

**TNG INVESTMENT AND TRADING
JOINT STOCK COMPANY**

No. 434/1 Bac Kan Road, Phan Dinh Phung Ward
Thai Nguyen Province
Tel: 02083 858508 | Website: www.tng.vn

Financial statements

Quarter 3 of 2026

Form B 01a-DN

(Issued under Circular No. 99/2025/TT-BTC

dated 27 October 2025 of the Minister of Finance)

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ASSETS	Code	Notes	30/09/2026	01/01/2026 (Reclassified)
A - CURRENT ASSETS	100		3,940,633,884,396	3,368,332,182,728
I. Cash and cash equivalents	110	01	158,162,847,681	314,638,236,802
1. Cash	111		158,162,847,681	314,638,236,802
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		492,766,260,829	474,370,776,326
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities (*)	122		-	-
3. Short-term held-to-maturity investments	123	02	492,766,260,829	474,370,776,326
4. Provision for short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments (*)	126		-	-
III. Short-term receivables	130		1,785,472,951,434	1,004,930,090,962
1. Short-term trade receivables	131	03	1,696,419,122,018	996,172,095,899
2. Short-term advances to suppliers	132		65,500,832,295	2,123,288,074
3. Short-term intra-company receivables	133		-	-
- Intra-company receivables on exchange rate differences	133A		-	-
- Intra-company receivables on borrowing costs eligible for capitalization	133B		-	-
- Other intra-company receivables	133C		-	-
4. Receivables based on construction contract progress	134		-	-
5. Other short-term receivables	135	04	29,233,808,564	11,867,252,674
6. Provision for doubtful short-term receivables (*)	136	05	(5,680,811,443)	(5,232,545,685)
7. Assets in shortage awaiting resolution	137		-	-
IV. Inventories	140		1,333,674,669,861	1,445,531,410,182
1. Inventories	141	06	1,382,528,229,507	1,499,184,442,675
2. Provision for decline in value of inventories (*)	142		(48,853,559,646)	(53,653,032,493)
V. Short-term biological assets	150		-	-
1. Short-term livestock raised for one-time harvest	151		-	-
2. Short-term seasonal crops or one-time harvest crops	152		-	-
3. Provision for losses on short-term biological assets (*)	153		-	-
VI. Other current assets	160		170,557,154,591	128,861,668,456
1. Short-term prepaid expenses	161	07	27,746,692,601	27,469,285,696
2. Deductible VAT	162		140,210,461,990	98,792,382,760
3. Taxes and other receivables from the State	163		-	-
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		2,600,000,000	2,600,000,000
B - NON-CURRENT ASSETS	200		3,807,277,475,757	3,541,194,098,315
I. Long-term receivables	210		10,680,826,157	10,680,826,157
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term intra-company receivables	214		-	-

5. Other long-term receivables	215	04	10,680,826,157	10,680,826,157
6. Provision for doubtful long-term receivables (*)	216		-	-
II. Fixed assets	220		2,759,208,248,293	2,716,141,823,257
1. Tangible fixed assets	221	08	2,508,482,125,030	2,456,394,524,134
- Cost	222		4,313,006,414,056	4,166,429,586,455
- Accumulated depreciation (*)	223		(1,804,524,289,026)	(1,710,035,062,321)
2. Finance lease fixed assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	09	250,726,123,263	259,747,299,123
- Cost	228		305,489,938,630	308,862,833,939
- Accumulated depreciation (*)	229		(54,763,815,367)	(49,115,534,816)
III. Long-term biological assets	230		-	-
1. Livestock yielding produce periodically	231		-	-
a) Immature livestock yielding produce periodically	232		-	-
b) Mature livestock yielding produce periodically	233		-	-
- Cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Long-term livestock raised for one-time harvest	236		-	-
3. Long-term seasonal crops or one-time harvest crops	237		-	-
4. Provision for losses on long-term biological assets (*)	238		-	-
IV. Investment properties	240	10	299,022,798,604	304,148,590,213
- Cost	241		320,164,357,429	320,164,357,429
- Accumulated depreciation (*)	242		(21,141,558,825)	(16,015,767,216)
V. Long-term assets in progress	250		239,423,063,891	174,485,700,899
1. Long-term work in progress	251		-	-
2. Construction in progress	252	11	239,423,063,891	174,485,700,899
VI. Long-term financial investments	260	12	280,000,000,000	140,000,000,000
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		280,788,107,824	140,788,107,824
3. Equity investments in other entities	263		-	-
4. Provision for losses on long-term investments in other entities	264		(788,107,824)	(788,107,824)
5. Long-term held-to-maturity investments	265		-	-
6. Provision for long-term held-to-maturity investments (*)	266		-	-
VII. Other non-current assets	270		218,942,538,812	195,737,157,789
1. Long-term prepaid expenses	271	07	216,330,233,823	193,495,116,859
2. Deferred income tax assets	272		2,612,304,989	2,242,040,930
3. Long-term equipment, supplies and spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS (280 = 100 + 200)	280		7,747,911,360,153	6,909,526,281,043

RESOURCES	Code	Notes	30/9/2026	1/1/2026
C - LIABILITIES	300		5,712,636,257,990	4,907,134,060,262
I. Current liabilities	310		4,286,666,210,313	3,817,787,340,253
1. Short-term trade payables	311	13	835,659,941,552	862,124,919,682
2. Short-term advances from customers	312		2,860,114,044	3,646,840,244
3. Dividends and profits payable	313		67,988,005	51,556,805
4. Short-term taxes and other payables to the State	314	14	80,128,781,458	64,900,062,854
5. Payables to employees	315		268,616,602,709	418,541,245,101
6. Short-term accrued expenses	316	15	17,902,226,442	22,638,982,138
7. Short-term intra-company payables	317		-	-

