

HANOI SOAP
JOINT STOCK COMPANY

No: 28 /XPHN-TCKT
V/v: *Explanation of loss in the fourth
quarter of 2025
and the difference between profit and
loss compared to
same period in 2024*

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, 20 January 2026

To: HANOI STOCK EXCHANGE

Hanoi Soap Joint Stock Company would like to sincerely thank you for your support and help in the past time.

Hanoi Soap Joint Stock Company would like to explain the loss in the fourth quarter of 2025 and the reasons for the difference in profit and loss compared to the same period last year as follows:

The Company's production and business situation in the 4th quarter of 2025 increased due to higher sales volume compared to the 4th quarter of 2024.

Revenue in the 4th quarter of 2025 increased much more than the 4th quarter of 2024 of 4,124 million VND due to the Company's good product consumption and strong implementation of commercial business. Selling expenses and business management expenses have been reduced by the company, in the 4th quarter of 2025, only a slight increase compared to the 4th quarter of 2024 of 288 million VND. Profit in the 4th quarter of 2025 is a loss of 702.1 million VND compared to a loss of 2,410 million VND in the 4th quarter of 2024. Accumulated profit from the beginning of the year to the end of the 4th quarter of 2025 is 42.1 million VND.

With this official letter, Hanoi Soap Joint Stock Company would like to explain to the Hanoi Stock Exchange.

Thank you very much!

Recipients:

- As above
- Filed: Admin office, F&A Dept..



Lê Việt Phương

MID-YEAR BALANCE SHEET

Quarter IV year 2025
 At December 31, 2025

ASSET	Code	Comment ary	Number at the end of quarter	Number at the beginning of the year
1	2	3	4	5
A- SHORT-TERM ASSETS (100=110+120+130+140+150)	100		46,343,439,006	40,049,592,624
A- SHORT-TERM ASSETS (100=110+120+130+140+150)	110	VI.1	1,543,860,912	1,761,233,129
1. Money	111		1,543,860,912	1,761,233,129
2. Cash equivalents	112		-	-
II. Short-term financial investments	120	VI.2	19,000,000,000	16,000,000,000
1. Trading securities	121		-	-
2. Provision for trading securities price decline	122		-	-
3. Invest to hold until maturity	123		19,000,000,000	16,000,000,000
III. Short-term receivables	130		8,393,139,257	4,849,587,544
1. Short-term receivables of customers	131	VI.3	17,253,540,614	13,510,913,249
2. Upfront payment to short-term sellers	132		1,305,536,525	1,644,547,127
3. Short-term internal receivables	133		-	-
4. Receivable according to the construction contract plan schedule	134		-	-
5. Short-term loan receivables	135		-	-
6. Other short-term receivables	136	VI.4	5,409,868,875	5,474,933,925
7. Provision for short-term bad receivables	137	VI.3	(15,575,806,757)	(15,780,806,757)
8. Pending Missing Assets	139		-	-
IV. Inventory	140	VI.6	16,044,474,207	16,069,377,379
1. Inventory	141		20,784,707,153	21,576,537,289
2. Provision for inventory price reduction	149		(4,740,232,946)	(5,507,159,910)
V. Other short-term assets	150	VI.12	1,361,964,630	1,369,394,572
1. Short-term upfront costs	151		554,786,616	562,216,558
2. Deductible VAT	152		-	-
3. Taxes and other amounts receivable by the State	153		807,178,014	807,178,014
4. Repurchase and sale of government bonds	154		-	-
5. Other short-term assets	155		-	-
B. LONG-TERM ASSETS (200=210+220+230+240+250+260)	200		104,768,915,618	107,919,315,928
I. Long-term receivables	210		0	0
1. Long-term receivables of customers	211		-	-
2. Upfront payment for long-term sellers	212		-	-
3. Business capital of affiliated units	213		-	-
4. Long-term internal receivables	214		-	-
5. Long-term loan receivables	215		-	-
6. Other long-term receivables	216		-	-
7. Provision for long-term bad receivables	219		-	-
II. Fixed assets	220		24,286,010,304	27,669,592,878
1. Tangible fixed assets	221	VI.7	24,286,010,304	27,669,592,878
- Historical cost	222		122,048,204,256	122,922,689,570
- Cumulative wear value	223		(97,762,193,952)	(95,253,096,692)
2. Fixed assets leased finance	224		0	0
- Historical cost	225		-	-
- Cumulative wear value	226		-	-
3. Intangible fixed assets	227	VI.8	0	0
- Historical cost	228		278,323,000	278,323,000

