-	-
<b>Total</b>	<b>292,174,471,499</b>	<b>-</b>	<b>181,165,940,680</b>	<b>-</b>

## 10. PREPAID EXPENSES

	31/12/2025	01/01/2025
	VND	VND
<b>Short-term</b>	<b>1,255,270,839</b>	<b>3,479,062,663</b>
Prepaid expenses for fixed asset repairs	520,000,000	2,668,766,040
Fire insurance costs	306,808,672	249,715,963
Others	428,462,167	560,580,660
<b>Long-term</b>	<b>1,208,740,199</b>	<b>2,386,187,904</b>
Prepaid expenses for fixed asset repairs	1,208,740,199	2,384,117,180
Others	-	2,070,724
<b>Total</b>	<b>2,464,011,038</b>	<b>5,865,250,567</b>

## 11. INTANGIBLE FIXED ASSETS

	Land use rights	Computer software	Others	Total
	VND	VND	VND	VND
<b>ORIGINAL COST</b>				
As at 01/01/2025	3,103,409,047	1,021,122,377	282,000,000	4,406,531,424
As at 31/12/2025	3,103,409,047	1,021,122,377	282,000,000	4,406,531,424
<b>ACCUMULATED AMORTIZATION</b>				
As at 01/01/2025	2,464,532,386	781,337,431	282,000,000	3,527,869,817
Depreciated	71,145,228	80,000,004	-	151,145,232
As at 31/12/2025	2,535,677,614	861,337,435	282,000,000	3,679,015,049
<b>NET BOOK VALUE</b>				
As at 01/01/2025	638,876,661	239,784,946	-	878,661,607
As at 31/12/2025	567,731,433	159,784,942	-	727,516,375

The historical cost of fully amortized intangible assets that were still in use as at 31 December 2025 amounted to VND 2,323,335,311 (as at 31 December 2024: VND 2,323,335,311).

## 12. CONSTRUCTION IN PROGRESS

	31/12/2025	01/01/2025
	VND	VND
Automatic Fire Protection System Project	1,519,716,302	63,555,191
Management Accounting Software Project	471,500,000	471,500,000
Others	129,000,000	32,643,200
<b>Total</b>	<b>2,120,216,302</b>	<b>567,698,391</b>

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

## 13. TANGIBLE FIXED ASSETS

	Buildings and Structures	Machinery and Equipment	Transportation and transmission equipment	Office equipment	Others	Total
	VND	VND	VND	VND	VND	VND
<b>ORIGINAL COST</b>						
As at 01/01/2025	153,044,956,182	122,494,955,815	14,421,597,120	3,531,006,155	672,542,436	294,165,057,708
Increased during the year	930,467,204	3,359,817,871	2,407,750,142	96,198,000	-	6,794,233,217
<i>Purchased</i>	930,467,204	3,359,817,871	2,407,750,142	96,198,000	-	6,794,233,217
Decreased during the year	-	-	566,570,400	-	-	566,570,400
<i>Liquidation, disposal</i>	-	-	566,570,400	-	-	566,570,400
As at 31/12/2025	<u>153,975,423,386</u>	<u>125,854,773,686</u>	<u>16,262,776,862</u>	<u>3,627,204,155</u>	<u>672,542,436</u>	<u>300,392,720,525</u>
<b>ACCUMULATED DEPRECIATION</b>						
As at 01/01/2025	117,019,280,793	113,186,433,118	12,611,832,208	3,023,325,973	672,542,436	246,513,414,528
Increased during the year	4,457,649,832	2,191,129,514	684,366,421	195,867,594	-	7,529,013,361
<i>Depreciated during the year</i>	4,457,649,832	2,191,129,514	684,366,421	195,867,594	-	7,529,013,361
Decreased during the year	-	-	566,570,400	-	-	566,570,400
<i>Liquidation, disposal</i>	-	-	566,570,400	-	-	566,570,400
As at 31/12/2025	<u>121,476,930,625</u>	<u>115,377,562,632</u>	<u>12,729,628,229</u>	<u>3,219,193,567</u>	<u>672,542,436</u>	<u>253,475,857,489</u>
<b>NET BOOK VALUE</b>						
As at 01/01/2025	<u>36,025,675,389</u>	<u>9,308,522,697</u>	<u>1,809,764,912</u>	<u>507,680,182</u>	-	<u>47,651,643,180</u>
As at 31/12/2025	<u>32,498,492,761</u>	<u>10,477,211,054</u>	<u>3,533,148,633</u>	<u>408,010,588</u>	-	<u>46,916,863,036</u>

The historical cost of fully depreciated tangible fixed assets that were still in use as at 31 December 2025 amounting to VND 190,790,878,865 (as at 31 December 2024: VND 169,609,420,870).