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8. Short-term payables based on construction contract progress	318		-	-
9. Short-term unearned revenue	319	16	8,855,055,597	7,412,284,359
10. Other short-term payables	320	17	13,479,890,311	17,484,847,913
11. Short-term borrowings and finance lease liabilities	321	18a	3,026,817,934,728	2,371,043,890,671
12. Short-term provisions	322		425,364,500	473,400,000
13. Bonus and welfare fund	323		31,852,310,967	49,469,310,486
14. Price stabilisation fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Non-current liabilities	330		1,425,970,047,677	1,089,346,720,009
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and other payables to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Intra-company payables on working capital	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term unearned revenue	337	16	258,805,572,368	133,004,948,913
8. Other long-term payables	338		-	-
9. Long-term borrowings and finance lease liabilities	339	18b	1,167,164,475,309	956,341,771,096
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred income tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-
D - OWNERS' EQUITY	400	19	2,035,275,102,163	2,002,392,220,781
1. Owners' contributed capital	411		1,287,312,660,000	1,287,312,660,000
- Ordinary shares with voting rights	411a		1,287,312,660,000	1,287,312,660,000
- Preference shares	411b		-	-
2. Share premium	412		40,988,785,123	40,988,785,123
3. Bond conversion options	413		-	-
4. Other owners' capital	414		55,419,591	55,419,591
5. Treasury shares (*)	415		-	-
6. Asset revaluation differences	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		290,776,332,224	290,776,332,224
9. Other equity funds	419		112,265,079,441	112,265,079,441
10. Undistributed profit after tax	420		303,876,825,784	270,993,944,402
- Undistributed profit after tax accumulated to the end of 1	420a		70,970,814,126	270,993,944,402
- Undistributed profit after tax of the current period	420b		232,906,011,658	
TOTAL RESOURCES (440 = 300 + 400)	440		7,747,911,360,153	6,909,526,281,043

Approved, 20th October, 2026

PREPARED BY

(Signature, full name)

Trần Thị Hiệp

CHIEF ACCOUNTANT

(Signature, full name)

Trần Thị Thu Hà
KẾ TOÁN TRƯỞNG
Trần Thị Thu Hà

LEGAL REPRESENTATIVE

(Signature, full name, seal)



Nguyễn Đức Mạnh
CHỦ TỊCH HĐQT
Nguyễn Đức Mạnh

INCOME STATEMENT
Quarter III of 2026

Unit: VND

ITEMS	Code	Notes	Quarter III		Accumulated from the beginning of the year to 30/09/2026	
			Current year	Previous year	Current year	Previous year
1. Revenue from sales of goods and rendering of services	01		3,229,013,497,284	2,632,837,161,498	8,095,175,616,365	6,671,117,951,986
2. Revenue deductions	02				-	-
3. Net revenue from sales of goods and rendering of services (10 = 01 - 02)	10		3,229,013,497,284	2,632,837,161,498	8,095,175,616,365	6,671,117,951,986
4. Cost of goods sold	11		2,772,266,653,639	2,273,078,894,100	6,978,474,313,722	5,711,499,192,981
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		456,746,843,645	359,758,267,398	1,116,701,302,643	959,618,759,005
6. Gain/loss from sale or disposal of investment properties	21					
7. Financial income	22		40,989,588,085	35,503,080,383	84,039,269,345	88,539,330,989
8. Financial expenses	23		113,310,979,247	75,444,430,359	288,982,313,584	248,902,392,755
- Of which: Interest expense	24		87,384,844,339	71,293,006,201	220,705,391,536	174,083,110,839
9. Selling expenses	25		43,035,067,625	34,939,682,873	100,316,983,937	78,343,730,995
10. General and administration expenses	26		134,802,947,554	137,064,010,243	373,507,388,104	366,516,200,950
11. Net operating profit {30 = 20 + 21 + 22 - (23 + 25 + 26)}	30		206,587,437,304	147,813,224,306	437,933,886,363	354,395,765,294
12. Other income	31		2,726,042,806	3,735,193,230	37,268,693,178	6,530,648,920
13. Other expenses	32		21,568,785,468	5,243,123,681	29,955,584,547	11,146,029,920
14. Other profit (40 = 31 - 32)	40		(18,842,742,662)	(1,507,930,451)	7,313,108,631	(4,615,381,000)
15. Total accounting profit before tax (50 = 30 + 40)	50		187,744,694,642	146,305,293,855	445,246,994,994	349,780,384,294
16. Current corporate income tax expense	51	20	36,213,888,099	29,261,058,767	83,979,981,395	69,775,919,020
17. Deferred corporate income tax expense	52				(370,264,059)	(374,355,374)
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		151,530,806,543	117,044,235,088	361,637,277,658	280,378,820,648
19. Basic earnings per share (*)	70		1,177	955	2,809	2,287
20. Shares			128,731,266	122,601,206	128,731,266	122,601,206

PREPARED BY
(Signature, full name)


Trần Thị Hiệp

CHIEF ACCOUNTANT
(Signature, full name)


KẾ TOÁN TRƯỞNG
Trần Thị Thu Hà

Approved, 20th October, 2026

LEGAL REPRESENTATIVE
(Signature, full name, seal)


CHỦ TỊCH HĐQT
Nguyễn Đức Mạnh

STATEMENT OF CASH FLOWS

(Direct method)