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- Cumulative wear value	229		(278,323,000)	(278,323,000)
III. Investment real estate	230		0	0
- Historical cost	231		-	-
- Cumulative wear value	232		-	-
IV. Long-term unfinished assets	240		0	0
1. Long-term unfinished production and business expenses	241		-	-
2. Expenses for unfinished capital construction	242		-	-
V. Long-term financial investment	250	VI.2	71,250,000,000	71,250,000,000
1. Invest in subsidiaries	251		-	-
2. Investment in associate companies or joint ventures	252		-	-
3. Investing in capital contribution to other units	253		71,250,000,000	71,250,000,000
4. Long-term financial investment provisions	254		-	-
5. Investment held to maturity	255		-	-
VI. Other long-term assets	260	VI.9	9,232,905,314	8,999,723,050
1. Long-term upfront costs	261		9,232,905,314	8,999,723,050
2. Deferred income tax assets	262		-	-
3. Long-term equipment, supplies and spare parts	263		-	-
4. Other long-term assets	268		-	-
5. Goodwill Advantage	269		-	-
TOTAL ASSETS(270=100+200)	270		151,112,354,624	147,968,908,552
FUNDING			-	-
C. LIABILITIES(300=310+330)	300		6,529,798,592	3,428,412,207
I. Short-term debt	310		6,529,798,592	3,428,412,207
1. Must be paid to short-term sellers	311	VI.10	4,231,971,023	1,341,512,460
2. Short-term upfront buyer	312	VI.11	20,952,464	34,264,109
3. Taxes and amounts payable to the state	313	VI.12	206,846,338	246,076,973
4. To pay employees	314		1,035,624,171	969,189,523
5. Short-term expenses	315	VI.13	622,347,935	349,652,153
6. Short-term internal payments	316		-	-
7. To be paid according to the schedule of the construction contract	317		-	-
8. Short-term unrealized revenue	318		-	-
9. Other short-term payables	319	VI.14	394,604,418	470,264,746
10. Short-term financial lease loans and debts	320		-	-
11. Short-term payable provisions	321		-	-
12. Welfare reward fund	322		17,452,243	17,452,243
13. Price Stabilization Fund	323		-	-
14. Repurchase and sale of government bonds	324		-	-
II. Long-term debt	330	VI.14	0	0
1. Must be paid to long-term sellers	331		-	-
2. Long-term upfront buyers	332		-	-
3. Long-term expenses	333		-	-
4. Internal payment of business capital	334		-	-
5. Long-term internal payments	335		-	-
6. Revenue has not been realized in the long term	336		-	-
7. Other long-term payables	337		-	-
8. Long-term financial loans and lease debts	338		-	-
9. Convertible bonds	339		-	-
10. Preferred stock	340		-	-
11. Deferred income tax payable	341		-	-
12. Long-term payable provisions	342		-	-
13. The Science and Technology Development Fund	343		-	-
D. EQUITY(400=410+430)	400		144,582,556,032	144,540,496,345
I. Equity	410	V.15	144,582,556,032	144,540,496,345
1. Owner's contributed capital	411		129,724,750,000	129,724,750,000
- Voting common shares	411a		-	-
- Preferred stock	411b		129,724,750,000	129,724,750,000