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

## 14. SHORT-TERM TRADE PAYABLES

	31/12/2025		01/01/2025	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
Tay Nguyen Tobacco Joint Stock Company	78,056,760,000	78,056,760,000	-	-
Gia Lai Tobacco Investment Joint Stock Company	46,720,000,000	46,720,000,000	-	-
British American Tobacco - Vinataba	25,345,212,488	25,345,212,488	30,475,617,767	30,475,617,767
Hung Thinh Services and Production Investment One member Company Limited	3,747,345,895	3,747,345,895	-	-
Others	11,998,863,529	11,998,863,529	14,613,529,501	14,613,529,501
<b>Total</b>	<b>165,868,181,912</b>	<b>165,868,181,912</b>	<b>45,089,147,268</b>	<b>45,089,147,268</b>
<i>In which: Related parties</i>	<i>25,854,653,888</i>	<i>25,854,653,888</i>	<i>31,075,824,959</i>	<i>31,075,824,959</i>
British American Tobacco - Vinataba	25,345,212,488	25,345,212,488	30,475,617,767	30,475,617,767
Vina Toyo Company Limited	509,441,400	509,441,400	600,207,192	600,207,192

## 15. TAX AND AMOUNT PAYABLES TO THE STATE BUDGET

	12/31/2025		During the year		01/01/2025	
	Amount payable	Amount receivable	Amount payable	Amount Paid	Amount payable	Amount receivable
	VND	VND	VND	VND	VND	VND
Domestic value added tax	-	3,040,101	3,624,869,630	3,668,476,775	40,567,044	-
Corporate income tax	-	206,540,124	4,959,834,833	5,307,394,506	141,019,549	-
Personal income tax	58,242,473	-	671,230,501	763,979,557	150,991,529	-
Land tax, land rental (*)	-	-	2,330,361,151	2,330,361,151	-	-
Other taxes	-	-	146,908,245	149,003,921	2,095,676	-
<b>Total</b>	<b>58,242,473</b>	<b>209,580,225</b>	<b>11,733,204,360</b>	<b>12,219,215,910</b>	<b>334,673,798</b>	<b>-</b>

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

(\*) The Company has received several notices on the collection and payment of land rental from the Dong Nai Tax Department, including:

Notice No. 783/TB.CT.QLHKDCNTK dated 20 November 2020 regarding the payment of land rental (retrospective collection of land rental) for the period from 2011 to 2015, amounting to approximately VND 22.6 billion; Notice No. 675/TB-CT.QLHKDCN&TK dated 02 June 2021 regarding the retrospective collection of land and water surface rental for the period from 2016 to 2020, amounting to VND 16.97 billion. On 19 August 2021, the Dong Nai Tax Department issued Official Letter No. 7056/CTDON-QLHKDCNTK to correct certain contents of the above notice and address issues relating to the determination of the land rental unit price applicable to Hoa Viet Joint Stock Company, stating that: "According to the Company, it had paid an amount of VND 8,785,470,000 during the period from 01 January 2016 to 31 December 2020. If such amount has been paid to the State budget in accordance with the provisions of the tax laws (i.e., without late payment according to the annual provisional land rental notices from 01 January 2016 to 31 December 2020 and Notice No. 675/TB-CT.QLHKDCN&TK dated 02 June 2021 issued by the Dong Nai Tax Department), then the Company has fully paid the annual land rental and the additional land rental arising from price differences."