From 01/01/2026 to 30/09/2026

ITEMS	Code	Notes	Accumulated from the beginning of the year to 30/09/2026	
			Current year	Prior year
I. Cash flows from operating activities				
1. Proceeds from sales of goods, rendering of services and other revenue	01		7,507,407,102,049	6,192,193,834,677
2. Payments to suppliers of goods and services	02		(5,281,909,646,790)	(4,359,312,665,001)
3. Payments to employees	03		(2,539,671,585,506)	(1,996,222,907,439)
4. Interest paid	04		(167,154,623,853)	(113,621,467,279)
5. Corporate income tax paid	05		(72,967,435,153)	(38,388,388,160)
6. Other receipts from operating activities	06		274,620,743,680	213,561,048,785
7. Other payments for operating activities	07		(415,853,834,949)	(242,465,632,275)
Net cash flows from operating activities	20		(695,529,280,522)	(344,256,176,692)
II. Cash flows from investing activities				
1. Payments for purchase and construction of fixed assets and other long-term assets	21		(66,852,225,400)	(77,811,755,425)
2. Proceeds from disposal of fixed assets and other long-term assets	22		2,520,000,000	
3. Loans granted and purchases of debt instruments of other entities	23		-	(205,000,000,000)
4. Collection of loans and proceeds from sale of debt instruments of other entities	24			194,004,086,844
5. Equity investments in other entities	25		(140,000,000,000)	(29,400,000)
6. Proceeds from divestment of equity investments in other entities	26			
7. Interest received, dividends and profits shared	27			
Net cash flows from investing activities	30		(204,332,225,400)	(88,837,068,581)
III. Cash flows from financing activities				
1. Proceeds from share issuance and owners' capital contributions	31			
2. Repayment of contributed capital to owners and repurchase of issued shares	32			
3. Proceeds from short-term and long-term borrowings	33		7,039,670,796,787	5,779,959,001,526
4. Repayment of borrowing principal	34			
5. Repayment of finance lease principal	35		(6,162,575,154,716)	(5,493,773,959,909)
6. Dividends and profits paid to owners	36		(133,709,525,270)	(147,121,447,200)
Net cash flows from financing activities	40		743,386,116,801	139,063,594,417
Net cash flows during the period (50=20+30+40)	50		(156,475,389,121)	(294,029,650,856)
Cash and cash equivalents at the beginning of the period	60		314,638,236,802	444,562,511,913
Effect of exchange rate fluctuations on foreign currency translation	61			92,973,251
Cash and cash equivalents at the end of the period (70=50+60+61)	70		158,162,847,681	150,625,834,308

PREPARED BY

(Signature, full name)


Trần Thị Hiệp

CHIEF ACCOUNTANT

(Signature, full name)


KẾ TOÁN TRƯỞNG
Trần Thị Thu Hà

Approved, 20th October, 2026

LEGAL REPRESENTATIVE



(Signature, full name, seal)


CHỦ TỊCH HĐQT
Nguyễn Đức Mạnh

NOTES TO THE FINANCIAL STATEMENTS

Quarter III of 2026

I. Characteristics of the Company's operations

1. Form of capital ownership: Joint stock company
2. Business sector: Production and trading, domestic and overseas
3. The Company's business lines include:
 - Manufacture of corrugated paper, corrugated board and packaging from paper and board (paper packaging production);
 - Manufacture of plastic products (plastic bags, plastic raincoats and garment materials and accessories);
 - Wholesale of fabrics, ready-made garments and footwear;
 - Retail of garments, footwear, leather and imitation leather goods in specialised stores;
 - Printing (direct printing on woven fabric, plastic, carton packaging and PE bags);
 - Finishing of textile products (silk-screen printing, including heat-transfer printing on apparel);
 - Real estate business, trading of land use rights owned, used or leased;
 - Manufacture of wearing apparel (except fur apparel) - Principal activity;
 - Manufacture of knitted and crocheted apparel;
 - Vocational education (industrial sewing training);
 - Manufacture of made-up textile articles (except apparel);
 - Washing and cleaning of textile and fur products. Details: industrial washing and ironing of garments; and
 - Manufacture, wholesale and retail of medical equipment.

The Company's principal activity is the manufacture and trading of garments

4. Normal production and business cycle.

For the remaining business activities, the Company's normal production and business cycle is within 12 months

5. Characteristics of the Company's operations during the financial year affecting the financial statements: None

6. Corporate structure

The Company comprises 1 head office and 17 dependent branches.

The Company's head office is located at: No. 434/1 Bac Kan Road, Phan Dinh Phung Ward, Thai Nguyen Province.

As at 30 September 2026, the Company had 02 associates. General information about the Company's associates is as follows:

No.	Company name	Place of incorporation and operation	Ownership (%)	Voting rights held (%)	Principal activity
Associates					
1	TNG Land Joint Stock Company	Thai Nguyen	41.74	41.74	Real estate business
2	Bac Thai Investment and Construction Joint Stock Company	Thai Nguyen	48,00	48,00	Electrical construction and installation

7. Number of employees as at 30 September 2026: 19,876.

8. Disclosure on the comparability of information in the interim financial statements

Items	Code	As previously reported	Reclassification	As reclassified
Statement of financial position		VND	VND	VND
Cash	111	317,238,236,802	(2,600,000,000)	314,638,236,802
Short-term held-to-maturity investments	123	466,556,929,750	7,813,846,576	474,370,776,326
Other short-term receivables	135	19,681,099,250	(7,813,846,576)	11,867,252,674
Other current assets	165	-	2,600,000,000	2,600,000,000
Other short-term payables	320	17,538,404,718	(51,556,805)	17,486,847,913
Dividends and profits payable	313	-	51,556,805	51,556,805

II. Accounting period and accounting currency

1. Annual accounting period (from 01/01/2026 to 31/12/2026)
2. Accounting currency: Vietnamese Dong

III- Applicable accounting standards and accounting regime

1- Applicable accounting regime: Enterprise accounting regime. On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the enterprise accounting regime. Circular 99 took effect from 1 January 2026.