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2. Surplus of share capital	412		99,524,000	99,524,000
3. Bond Swap Options	413		-	-
4. Other capital of the owner	414		-	-
5. Treasury stocks	415		-	-
6. Asset revaluation difference	416		-	-
7. Exchange rate difference	417		-	-
8. Development Investment Fund	418		95,572,220,798	95,572,220,798
9. Enterprise restructuring support fund	419		-	-
10. Other funds belonging to equity	420		-	-
11. Undistributed after-tax profits	421		(80,813,938,766)	(80,855,998,453)
- Accumulated undistributed profit by the end of the previous period	421a		(80,855,998,453)	(73,688,583,315)
- Profits have not been distributed in this period	421b		42,059,687	(7,167,415,138)
12. Construction investment capital sources	422		-	-
13. Non-controlling shareholder interests	429		-	-
II. Other funding sources and funds	430		0	0
1. Funding sources	431		-	-
2. Funding sources for the formation of fixed assets	432		-	-
TOTAL FUNDING(440=300+400)	440		151,112,354,624	147,968,908,552

Ha noi, date 20 month 1 year 2026

Prepared by

(Signed, full name)



Nguyen Thi Hong Thuy

In charge of
accounting

(Ký, họ tên)



Le Manh Cuong

Director

(Signed, full name, stamped)



Le Viet Phuong



MID-YEAR BUSINESS RESULTS REPORT

Quarter IV 2025

Item	Code	Explanation	Quarter IV		Accumulated from the beginning of the year to the end of this quarter	
			This year	Last year	This year	Last year
1	2	3	4	5	6	
1. Revenue from sales and service provision	01	VII.1	15,013,752,961	10,824,067,696	99,151,284,195	38,136,757,654
2. Revenue deductions	02	VII.2	66,990,586	1,692,384	258,315,535	3,264,282
3. Net revenue from sales and service provision (10 = 01 - 02)	10		14,946,762,375	10,822,375,312	98,892,968,660	38,133,493,372
4. Cost of goods sold	11	VII.3	10,567,476,357	8,504,888,589	85,990,664,685	29,425,971,634
5. Gross profit from sales and service provision (20=10-11)	20		4,379,286,018	2,317,486,723	12,902,303,975	8,707,521,738
6. Revenue from financial activities	21	VII.4	255,919,710	165,561,563	6,204,487,563	738,445,824
7. Financial costs	22				25,053,336	
In which: Loan interest expenses	23				25,053,336	
8. Profit and loss in joint ventures and associates	24					
9. Selling expenses	25	VII.5	2,211,951,770	1,493,129,346	7,131,351,994	4,566,416,045
10. Business management costs	26	VII.5	2,979,193,871	3,415,422,881	11,478,261,233	12,054,188,872
11. Net profit from business activities{30=20+(21-22)+24-(25+26)}	30		(555,939,913)	(2,425,503,941)	472,124,975	(7,174,637,355)
12. Other incomes	31	VII.6	62,066,247	75,730,049	344,895,835	374,814,271
13. Other expenses	32	VII.7	208,203,158	60,887,951	774,961,123	367,592,055
14. Other Profits(40=31-32)	40		(146,136,911)	14,842,098	(430,065,288)	7,222,216
15. Total accounting profit before tax (50=30+40)	50		(702,076,824)	(2,410,661,843)	42,059,687	(7,167,415,139)
16. Current corporate income tax expenses	51					
17. Deferred corporate income tax expenses	52					
18. Profit after corporate income tax (60=50-51-52)	60		(702,076,824)	(2,410,661,843)	42,059,687	(7,167,415,139)
18.1 Profit after tax of the parent company	61					
18.2 Profit after tax of non-controlling shareholders	62					
19. Basic earnings per share(*)	70					
20. Declining interest on stocks	71					

Prepared by
 (Signed, full name)

Nguyen Thi Hong Thuy

In charge of accounting
 (Signed, full name)

Le Manh Cuong

Ha noi, date 20 month 1 year 2026

Director

(Signed, full name, stamped)



Le Viet Phuong

INTERIM CASH FLOW STATEMENT

(By indirect method)