During the period from 2021 to 2025, the Dong Nai Tax Department issued several notices regarding the payment of land and water surface rental, including Notice No. 675/TB-CT.QLHKDCN&TK dated 02 June 2021, Notice No. 100/TB-CTDON dated 18 May 2022, Notice No. 108/TB-CTDON dated 18 May 2023, Notice No. 103/TB-CTDON dated 25 April 2024, and Notice No. 937/TB-CCTKV15-DON dated 26 April 2025. According to these notices, the annual land and water surface rental payable by the Company amounts to approximately VND 11.59 billion per year. However, the Company declared and paid VND 1.75 billion per year for each year during the period from 2021 to 2024, which is lower than the amount stated in the notices issued by the Dong Nai Tax Department by approximately VND 9.84 billion per year for the period from 2021 to 2025. As of the date of issuance of this Report, the Company is continuing to work with the competent authorities in Dong Nai Province to negotiate and reach agreement on the applicable land rental unit price, and to sign supplementary appendices amending Land Lease Contract No. 47/HĐTĐ dated 12 October 2009, in order to determine accurately the additional land rental payable, which will serve as a reliable basis for recognition in the financial statements.

#### 16. SHORT-TERM ADVANCE FROM CUSTOMERS

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
British American Tobacco - Vinataba (*)	7,000,000,000	6,000,000,000
Others	681,660,000	-
<b>Total</b>	<b><u>7,681,660,000</u></b>	<b><u>6,000,000,000</u></b>

(\*) Advance payment by the buyer is a related party.

#### 17. ACCRUED EXPENSES

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Interest expenses	118,387,798	51,799,697
Electricity expenses	279,392,738	277,070,910
Other expenses	937,887,007	304,635,370
<b>Total</b>	<b><u>1,335,667,543</u></b>	<b><u>633,505,977</u></b>

#### 18. OTHER SHORT-TERM PAYABLES

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Trade union fees	122,499,416	86,008,450
Deposits received	754,243,500	563,415,400
Dividends payable	497,995,710	498,792,310
Other payables	51,731,386	140,535,481
<b>Total</b>	<b><u>1,426,470,012</u></b>	<b><u>1,288,751,641</u></b>

## NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

FORM B09 - DN

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

## 19. BORROWINGS AND FINANCE LEASE LIABILITIES

	01/01/2025		During the year		31/12/2025	
	Value	Amount able to be paid off	Increase	Decrease	Value	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Dong Nai Branch (1)	64,687,423,363	64,687,423,363	234,546,274,752	214,988,276,494	84,245,421,621	84,245,421,621
Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Nai Branch (2)	746,392,519	746,392,519	200,859,915,781	176,117,938,141	25,488,370,159	25,488,370,159
Military Commercial Joint Stock Bank – An Giang Branch (3)	-	-	60,024,742,105	48,640,605,620	11,384,136,485	11,384,136,485
<b>Total</b>	<b>65,433,815,882</b>	<b>65,433,815,882</b>	<b>495,430,932,638</b>	<b>439,746,820,255</b>	<b>121,117,928,265</b>	<b>121,117,928,265</b>

- (1) Credit Agreement No. 2025027/HDTD/QLN dated 22 April 2025 between Hoa Viet Joint Stock Company and the Joint Stock Commercial Bank for Foreign Trade of Vietnam – Dong Nai Branch, together with Amendment Agreement No. 2025027/HDTD/QLN-PL1 dated 07 May 2025, with a credit limit of VND 90 billion. The credit facility period is 12 months from the signing date but not later than 14 May 2026. The purpose of the loan is to supplement working capital for the Company's production and business operations. The interest rate is determined at the time of disbursement. The maximum loan tenor for each drawdown is six months from the disbursement date. The loan is secured by the following assets: a tobacco raw material processing line under Security Agreement No. 015/HĐBĐ/NHNT dated 20 May 2009, including all appendices and amendments between the Bank and the Company; a mortgage of revolving inventories under Inventory Mortgage Agreement No. 2019106/HĐBĐ/QLN dated 28 October 2019 between the Bank and the Company; and a mortgage of property rights under Property Rights Mortgage Agreement No. 2019107/HĐBĐ/QLN dated 28 October 2019 between the Bank and the Company.
- (2) Credit Agreement No. 300039949/2025-HĐCVHM/NHCT680-HOAVIET dated 29 December 2025 between Hoa Viet Joint Stock Company and Vietnam Joint Stock Commercial Bank for Industry and Trade – Dong Nai Branch, with a credit facility limit of VND 154 billion. The maximum loan tenor for each drawdown is six months from the disbursement date, and the credit facility is valid until 15 September 2026. The purpose of the loan is to supplement working capital for the Company's production and business operations. The interest rate is determined at the time of disbursement. The loan is secured by the following agreements: Inventory Mortgage Agreement No. 14.46.9949/HĐTC-HH dated 30 June 2014; Asset Mortgage Agreement No. 17.300039949/HĐTC-KHO LAM MAT THUOC LA dated 12 September 2017; Asset Mortgage Agreement No. 01/2018/HĐBĐ/NHCT680/HOA VIET dated 15 August 2018; and Assignment of Receivables Security Agreement No. 01.9949./2019/HĐBĐ/NHCT680-QUYEN DOI NO dated 01 August 2019.
- (3) Credit Agreement No. 300401.25.461.38504266.TD dated 19 May 2025 between Hoa Viet Joint Stock Company and Military Commercial Joint Stock Bank - An Giang Branch, with a credit limit of VND 62 billion. The purpose of the loan is to supplement working capital for the customer's tobacco raw material trading operations. The maximum loan tenor for each drawdown is six months from the disbursement date. The interest rate is determined at the time of disbursement. The loan is secured by goods/receivables under Mortgage Agreement No. 300620.25.461.38504266.BD dated 19 May 2025.