2- Statement of compliance with accounting standards and accounting regime: The financial statements have been prepared and presented in accordance with Vietnamese accounting standards and the Vietnamese enterprise accounting regime

IV. Accounting policies, accounting estimates and relevant legal regulations applied

The principal accounting policies adopted by the Company in preparing the financial statements are set out below

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term investments (with maturities of no more than 3 months) that are highly liquid, readily convertible into cash and subject to insignificant risk of changes in value.

Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the intention and ability to hold to maturity. Held-to-maturity investments include term bank deposits held to maturity for the purpose of earning periodic interest.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor a joint venture of the Company. Significant influence is the power to participate in the financial and operating policy decisions of the investee but without control or joint control over those policies.

Investments in associates are initially recognised at cost. The Company recognises in the income statement its share of distributions from the accumulated net profits of the investee arising after the date of investment. Other distributions received in excess of such profits are considered a recovery of the investment and are recognised as a reduction in the cost of the investment.

Investments in associates are presented in the balance sheet at cost less provision for diminution in value (if any). Provision for diminution in value of investments is made when there is reliable evidence of a decline in value of these investments at the end of the financial year.

Receivables

Receivables represent amounts recoverable from customers or other debtors. Receivables are presented at carrying amounts less provision for doubtful debts.

Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is unlikely to pay due to liquidation, bankruptcy or similar difficulties as assessed by the Company's Board of General Directors.

Inventories

Inventories are stated at the lower of cost and net realisable value. The cost of inventories comprises:

- For manufacturing activities: direct materials, direct labour and manufacturing overheads, where applicable, incurred in bringing the inventories to their present location and condition;
- For property inventories: land use fees, land clearance and compensation costs, construction costs, and directly attributable and related overhead costs incurred during project construction.

The cost of inventories is determined using the weighted average method. Net realisable value is the estimated selling price less the estimated costs of completion and the estimated marketing, selling and distribution costs. Inventories are accounted for using the perpetual method.

Provision for decline in value of inventories is made in accordance with prevailing accounting regulations, which allow provision to be made for obsolete, damaged and substandard inventories and for cases in which the cost of inventories exceeds their net realisable value at the end of the financial year.

Prepayments

Prepaid expenses comprise actual costs incurred that relate to the results of business operations of multiple accounting periods. Prepaid expenses include prepaid land rental, land clearance and compensation costs, repair costs of fixed assets, property insurance costs, costs of the Minh Cau road project and other prepaid expenses.

Prepaid land rental represents land rental paid in advance. Prepaid land rental is amortised to the income statement on a straight-line basis over the lease term.

Land clearance and compensation costs for which offset against land rental has been approved are amortised to the income statement on a straight-line basis over the land lease term approved for offsetting.

Property insurance costs represent annual insurance costs for assets and are amortised to the income statement on a straight-line basis over a maximum of 12 months corresponding to the insurance period.

Repair costs of fixed assets represent large one-off major repair costs of fixed assets and are amortised to the income statement on a straight-line basis over a maximum of 3 years.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of tangible fixed assets comprises the purchase price and all directly attributable costs of bringing the assets to working condition for their intended use. The cost of self-made or self-constructed tangible fixed assets comprises construction costs, actual production costs incurred plus installation and test-run costs.

Tangible fixed assets are depreciated on a straight-line basis over their estimated useful lives as follows:

	<u>Years</u>
Buildings and structures	4-50
Machinery and equipment	3-25
Office equipment	4-9
Vehicles	7-10

Gains or losses on disposal or sale of assets are determined as the difference between the net proceeds from disposal and the residual value of the assets, and are recognised in the income statement.

Intangible fixed assets and amortisation

Land use rights

Intangible fixed assets represent the value of land use rights and are stated at cost less accumulated amortisation. Land use rights are amortised over the period of use of the land plots.

Computer software

Computer software is initially recognised at purchase cost and is amortised on a straight-line basis over its estimated useful life.

Inventory management, payroll, production management and accounting software is amortised on a straight-line basis over 5-7 years.

Investment properties

Investment properties comprise land use rights, infrastructure and buildings and structures held by the Company to earn rental income, and are stated at cost less accumulated depreciation. The cost of self-constructed investment properties is the finalised construction value or the directly attributable costs of the investment properties.

Investment properties held for lease are depreciated on a straight-line basis over their estimated useful lives of 47-50 years.

Construction in progress

Assets under construction for production, rental, administrative or any other purposes are recognised at cost, comprising the costs necessary to bring the assets into existence in accordance with the Company's accounting policies. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

Provisions

Provisions are recognised when the Company has a present obligation as a result of a past event and it is probable that the Company will be required to settle that obligation. Provisions are measured based on the Board of General Directors' best estimate of the expenditure required to settle the obligation at the end of the financial year.

Straight bonds

The Company issues straight bonds for long-term borrowing purposes.

The carrying amount of straight bonds is presented on a net basis at the par value of the bonds.

At initial recognition, bond issuance costs are deducted from the principal of the bonds. Periodically, bond issuance costs are amortised on a straight-line basis by increasing the principal and recognising the amount in financial expenses or capitalising it consistently with the recognition of bond interest payable.

Unearned revenue

Unearned revenue represents revenue received in advance relating to one or more financial years for goods or services not yet provided or delivered. The Company recognises unearned revenue corresponding to obligations that it will perform in the future. When the revenue recognition criteria are met, unearned revenue is recognised in the income statement of the year to the extent that those criteria are satisfied.

Revenue recognition

Revenue from sale of goods

Revenue from the sale of goods is recognised when all five (5) of the following conditions are simultaneously satisfied:

- (a) The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods;
- (b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods;
- (c) The amount of revenue can be measured reliably;
- (d) It is probable that the economic benefits of the sale transaction will flow to the Company; and
- (e) The costs relating to the sale transaction can be measured reliably.