Quarter IV of 2025

Item	Code	Comme ntary	Accumulated from the beginning of the year to the end of this quarter (this year)	Accumulated from the beginning of the year to the end of this quarter (previous year)
1	2	3	4	5
I. Cash flow from business activities				
1. Profit before tax	01		42,059,687	(7,167,415,139)
2. Adjustments to			(4,793,709,631)	3,176,773,251
Depreciation of fixed assets and investment real estate	02		2,509,097,260	3,369,252,748
Provisions	03		(971,926,964)	780,013,447
Gains and losses on exchange rate differences due to the revaluation of monetary items of foreign currency origin	04		-	-
Profits and losses from investment activities	05		(6,355,933,263)	(972,492,944)
Interest expenses	06		25,053,336	-
Other Adjustments	07		-	-
3. Profits from business activities before the change in working capital	08		(4,751,649,944)	(3,990,641,888)
Increase and decrease of receivables	09		(3,345,798,775)	162,893,807
Increase and decrease inventory	10		791,830,136	632,707,809
Increase and decrease of payables (excluding payable loan interest and payable corporate income tax)	11		3,752,796,485	(720,977,245)
Increase and decrease in upfront costs	12		(225,752,325)	246,299,300
Increase and decrease of trading securities	13		-	-
Interest paid on loans	14		-	-
Paid corporate income tax	15		-	-
Other revenues from business activities	16		-	-

Other expenses for business activities	17		-	-
Net cash flow from business activities	20		(3,778,574,423)	(3,669,718,217)
II. Cash flow from investment activities				
1. Expenses for procurement and construction of fixed assets and other long-term assets	21		(874,485,314)	(2,136,344,927)
2. Proceeds from liquidation or sale of fixed assets and other long-term assets	22		-	234,047,120
3. Expenses for loans and purchases of debt instruments of other units	23		(10,000,000,000)	(43,000,000,000)
4. Proceeds from recovery of loans and resale of debt instruments of other units	24		9,000,000,000	47,000,000,000
5. Expenditures on capital contribution to other units	25		-	-
6. The money recovered from capital contribution to other units	26		-	-
7. Loan interest, dividends and profits to be distributed	27		5,436,748,470	839,437,608
Net cash flow from investment activities	30		3,562,263,156	2,937,139,801
III. Cash flow from financial activities				
1. Proceeds from the issuance of shares, receipt of capital contributions from owners	31		-	-
2. Return of money to owners and repurchase of shares of the issued enterprise	32		-	-
3. Proceeds from borrowing	33		9,645,000,000	-
4. Payment of loan principal	34		(9,646,060,950)	-
5. Payment of financial lease principal	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flow from financial activities	40		(1,060,950)	-
Net cash flow in the period (50 = 20+30+40)	50		(217,372,217)	(732,578,416)
Cash and cash equivalents at the beginning of the period	60		1,761,233,129	2,493,811,545
Effects of changes in foreign currency exchange rates	61			
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70	VI.1	1,543,860,912	1,761,233,129

Prepared by
(Signed, full name)



Nguyen Thi Hong Thuy

In charge of accounting
(Signed, full name)



Le Manh Cuong

Hà Nội, ngày 20 tháng 1 năm 2026

Director

(Signed, full name, stamped)



Le Viet Phuong

EXPLANATORY NOTES TO THE FINANCIAL STATEMENTS

QUARTER IV YEAR 2025

I- CHARACTERISTICS OF THE ENTERPRISE'S OPERATION

1- Form of capital ownership: Hanoi Soap Joint Stock Company is a joint-stock company established in the form of conversion from a State-owned enterprise to a joint-stock company under Decision No. 248/2003/QD-BCN dated 31/12/2003 of the Minister of Industry on the official transfer of Hanoi Soap Company under Vietnam Chemical Corporation into Hanoi Soap Joint Stock Company.