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

### Shares

	31/12/2025	01/01/2025
	Shares	Shares
Quantity of authorized issuing shares	12,853,052	12,853,052
Quantity of shares sold to the public	12,853,052	12,853,052
- Common shares	12,853,052	12,853,052
Quantity of outstanding shares in circulation	12,853,052	12,853,052
- Common shares	12,853,052	12,853,052

### 21. OFF BALANCE SHEET

	Unit	31/12/2025	01/01/2025
<b>1. Foreign currency</b>	USD	41,609.72	7,585.09
	EUR	223.58	-
<b>2. Materials and goods held on behalf of others</b>			
- Customer's processing materials	kg	507,491	497,388
- Customer's finished products	kg	1,269,741	1,828,905
+ Finished goods		690,918	1,111,159
+ Stems, crumbs		578,823	717,746
- Finished products sent to warehouse by customers	kg	228,400	-

### 22. REVENUE FROM SALES OF GOODS AND RENDERING OF SERVICES

	Year 2025	Year 2024
	VND	VND
<b>Revenue from sales of goods and rendering of services</b>	<b>1,083,097,683,764</b>	<b>852,499,159,848</b>
Revenue from tobacco raw material sales	353,201,701,181	310,160,174,128
Revenue from finished goods	492,818,073,110	312,521,710,465
Export revenue	19,517,553,905	13,174,913,312
Revenue from subcontracting	114,815,309,100	91,214,665,582
Revenue from sales of materials	60,254,910,194	92,535,634,087
Other revenue	42,490,136,274	32,892,062,274
<b>Net revenue from sales of goods and rendering of services</b>	<b>1,083,097,683,764</b>	<b>852,499,159,848</b>
<i>In which: Related parties (*)</i>	<i>931,612,671,529</i>	<i>701,990,128,708</i>

(\*) Details of related parties are presented in Note 30.

### 23. COSTS OF GOODS SOLD

	Year 2025	Year 2024
	VND	VND
Cost of tobacco raw materials	334,357,436,613	295,795,107,534
Cost of finished goods	458,784,501,452	290,516,698,703
Cost of export	15,607,566,564	5,964,881,482
Cost of processing	81,476,107,401	69,175,785,779
Cost of materials	58,837,410,736	91,185,478,775
Others	15,276,110,896	14,056,283,713
<b>Total</b>	<b>964,339,133,662</b>	<b>766,694,235,986</b>

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

**24. FINANCIAL INCOME**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Bank deposit interest	15,943,279	934,820,878
Prepayment interest	351,579,970	577,058,130
Realized gain from foreign exchange difference	403,683,648	75,759,799
<b>Total</b>	<b><u>771,206,897</u></b>	<b><u>1,587,638,807</u></b>