Revenue from sale of properties

Revenue from the sale of properties for which the Company is the developer is recognised when all five (5) of the following conditions are simultaneously satisfied:

- (a) The property has been fully completed and handed over to the buyer, and the Company has transferred the risks and rewards of ownership of the property to the buyer;
- (b) The Company retains neither continuing managerial involvement as the property owner nor effective control over the property;
- (c) The amount of revenue can be measured reliably;
- (d) The Company has received or will receive the economic benefits of the property sale transaction; and
- (e) The costs relating to the property sale transaction can be measured reliably.

Revenue from rendering of services

Revenue from a transaction involving the rendering of services is recognised when the outcome of the transaction can be estimated reliably. The outcome of a service transaction is determined when all four (4) of the following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;
- (b) It is probable that the economic benefits of the service transaction will flow to the Company;
- (c) The stage of completion of the transaction at the balance sheet date can be measured reliably; and
- (d) The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Deposit interest income is recognised on an accrual basis, determined based on deposit account balances and applicable interest rates.

Foreign currencies

Transactions in foreign currencies are translated at the exchange rates ruling at the transaction dates. Balances of monetary items denominated in foreign currencies at the end of the financial year are translated at the exchange rates of the commercial bank with which the Company regularly transacts at that date. Exchange differences arising are recognised in the income statement

Borrowing costs

Borrowing costs are recognised in production and business expenses in the year in which they are incurred, unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of assets that take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets until the assets are put into use or sale. Income earned from the temporary investment of borrowed funds is deducted from the cost of the related assets.

For borrowings specifically for the construction of fixed assets, interest is capitalised even when the construction period is less than 12 months. Other interest expenses are recognised in the income statement as incurred.

Taxation

Corporate income tax represents the total amount of current tax payable.

The current tax payable is based on taxable income for the reporting period. Taxable income differs from profit before tax as reported in the income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are never taxable or deductible.

The determination of the Company's income tax is based on prevailing tax regulations. However, these regulations change from time to time, and the final determination of corporate income tax depends on the results of examinations by the competent tax authorities.

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

V- Additional information on items presented in the balance sheet

	30/09/2026	01/01/2026 (Reclassified)
1 Cash and cash equivalents		
Cash on hand	645,256,997	515,269,871
Cash at banks	157,517,590,684	314,122,966,931
Term deposits	-	
	<u>158,162,847,681</u>	<u>314,638,236,802</u>
	30/09/2026	01/01/2026 (Reclassified)
2 Held-to-maturity investments	Cost	Carrying amount
Term deposits	492,766,260,829	492,766,260,829
		474,370,776,326
		474,370,776,326
	30/09/2026	01/01/2026
3 Short-term trade receivables	Carrying amount	Provision
DESIPRO Pte. Ltd.	574,417,920,967	338,802,257,474
THE HADDAD APRPAREL GROUP, Ltd	248,070,774,951	98,737,305,058
Asmara International Limited	258,333,782,526	207,606,203,742
Columbia Sportswear Company	28,893,487,605	5,028,719,396
Sportmaster Ltd	27,058,792,771	6,435,718,569
IFG Corporation	8,752,669	45,940,457,439
LT Apparel Group	17,083,242,247	30,556,401,242
Other trade receivables	542,552,368,282	263,065,032,979
	<u>1,696,419,122,018</u>	<u>996,172,095,899</u>
	30/09/2026	01/01/2026 (Reclassified)
4 Other receivables		
* Short-term		
Mr. Ha Van Giang	1,859,929,186	5,827,294,855
Advances to employees	7,537,065,751	3,724,625,152
Other receivables	19,836,813,627	2,315,332,667
	<u>29,233,808,564</u>	<u>11,867,252,674</u>
* Long-term		
Land clearance and compensation payments	<u>10,680,826,157</u>	<u>10,680,826,157</u>
	30/09/2026	01/01/2026
5 Bad debts		
Purple Door Studio LLC	3,865,627,800	3,865,627,800
Asmara International Limited	591,641,475	1,271,375,717
Others	1,223,542,168	95,542,168
	<u>5,680,811,443</u>	<u>5,232,545,685</u>
	30/09/2026	01/01/2026
Provision for doubtful short-term receivables	<u>5,680,811,443</u>	<u>5,232,545,685</u>
	30/09/2026	01/01/2026
6 Inventories		
Goods in transit	2,383,916,081	101,902,983,886
Raw materials	655,710,971,287	485,362,623,076
Tools and supplies	3,862,875,006	1,783,518,129
Work in progress	431,341,326,183	403,781,273,270

Of which:**- Garments and others**

415,706,018,857

388,145,965,944

- Properties

15,635,307,326

15,635,307,326

Finished goods

289,229,140,950

506,354,044,314

1,382,528,229,507**1,499,184,442,675****7 Prepaid expenses****30/09/2026****01/01/2026****a. Short-term**

Tools and supplies in use

24,263,655,991

11,828,049,937

Property insurance costs

462,689,628

7,446,002,657

Others

3,020,346,982

8,195,233,102

27,746,692,601**27,469,285,696****b. Long-term**

Land clearance and compensation costs approved for offset against land rental

38,231,700,302

53,167,089,267

Tools and supplies in use

52,614,524,523

57,303,373,497

Prepaid land rental

14,016,060,754

44,278,567,652

Repair costs of fixed assets

52,464,350,862

11,368,871,357

Others

59,003,597,382

27,377,215,086

216,330,233,823**193,495,116,859****9 Movements of intangible fixed assets**

Items	Land use rights	Computer software	Other intangible fixed assets	Total
Cost				
Balance as at 01.01.2026	274,219,949,437	34,472,884,502	170,000,000	308,862,833,939
- Purchases during the period	443,586,362	197,049,000		640,635,362
- Other decreases	3,895,811,259	117,719,412		4,013,530,671
Balance as at 30.09.2026	270,767,724,540	34,552,214,090	170,000,000	305,489,938,630
Accumulated depreciation				
Balance as at 01.01.2026	18,559,351,882	30,386,182,934	170,000,000	49,115,534,816
- Charge for the period	4,472,417,970	1,175,862,581		5,648,280,551
Balance as at 30.09.2026	23,031,769,852	31,562,045,515	170,000,000	54,763,815,367
Net book value				
- As at 01.01.2026	255,660,597,555	4,086,701,568	-	259,747,299,123
- As at 30.09.2026	247,735,954,688	2,990,168,575	-	250,726,123,263