According to the Business Registration Certificate No. 0103006569 dated January 27, 2005 issued by the Department of Planning and Investment of Hanoi City, amended for the 11th time on 01/9/2025 the charter capital of the Company is 129,724,750,000 VND

On 25/11/2014, the Company's shares were listed on UpCOM - Hanoi Stock Exchange with stock code: XPH

2- Business Areas

The company operates in the field of manufacturing and trading chemicals and synthetic detergents

3- Business Scope

- Synthetic detergent manufacturing industry;
- Import and export of chemicals, supplies and synthetic detergents;
- Production and trading of cosmetics, packaging and printing labels on products;
- Trading in technological food, food, processed food;
- Office and warehouse leasing;
- Production and trading of PVC plastic construction materials, interior and exterior decoration goods, mechanical products and supplies;
- Trading in fertilizers (except for those prohibited by the State) /.

The factory is located at: Lot CN3.2, Thach That Industrial Park, Quoc Oai District, Hanoi City

Phone: (84-24)3858 7051 - Fax: (84-24) 3858 4486

4- Normal production and business cycle

The Company's normal production and business cycle is carried out for a period of not more than 12 months.

II- ACCOUNTING PERIODS, MONETARY UNITS USED IN ACCOUNTING

1- Accounting period

The Company's accounting period starts from 01/01 and ends on 31/12 every year

2- The currency used in accounting. In case there is a change in the monetary unit in accounting compared to the previous year, clearly explain the reason and effect of the change.

The currency used in accounting is the Vietnamese dong ("VND"), accounting according to the principle of cost price, in accordance with accounting standards and accounting regimes of Vietnamese enterprises and legal regulations related to the preparation and presentation of financial statements.

III- APPLICABLE ACCOUNTING STANDARDS AND REGIMES

1- Applicable accounting regime

The Company applies the Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance guiding the Corporate Accounting Regime.

Applying new accounting guidelines

New guidance on corporate accounting regime

On 22/12/2014, the Ministry of Finance issued Circular No. 200/2014/TT-BTC ("Circular 200") guiding the accounting regime for enterprises. The Circular takes effect for the year finance commenced on or after 01/01/2015. Circular 200 replaces the regulations on enterprise accounting regime promulgated under Decision No. 15/2006/QD-BTC dated 20/03/2006 of the Ministry of Finance and Circular No. 244/2009/TT-BTC dated 31/12/2009 of the Ministry of Finance. The Board of Directors has applied Circular 200 in the preparation and presentation of Financial statements for the fiscal year ended 31/12/2015

2- Declaration of Compliance with Accounting Standards and Accounting Regimes

The Company's financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and the current Vietnamese Accounting Regime and relevant legal regulations related to the preparation and presentation of financial statements.

3- Applicable forms of accounting

The company applies the form of a general diary.

IV- APPLICABLE ACCOUNTING POLICIES (IN CASE OF CONTINUOUS OPERATION)

1- Principles for conversion of financial statements made in foreign currencies to Vietnam Dong (The case of a currency recorded in accounting books is different from that of Vietnam Dong); Impacts (if any) due to the conversion of financial statements from foreign currency to Vietnamese dong

2- Types of exchange rates applied in accounting

The exchange rate for conversion of transactions arising in the period in foreign currencies is the exchange rate with Citibank - Hanoi Branch

The exchange rate when reevaluating currency items of foreign currency origin is the exchange rate of transactions with Citibank - Hanoi Branch

In which:

- The exchange rate when reevaluating items of foreign currency origin classified as assets is the purchase rate of Citibank - Hanoi Branch

- The revaluation rate of items of foreign currency origin classified as liabilities is the selling rate of Citibank - Hanoi Branch

3- The principle of determining the actual interest rate (effective interest rate) is used to discount cash flows.

4- The principle of recording amounts of money and cash equivalents.