**25. FINANCIAL EXPENSES**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Interest expenses	8,139,356,978	3,617,946,453
Unrealized loss from foreign exchange difference	6,662,486	49,330,498
Other expenses	4,340,959	-
<b>Total</b>	<b><u>8,150,360,423</u></b>	<b><u>3,667,276,951</u></b>

**26. SELLING EXPENSES AND GENERAL AND ADMINISTRATION EXPENSES**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
<b>Selling expenses</b>	<b>33,520,188,471</b>	<b>20,433,848,752</b>
Labor costs	4,645,286,141	2,517,810,209
Raw material, tool and equipment costs	2,963,940,955	2,532,312,988
Depreciation and amortisation costs	934,104,027	715,093,881
Expenses from external services	23,293,182,116	11,627,058,356
Other expenses	1,683,675,232	3,041,573,318
<b>Administrative expenses</b>	<b>55,921,027,978</b>	<b>47,213,088,071</b>
Labor costs	27,925,865,667	18,562,894,097
Raw material, tool and equipment costs	6,850,455,846	8,630,305,015
Depreciation and amortisation costs	570,140,872	288,478,397
Provision expenses	(79,152,244)	(230,218,900)
Taxes, fees, and charges	1,869,755,758	1,950,210,344
Expenses from external services	16,358,269,325	14,171,022,971
Other expenses	2,425,692,754	3,840,396,147
<b>Total</b>	<b><u>89,441,216,449</u></b>	<b><u>67,646,936,823</u></b>

**27. PRODUCTION AND BUSINESS COSTS BY ELEMENT**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Raw material, tool and equipment costs	392,597,934,222	250,821,397,963
Labor costs	97,648,146,339	66,820,798,980
Depreciation and amortisation costs	7,680,158,593	8,091,043,079
Release of Provision	(79,152,244)	(230,218,900)
Expenses from external services	67,348,728,281	46,947,182,867
Other expenses	4,322,148,346	8,669,729,769
<b>Total</b>	<b><u>569,517,963,537</u></b>	<b><u>381,119,933,758</u></b>

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

## 28. CURRENT CORPORATE INCOME TAX EXPENSES

	Year 2025	Year 2024
	VND	VND
Profit before tax	22,087,403,422	16,202,697,813
<b>Adjustment for corporate income tax</b>	<b>2,711,770,744</b>	<b>1,255,539,761</b>
<i>Non - deductible expenses</i>	<i>2,711,770,744</i>	<i>1,255,539,761</i>
<b>Taxable income</b>	<b>24,799,174,166</b>	<b>17,458,237,574</b>
Tax rate (%)	20%	20%
<b>Corporate income tax payable</b>	<b>4,959,834,833</b>	<b>3,491,647,515</b>
Tax arrears from the previous year	-	-
<b>Current corporate income tax expense</b>	<b>4,959,834,833</b>	<b>3,491,647,515</b>

## 29. EARNINGS PER SHARE

	Year 2025	Year 2024
	VND	VND
Profit for the period	17,127,568,589	12,711,050,298
Appropriation to the bonus and welfare fund	-	(6,667,300,000)
Profit for the year attributable to common stockholders	17,127,568,589	6,043,750,298
Average number of shares outstanding (share)	12,853,052	12,853,052
<b>Basic earnings per share (VND/share)</b>	<b>1,333</b>	<b>470</b>

As at 31 December 2025, the Company has not yet appropriated its profit for 2025. Accordingly, the basic earnings per share for 2025 may be adjusted depending on the appropriation of funds from profit after tax as approved at the Annual General Meeting of Shareholders. The basic earnings per share for 2024 has been restated due to the impact of the 2024 profit distribution in accordance with Resolution No. 111/NQ-CPHV dated 25 June 2025 of the 2025 Annual General Meeting of Shareholders.