10 Movements of investment properties

Items	30/09/2026 increases during the period	01/01/2026
Cost	320,164,357,429	320,164,357,429
- Buildings and land use rights	320,164,357,429	320,164,357,429
Accumulated depreciation	21,141,558,825	16,015,767,216
- Buildings and land use rights	21,141,558,825	16,015,767,216
Net book value	299,022,798,604	304,148,590,213
- Buildings and land use rights	299,022,798,604	304,148,590,213

11 Construction in progress**30/09/2026****01/01/2026**

Purchases

9,647,592,458

2,332,746,122

Construction in progress

229,775,471,433

172,152,954,777

Of which:**- Son Cam 1 Industrial Cluster project.**

159,448,576,476

144,426,871,913

- TNG Vo Nhai factory project.

5,405,490,276

3,577,204,491

- Others

74,568,997,139

24,148,878,373

239,423,063,891**174,485,700,899****12 Financial investments****30/09/2026****01/01/2026****Cost****Provision****Cost****Provision**

Investments in associates

280,000,000,000

140,000,000,000

TNG Land Joint Stock Company

Bac Thai Investment and Construction Joint Stock Company

788,107,824

(788,107,824)

788,107,824

(788,107,824)

280,788,107,824**(788,107,824)****140,788,107,824****(788,107,824)****13 Short-term trade payables****30/09/2026****01/01/2026**

Desipro PTE. LTD	27,932,460,716	39,691,660,926		
YKK Vietnam Co., Ltd. - Ha Nam Branch	38,517,394,652	29,548,868,673		
CHANGSHU HONGSHUOXIN IMPORT&EXPORT CO.,LTD	63,342,282,244	36,277,100,775		
Branch of Viet Tien Garment Corporation - JSC	4,346,087,212	62,690,817,717		
Phon Thinh - TAE GWANG Co., Ltd.	15,447,070,148	5,953,875,934		
Dung Hung Trading and Services Co., Ltd.	6,713,937,971	13,126,248,719		
MEC Thai Nguyen Co., Ltd.	12,396,822,369	10,231,029,370		
Creative Concept (HK) Limited	57,343,365,727	39,520,647,756		
SHAOXING YUZHU TEXTILE CO.,LTD	168,105,368	5,878,226,817		
Bemis Hong Kong Ltd	7,835,821,623	16,487,113,983		
Vietnam Construction Investment and Technology Consulting JSC		19,466,638,761		
NINGBO XUSHENG TEXTILES CO.,LTD	3,486,895,291	18,729,180,876		
Viet Cuong Steel Trading Joint Stock Company		17,502,229,691		
Viet Han TLP Production and Trading Joint Stock Company	30,003,465,578	6,276,950,283		
Premier Exim (HK) Limited	337,272,651	2,591,408,364		
Other suppliers	567,788,960,002	538,152,921,037		
	<u>835,659,941,552</u>	<u>862,124,919,682</u>		
14 Taxes and receivables from/payables to the State	<u>30/09/2026</u>	<u>01/01/2026</u>		
Deductible VAT	140,210,461,990	98,792,382,760		
Payables				
VAT				
Import-export duties	33,901,876	425,931,824		
Corporate income tax	71,557,365,850	60,544,819,608		
Personal income tax	4,802,779,655	3,375,545,828		
Land and housing tax, land rental	2,787,702,405			
Other payables to the State	947,031,672	553,765,594		
	<u>80,128,781,458</u>	<u>64,900,062,854</u>		
15 Short-term accrued expenses	<u>30/09/2026</u>	<u>01/01/2026</u>		
Accrued interest expenses	3,811,506,849	9,336,555,094		
Commission expenses	5,288,121,360	6,739,869,219		
Transportation expenses	1,893,315,003	1,541,882,209		
Others	6,909,283,230	5,020,675,616		
	<u>17,902,226,442</u>	<u>22,638,982,138</u>		
16 Unearned revenue				
a. Short-term	<u>30/09/2026</u>	<u>01/01/2026</u>		
Revenue received in advance from the Son Cam Industrial Cluster project	4,846,425,844	3,374,870,766		
Revenue received in advance from the TNG Village project	75,679,753	1,142,413,593		
Other unearned revenue	3,932,950,000	2,895,000,000		
	<u>8,855,055,597</u>	<u>7,412,284,359</u>		
b. Long-term	<u>30/09/2026</u>	<u>01/01/2026</u>		
Revenue received in advance from the Son Cam Industrial Cluster project	257,785,594,663	131,984,971,208		
Revenue received in advance from the TNG Village project	1,019,977,705	1,019,977,705		
	<u>258,805,572,368</u>	<u>133,004,948,913</u>		
17 Other short-term payables	<u>30/09/2026</u>	<u>01/01/2026 (Reclassified)</u>		
Trade union fees	2,131,821,584	5,701,488,140		
Short-term deposits received	3,141,600,000	4,233,771,452		
Other payables	8,206,468,727	7,549,588,321		
	<u>13,479,890,311</u>	<u>17,484,847,913</u>		
18a Short-term borrowings				
	<u>01/01/2026</u>	<u>Increases</u>	<u>Decreases</u>	<u>30/09/2026</u>
Short-term borrowings	1,911,733,972,514	6,704,439,902,800	5,748,085,910,768	2,868,087,964,546
Current portion of long-term borrowings	159,309,918,157	131,330,685,077	131,910,633,052	158,729,970,182
Straight bonds falling due	300,000,000,000		300,000,000,000	-
	<u>2,371,043,890,671</u>	<u>6,835,770,587,877</u>	<u>6,179,996,543,820</u>	<u>3,026,817,934,728</u>

Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch	1,110,327,720,766	985,207,082,554
Military Commercial Joint Stock Bank - Thai Nguyen Branch	576,502,078,664	300,575,944,936
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thai Nguyen Branch	598,946,570,895	262,385,531,284
Vietnam - Russia Joint Venture Bank	205,953,109,202	149,728,448,500
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thai Nguyen Branch	155,066,900,132	138,128,500,668
Shinhan Bank Vietnam Limited - Thai Nguyen Branch	77,370,675,864	75,671,414,572
Vietnam International Commercial Joint Stock Bank	143,883,859,023	-
Other short-term borrowings	37,050,000	37,050,000
<u>Current portion of long-term borrowings</u>	158,729,970,182	159,309,918,157
Vietnam Joint Stock Commercial Bank for Industry and Trade - Thai Nguyen Branch	57,241,700,000	66,117,600,000
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Thai Nguyen Branch	35,518,909,731	49,155,080,157
Joint Stock Commercial Bank for Investment and Development of Vietnam - Thai Nguyen Branch	58,165,995,871	38,800,000,000
Vietnam Environment Protection Fund	4,497,000,000	3,408,000,000
Shinhan Bank Vietnam Limited - Thai Nguyen Branch	1,477,126,580	-
Military Commercial Joint Stock Bank - Thai Nguyen Branch	1,829,238,000	1,829,238,000
<u>Straight bonds falling due</u>	-	300,000,000,000
	3,026,817,934,728	2,371,043,890,671

18b Long-term borrowings

	01/01/2026	Increases	Decreases	30/09/2026
Long-term borrowings	561,069,331,825	340,665,936,987	131,330,685,077	770,404,583,735
Straight bonds	395,272,439,271	1,487,452,303		396,759,891,574
	956,341,771,096	342,153,389,290	131,330,685,077	1,167,164,475,309

19 Owners' equity

	30/09/2026	01/01/2026
Ordinary shares with voting rights	1,287,312,660,000	1,287,312,660,000
Share premium	40,988,785,123	40,988,785,123
Other owners' capital	55,419,591	55,419,591
Investment and development fund	290,776,332,224	290,776,332,224
Other equity funds	112,265,079,441	112,265,079,441
Undistributed profit after tax	303,876,825,784	270,993,944,402
	2,035,275,102,163	2,002,392,220,781

20 Corporate income tax

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Profit before tax	445,246,994,994	349,780,384,294
Adjustments for taxable income		
Less: Non-taxable income (*)		
Unrealised foreign exchange gains		
Add: Non-deductible expenses		
Unrealised foreign exchange losses		
Taxable income	445,246,994,994	349,780,384,294
Of which: Taxable income from principal activities	445,246,994,994	349,780,384,294
Taxable income from other activities		
Tax rates	5%; 8.5% and 20%	5%; 8.5% and 20%
Corporate income tax	83,979,981,395	69,775,919,020
Deferred corporate income tax expense	(370,264,059)	(374,355,374)
Increase per tax finalisation		
Expenses for female employees		
Total corporate income tax	83,609,717,336	69,401,563,646

Basic earnings per share

	From 01/01/2026 to 30/09/2026	From 01/01/2025 to 30/09/2025
	VND	VND
Accounting profit after corporate income tax	361,637,277,658	280,378,820,648
Adjustments to increase or decrease accounting profit to determine profit or loss attributable to ordinary shareholders	-	-
Less: Decreasing adjustments	-	-
Add: Increasing adjustments	-	-
Profit attributable to ordinary shareholders	361,637,277,658	280,378,820,648
Weighted average number of ordinary shares outstanding during the period	128,731,266	122,601,206
Basic earnings per share	2,809	2,287

Par value per share

10,000

10,000

20 Related parties with significant transactions and balances during the period:

<u>Related party</u>	<u>Relationship</u>
TNG Land JSC	Associates
Bac Thai Construction Investment JSC	Associates
TNG Yen Binh Golf Co., Ltd.	Associates
Mr. Nguyen Duc Manh	Chairman of the Board of Directors
Mr. Nguyen Van Thoi	Vice Chairman of the Board of Directors
Thuan Thanh Trading and Services Co., Ltd.	Related person of a BOD member
Linh Anh Kitchen Co., Ltd.	Related person of a BOD member
P&M Prestige Co., Ltd.	Related person of a BOD member
L.A.M Invest Co., Ltd.	Related person of a BOD member

During the period, the Company had the following significant transactions with related parties:

<u>Sales</u>	<u>From 01/01/2026 to 30/09/2026</u>	<u>From 01/01/2025 to 30/09/2025</u>
TNG Land JSC	3,677,810,144	52,498,027,707
Thuan Thanh Trading and Services Co., Ltd.	54,545,460	45,959,596
Linh Anh Kitchen Co., Ltd.	195,523,540	28,198,653
P&M Prestige Co., Ltd.	37,097,700	3,636,364
L.A.M Invest Co., Ltd.	327,272,724	
<u>Purchases</u>	<u>From 01/01/2026 to 30/09/2026</u>	<u>From 01/01/2025 to 30/09/2025</u>
TNG Land JSC	11,404,101,023	9,555,222,837
Thuan Thanh Trading and Services Co., Ltd.	12,623,385,000	11,870,039,000
Linh Anh Kitchen Co., Ltd.	11,197,686,000	4,322,620,000
P&M Prestige Co., Ltd.	1,759,699,500	717,436,000
<u>Cash dividends paid</u>		
Mr. Nguyen Van Thoi	49,421,240,000	27,256,706,400
Mr. Nguyen Duc Manh	29,038,804,000	12,990,313,200