Cash is a general index reflecting the entire existing amount of money of the enterprise at the time of reporting, including cash at the enterprise's fund, demand bank deposits and money in transit, recorded and reported in Vietnam dong ("VND"), in accordance with the provisions of the Accounting Law No. 03/2003/QH11 of June 17, 2003

Cash equivalents are short-term investments with a payback period of not more than 03 months from the date of investment, capable of easily converting into a sum of money accurate and risk-free conversion into cash at the time of reporting, in accordance with the provisions of Vietnam Accounting Standard No. 24-Cash Flow Report.

5- Accounting principles for financial investments

Investing in capital instruments of other units

Investments in capital instruments of other entities reflect capital instrument investments but the Company does not have control, co-control or have a significant influence on investments in capital instruments of other units are reflected at historical cost

Investments in capital instruments of other units are reflected at historical cost

Long-term financial investment is capital contribution investment in Xavinco Real Estate Joint Stock Company. Xavinco Real Estate Joint Stock Company was established under the Investment Cooperation Contract dated 04/05/2010 between Hanoi Soap Joint Stock Company, Vietnam Construction and Engineering Joint Stock Company and Vincom Joint Stock Company. Accordingly, Real Estate Joint Stock Company Xavinco has a charter capital of VND 2000 billion, of which: Hanoi Soap Joint Stock Company contributes VND 71.25 billion, accounting for nearly 3.6% of the total charter capital, the remaining capital is owned by the Company Vincom shares. According to the above investment cooperation contract, Xavinco Real Estate Joint Stock Company will exploit the land area at 233 and 233B Nguyen Street Trai, Thanh Xuan District, Hanoi City, this area is in the name of Hanoi Soap Joint Stock Company. However, the majority of rights and obligations have been transferred to Xavinco Real Estate Joint Stock Company under the Investment Cooperation Contract. As of 21/12/2015. Xavinco Real Estate Joint Stock Company is still in the investment stage basic construction, so the Board of Directors still presents and recognizes the above investment capital contribution at the original price.

6- Principles of accounting for receivables

Accounts receivable is the amount of money that can be recovered by customers or other objects. Accounts receivable includes customer receivables, internal receivables, and other receivables. Liabilities revenues are presented according to the book value minus the provisions for bad debts. Receivables are not recorded higher than the value to be recovered.

Customer receivables include receivables of a commercial nature, arising in the nature of purchase and sale.

Other receivables include receivables of a non-commercial nature, not related to purchase and sale transactions.

Receivables are monitored in detail by each object and term, receivables and other factors according to the management needs of the enterprise.

A provision for bad debts shall be made for each bad debt, based on the age of the overdue debts or the expected level of possible losses.

7- Principles for recording inventory:

Inventory is determined on the basis of the lower price between the original price and the net realizable value. Inventory slope price includes direct raw material costs, direct labor and general production costs, to get inventory in the current location and state. The cost of inventory is determined by the average method family.

Net realizable value is determined by the estimated selling price minus the estimated costs of completing the product and the marketing, sales, and distribution costs incurred.

Inventory accounting method: The company applies the regular declaration method.

Method of making provisions for inventory price reduction: Provisions for inventory price reduction of the Company shall be set aside in accordance with current accounting regulations.

Accordingly, the Company is entitled to permission to set up a reserve fund to reduce the price of obsolete, damaged, inferior or expired inventories and in case the original price of inventories is higher than the net value of at the end of the fiscal year.

8- Principles for recognition and depreciation of fixed assets, financial leased fixed assets and investment real estate:

8.1 Principles of recognition and depreciation of tangible fixed assets

Tangible fixed assets are recorded at historical cost, reflected on the balance sheet according to the indicators of historical cost, accumulated wear and tear and residual value.

The recognition of tangible fixed assets and depreciation of fixed assets shall comply with Vietnam Accounting Standard No. 03 - Tangible fixed assets, Circular No. 200/2014/TT-BTC dated 22/04/2014 of the Ministry of Finance guiding the corporate accounting regime and Circular No. 45/2013/TT-BTC dated 25/04/2013 guiding the regime of management, use and depreciation fixed assets

The historical cost of procured tangible fixed assets includes the purchase price (excluding commercial discounts or discounts), taxes and expenses directly related to the delivery of assets into a ready-to-use state.