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

### 30. RELATED PARTY TRANSACTIONS AND BALANCES

#### Related parties:

Related parties	Relationship
Vietnam National Tobacco Corporation	Parent company
Vietnam Tobacco Import Export Company	Branch of the Parent company
Thang Long Tobacco Company Limited	Under the Same Parent Company
Saigon Tobacco Company Limited	Under the Same Parent Company
Long An Tobacco Company Limited	Under the Same Parent Company
Dong Thap Tobacco Company Limited	Under the Same Parent Company
An Giang Tobacco Company Limited	Under the Same Parent Company
Ben Tre Tobacco Company Limited	Under the Same Parent Company
Cuu Long Tobacco Company Limited	Under the Same Parent Company
British American Tobacco - Vinataba	Under the Same Parent Company
Vinataba - Philip Morris Company Limited	Under the Same Parent Company
Ngan Son Joint Stock Company	Under the Same Parent Company
Bac Son Tobacco Company Limited	Under the Same Parent Company
British American Tobacco - Vinataba	Associated company of the parent company
Vina Toyo Company Limited	Associated company of the parent company
Hai Ha - Kotobuki Company Limited	Under the Same Parent Company

#### Balances with related parties:

	31/12/2025	01/01/2025
	VND	VND
<b>Short-term trade receivables</b>	<b>122,432,641,117</b>	<b>9,741,541,473</b>
Saigon Tobacco Company Limited	120,289,316,262	3,451,469,299
British American Tobacco - Vinataba	568,666,500	4,469,237,700
Vinataba - Philip Morris Limited Company	179,995,715	113,268,974
Dong Thap Tobacco Company Limited	1,375,227,500	1,707,565,500
Ngan Son Joint Stock Company	19,435,140	-
	<b>31/12/2025</b>	<b>01/01/2025</b>
	<b>VND</b>	<b>VND</b>
<b>Short-term advances from customers</b>	<b>7,000,000,000</b>	<b>6,000,000,000</b>
British American Tobacco - Vinataba	7,000,000,000	6,000,000,000

#### Transactions with related parties:

	Year 2025	Year 2024
	VND	VND
<b>Purchase of goods and services</b>	<b>38,779,148,249</b>	<b>10,730,997,600</b>
Vina Toyo Company Limited	14,165,317,875	9,496,337,600
British American Tobacco - Vinataba	24,172,761,225	984,675,000
Tobacco Institute One Member Company Limited	129,401,000	32,485,000
Vietnam Tobacco Import Export Company	217,500,000	217,500,000
Hai Ha - Kotobuki Company Limited	94,168,149	-

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

**Transactions with related parties (continued):**

	Year 2025	Year 2024
	VND	VND
<b>Sale of goods and services</b>	<b>931,612,671,529</b>	<b>701,990,128,708</b>
British American Tobacco - Vinataba	390,223,285,981	326,688,917,343
Saigon Tobacco Company Limited	274,884,280,473	137,708,567,300
Thang Long Tobacco Company Limited	147,519,476,447	126,639,860,500
Vinataba - Philip Morris Company Limited	40,955,225,050	48,058,216,220
Cuu Long Tobacco Company Limited	22,930,000,000	16,594,550,000
Bac Son Tobacco Company Limited	9,261,000,000	-
Dong Thap Tobacco Company Limited	5,101,858,130	3,573,885,500
Tobacco Import Export Company	7,542,952,848	7,572,429,600
Ben Tre Tobacco Company Limited	5,594,420,400	15,313,659,475
Ngan Son Joint Stock Company	2,008,740,500	3,119,160,000
An Giang Tobacco Company Limited	3,903,223,100	2,928,304,570
Thanh Hoa Tobacco Company Limited	219,212,600	1,084,703,200
Vina Toyo Company Limited	18,292,000	-
Long An Tobacco Company Limited	21,450,704,000	12,707,875,000