Investments in associates

TNG Yen Binh Golf Co., Ltd.	29,400,000
TNG Land JSC	140,000,000,000

Significant balances with related parties:

<u>Short-term trade receivables</u>	<u>As at 30/09/2026</u>	<u>As at 01/01/2026</u>
TNG Land JSC	200,690,000	2,220,738,382
Linh Anh Kitchen Co., Ltd.	11,883,735	
L.A.M Invest Co., Ltd.	120,000,000	
<u>Short-term trade payables</u>		
TNG Land JSC	705,087,562	-
Thuan Thanh Trading and Services Co., Ltd.	1,517,427,612	1,465,795,440
Linh Anh Kitchen Co., Ltd.	1,571,692,165	1,818,239,120
P&M Prestige Co., Ltd.	222,500,070	187,725,600
<u>Investments in associates</u>		
TNG Land JSC	280,000,000,000	140,000,000,000
Bac Thai Construction Investment JSC	788,107,824	
<u>Unearned revenue</u>		
TNG Land JSC	194,654,413,057	94,334,679,386

Remuneration of the Board of Directors, Board of Management and other key management personnel**TNG INVESTMENT AND TRADING JOINT STOCK COMPANY**

<u>Full name - Position</u>	<u>From 01/01/2026 to 30/09/2026</u>	<u>From 01/01/2025 to 30/09/2025</u>
1. Mr. Nguyen Duc Manh Chairman of the BOD - Appointed on 20/04/2026	3,171,650,700	2,625,599,900
2. Mr. Nguyen Van Thoi Vice Chairman of the BOD - Appointed on 20/04/2026	2,622,985,300	2,542,301,400
3. Ms. Luong Thi Thuy Ha Vice Chairwoman of the BOD - Resigned from 21/04/2025 Deputy General Director - Resigned from 01/07/2025		641,909,800

4. Mr. Tran Minh Hieu General Director - Appointed on 21/04/2025	2,219,437,900	1,851,207,900
5. Ms. Doan Thi Thu - BOD Member / Deputy General Director	1,778,467,400	1,669,761,500
6. Mr. Luu Duc Huy - Deputy General Director	2,872,348,311	1,631,688,500
7. Ms. Nguyen Thi Phuong - BOD Member / Deputy General Director (BOD Member - Appointed on 19/04/2026)	2,974,594,211	2,125,134,800
8. Mr. Le Xuan Vi - Deputy General Director	1,248,886,600	997,141,400
9. Ms. Tran Thi Thu Ha - Chief Accountant	1,319,428,800	1,209,345,300
10. Mr. Dao Duc Thanh BOD Member - Appointed on 21/04/2025	1,050,859,000	904,224,000
11. Mr. Nguyen Manh Linh BOD Member - Dismissed on 19/04/2026		120,000,000
12. Mr. Nguyen Hoang Giang - BOD Member	135,000,000	135,000,000
13. Ms. Ha Thi Tuyet - BOD Member	135,000,000	135,000,000

Approved, 20th October, 2026

PREPARED BY

(Signature, full name)


Trần Thị Hiệp

CHIEF ACCOUNTANT

(Signature, full name)


KẾ TOÁN TRƯỞNG
Trần Thị Thu Hà

LEGAL REPRESENTATIVE

(Signature, full name, seal)



CHỦ TỊCH HĐQT
Nguyễn Đức Mạnh

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- T. THÁI NGUYÊN

8. Movements of tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Vehicles and transmission equipment	Office equipment	Perennial plants, working and product animals	Other fixed assets	Total
Cost	-	-	-	-	-	-	-
Balance as at 01.01.2026	2,182,583,966,820	1,920,191,007,135	19,322,966,082	4,163,458,311	27,727,294,363	12,440,893,743	4,166,429,586,455
- Purchases during the period	4,218,395,654	186,299,713,241			1,750,892,262	441,401,561	192,710,402,718
- Transfers from construction in progress	41,148,866,036	19,446,469,300			298,009,900		60,893,345,236
- Other increases		47,696,663,935					47,696,663,935
- Transfers to investment properties							-
- Disposals	23,576,115,130	84,580,151,366		519,840,959		246,642,640	108,922,750,095
- Other decreases		45,800,834,192					45,800,834,192
Balance as at 30.09.2026	2,204,375,113,380	2,043,252,868,053	19,322,966,082	3,643,617,352	29,776,196,525	12,635,652,664	4,313,006,414,056
Accumulated depreciation							
Balance as at 01.01.2026	572,847,435,865	1,108,242,505,057	6,095,720,915	4,163,458,311	16,082,899,542	2,603,042,631	1,710,035,062,321
- Charge for the period	68,954,849,300	131,308,268,804	1,225,292,400		3,442,336,986	1,146,391,541	206,077,139,031
- Other increases		40,399,673,042					40,399,673,042
- Transfers to investment properties							-
- Disposals	23,576,115,130	84,580,151,366	-	519,840,959	-	246,642,640	108,922,750,095
- Other decreases	-	43,064,835,273	-	-	-	-	43,064,835,273
Balance as at 30.09.2026	618,226,170,035	1,152,305,460,264	7,321,013,315	3,643,617,352	19,525,236,528	3,502,791,532	1,804,524,289,026
Net book value	-	-	-	-	-	-	-
- As at 01.01.2026	1,609,736,530,955	811,948,502,078	13,227,245,167	-	11,644,394,821	9,837,851,112	2,456,394,524,134
- As at 30.09.2026	1,586,148,943,345	890,947,407,789	12,001,952,767	-	10,250,959,997	9,132,861,132	2,508,482,125,030