The company applies the straight-line depreciation method to tangible fixed assets. Accounting for tangible fixed assets is classified according to groups of assets with the same nature and purpose of use in the Company's production and business activities, including:

Asset Types	Depreciation period < years >
Houses and Architectural Objects	05 - 25
Machinery and equipment	05 - 15
Means of transport	06 - 10
Instrument Management Equipment	03 - 10

8.2 Principles of recognition and depreciation of intangible fixed assets

The Company's intangible fixed assets include websites, accounting software, and land use rights.

The recognition of intangible fixed assets and depreciation of fixed assets shall comply with Vietnam Accounting Standard No. 04 - Intangible fixed assets, Circular No. 200/2014/TT-BTC dated 22/12/2014 of the Ministry of Finance guiding the accounting regime of enterprises and Circular 45/2013/TT-BTC dated 25/04/2013 guiding the regime of management, use and depreciation of assets fixed.

Intangible fixed assets are recorded at historical cost, reflected on the balance sheet according to historical cost indicators, accumulated wear and tear and residual value.

The company applies the straight-line depreciation method to intangible fixed assets. Intangible fixed assets are classified according to the group of assets of the same nature and purpose of use in the Company's production and business activities include:

Asset Types	Depreciation period < years >
Website	3
Software	5
Land use rights	44
9- Accounting principles for business cooperation contracts.	
10- Principles of deferred corporate income tax accounting.	
11- Principles of prepaid cost accounting.	

Prepaid expenses include actual expenses that have been incurred but are related to the results of production and business activities of many accounting periods. Prepaid expenses include the following expenses tools. These prepaid expenses belong to current assets incurred once with a large value and long-term use time. These costs are capitalized in the form of advance payments and allocated to the Statement of Business Results, using the straight-line method according to current accounting regulations.

12- Principles of accounting for liabilities.

Liabilities are payables to suppliers and other objects. Liabilities include seller payables, internal payables, and other payables. Liabilities including seller payables, internal payables, and other payables. Unrecognized liabilities are lower than the obligation to pay.

Seller payables include payables of a commercial nature arising from the purchase of goods, services, assets and the seller is an independent entity from the buyer, including payables between the parent companies and their subsidiaries, joint ventures and associates. This payable includes the payables upon import through the trustee (in the consignment import transaction)

Other payables include payables that are not commercial in nature, not related to the purchase, sale or provision of goods and services.

Accounts payable are tracked in detail by object and due date

13- Principles for recording loans and financial lease liabilities.

14- Principles for recording and capitalizing borrowing expenses.

15- Principles for recording expenses payable

16- Principles and methods of recording payable provisions.

17- The principle of recording revenue has not been implemented.

18- Principles for recording convertible bonds.

19- Principles of recognition of equity:

Principles for recording the owner's contributed capital, surplus of share capital, convertible bond options, and other capital of the owner.

Principles for recording asset revaluation differences.

Principles for recording exchange rate differences.

The principle of recording undistributed profits.

20- Principles and methods of revenue recognition:

The Company's revenue includes revenue from the sale of chemical products and synthetic detergents, revenue from warehouse leasing services and revenue from interest on deposits and loans

Sales revenue is recorded when all five (05) of the following conditions are satisfied at the same time:

- (a) The company has transferred most of the risks and benefits associated with ownership of the product or goods to the buyer;
- (b) The company no longer holds the right to manage the goods like the buyer owns the goods or controls the goods;
- (c) Revenue is determined relatively certainly;
- (d) The company will gain economic benefits from the sale;
- (e) Identify costs associated with sales transactions

Transaction revenue for the provision of services is recorded when the result of such transaction is reliably determined. In case of a transaction on the provision of services related to in many periods, the revenue shall be recorded in the period according to the results of the completed work at the date of the balance sheet of that period. The result of the service provision transaction is determined when all four (04) following conditions are satisfied:

- (a) Revenue is determined relatively certainly;
- (b) Capable of deriving economic benefits from the transaction of providing such services;
- (c) Identify the completed work at the date of the Balance Sheet;
- (d) Determine the costs incurred for the transaction and the costs to complete the transaction to provide such services.