**Salaries and remuneration of the Company's management:**

		Year 2025	Year 2024
		VND	VND
<b>Board of Management</b>	<b>Position</b>	<b>581,369,891</b>	<b>547,930,000</b>
Mr. Tran Quang Ha (Appointed on 25 June 2025)	Chairman	185,892,220	91,000,000
Mr. Chau Tuan (Dismissed on 25 June 2025)	Chairman	155,899,587	217,684,000
Mr. Dinh Tien Loc	Member	177,778,084	165,123,000
Mr. Nguyen The Long (Appointed on 25 June 2025)	Member	61,800,000	-
Ms. Nguyen Dieu Huong (Dismissed on 21 February 2024)	Member	-	74,123,000
<b>Board of Directors</b>		<b>1,689,579,362</b>	<b>1,881,248,454</b>
Mr. Luong Huu Hung	Director	870,484,374	796,225,000
Mr. Nguyen Duc Luong (Termination of employment on 31 August 2024)	Deputy Director	-	394,112,454
Mr Ha Thanh Duoc (Appointed on 02 December 2025)	Deputy Director	58,834,000	-
Mr. Phan Quoc Toan	Deputy Director	760,260,988	690,911,000
<b>Board of Supervision</b>		<b>999,809,150</b>	<b>847,998,500</b>
Mr. Dao Xuan Lap	Head of the Supervisory Board	686,720,720	620,794,500
Mr. Le Hoan Vu	Member	158,544,215	117,602,000
Mr. Nguyen Huu Hong Son	Member	154,544,215	109,602,000
<b>Chief Accountant</b>		<b>402,616,353</b>	<b>491,108,500</b>
Mr. Nguyen Nguyen Quoc Vu (Dismissed on 01 January 2025)	Chief Accountant	-	491,108,500
Mr. Ho Quoc Dat (Appointed on 30 September 2025)	Chief Accountant	402,616,353	-

**31. BUSINESS AND GEOGRAPHICAL SEGMENTS**

The Company's main activities are cultivation, purchasing, processing, and consumption of tobacco materials and other agricultural products. Revenue from other activities accounts for only a small proportion of total revenue (3,92 % of the year 2025). Revenue and cost of business activities are presented in Notes 22 and 23 of the notes to the financial statements. Geographically, the Company mainly operates within the territory of Vietnam. Accordingly, the Board of Directors has assessed and believes that not preparing and presenting segment reports by business sector and geographical area in the Financial Statements for the year ended 31 December 2025 is in accordance with the provisions of Vietnamese Accounting Standard No. 28 "Segment reporting" and in accordance with the current business situation of the Company.

**32. CONTINGENT LIABILITY**

During the period from 2020 to 2025, the Company received several notices from the Dong Nai Tax Department regarding the retrospective collection of land rental and water surface rental for the periods from 2011 to 2015, from 2016 to 2020, and notices on land and water surface rental payable for the years from 2021 to 2025 (as detailed in Note 15). The total difference between the land and water surface rental amounts stated in the notices issued by the Dong Nai Tax Department and the amounts already paid by the Company to the State budget during the above periods is approximately VND 71.8 billion. As of the date of issuance of this Report, the Company is still working with the competent authorities in Dong Nai Province to request adjustments and reductions of the above land rental obligations payable.

**33. OTHER INFORMATION**

According to official document No. 1871/TB-TTCP dated 20 October 2022, from The Government Inspectorate of Vietnam regarding the conclusion of the inspection on the compliance with laws in the management and use of capital and assets, divestment, and restructuring at Vietnam Tobacco Corporation during the period 2013-2017, including Hoa Viet Joint Stock Company, the Company's financial statements do not yet reflect the effects (if any) related to the implementation of the recommendations from the Government Inspectorate.

**34. COMMITMENTS****Operating lease commitments**

The Company is currently leasing out assets under operating lease agreements. As at the end of the accounting financial year, the future minimum lease payments under these operating lease contracts are presented as follows:

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Under 1 year	42,572,160,000	35,546,556,000
From 1 to 5 years	150,534,240,000	134,210,088,000
More than 5 years	7,097,640,000	29,100,768,000
<b>Total</b>	<b><u>200,204,040,000</u></b>	<b><u>198,857,412,000</u></b>

**35. SUBSEQUENT EVENTS**

No significant events have occurred after the balance sheet date that require adjustments to, or disclosures in, the financial statements for the year ended 31 December 2025.

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

36. COMPARATIVE FIGURES

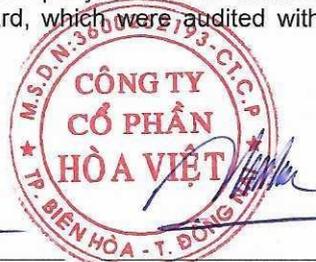
The comparative figures are those reported in the Company's financial statements for the financial year ended 31 December 2024 carried forward, which were audited with a qualified opinion.



Tran Thi Hoang Dieu  
Preparer



Ho Quoc Dat  
Chief Accountant



Luong Huu Hung  
Director

Dong Nai, 16 March 2026