Advance receipts of customers are not recorded as revenue in the period

21- Accounting principles for revenue deductions.

22- Accounting principles for the cost of goods sold.

The cost of goods sold is recorded and aggregated according to the value and quantity of finished products, goods and supplies sold to customers, in accordance with the revenue recorded in the period.

The cost of services is recorded according to the actual costs incurred to complete the services, in accordance with the revenue recorded in the period.

23- Financial cost accounting principles.

24- Principles of accounting for selling expenses and business management expenses.

25- Principles and methods of recording current corporate income tax expenses and deferred corporate income tax expenses.

26- Other accounting principles and methods.

V- APPLICABLE ACCOUNTING POLICIES (IN CASE THE ENTERPRISE DOES NOT MEET THE ASSUMPTION OF CONTINUOUS OPERATION)

1- Is there a reclassification of long-term assets and long-term liabilities into short-term?

2- Principles for determining the value of each type of asset and liabilities (according to net realizable value, recoverable value, fair value, present value, current price, etc.)

3- Principles of financial handling for:

Provisions;

Asset revaluation difference and exchange rate difference (still reflected on the Balance Sheet – if any).

VI ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED ON THE BALANCE SHEET

	End of quarter	Beginning of the year
1- <i>Money</i>		
-Cash	216,881,136	225,908,981
- Demand bank deposits	1,326,979,776	1,535,324,148
- Cash equivalents		
- Money in transit		0
Total	1,543,860,912	1,761,233,129

Unit of Calculation: VND

Beginning of the year

225,908,981

1,535,324,148

0

1,761,233,129

2- Financial investments

- Investments held to maturity
- Invest in other units

	End of quarter	Beginning of the year
	19,000,000,000	16,000,000,000
	71,250,000,000	71,250,000,000

3- Customer receivables

a) Receivables of short-term customers

- Vietnam Post Corporation
- A Chau Trading and Investment Co., Ltd
- North Central Mining Chemical Industry Company Limited
- Thai Nguyen Mining Chemical Industry Company
- Truong Minh General Trading Co., Ltd.
- GEMACHEM Vietnam Joint Stock Company
- Van Loi Truong Thinh Investment Trading Services Co., Ltd.
- HD Trading and Service Investment Joint Stock Company
- Api Agro Co., Ltd.
- Ninh Binh Fertilizer Company Limited
- Branch of Lix Binh Duong Detergent Joint Stock Company
- Other customer receivables

	End of quarter	Beginning of the year
Value	Redundancy	Value
17,253,540,614	(15,575,806,757)	13,510,913,249
1,146,046,176		1,119,311,245
8,752,011,337	(8,752,011,337)	8,752,011,337
37,395,668		110,349,000
35,946,327		76,979,300
52,150,899		225,885,924
182,819,463	(182,819,463)	387,819,463
401,020,995		282,908,836
489,654,034		386,860,915
58,041,800		66,041,800
523,950,000		337,050,000
0		70,902,216
5,574,503,915	(6,640,975,957)	1,694,793,213
		(6,640,975,957)

b) Receivables of long-term customers

- c) Receivables of customers being related parties

0	0
0	0

4- Other receivables

a) Short-term

- Receivables from equitization;
- Advance receivables for employees;
- Social insurance;
- Health insurance;
- Unemployment insurance;
- Other receivables.

	End of quarter	Beginning of the year
	5,409,868,875	5,474,933,925
	781,400,000	814,681,000
	1,836,902	7,611,904
	324,159	1,343,277
	144,070	597,012
	4,626,163,744	4,650,700,732
Total	5,409,868,875	5,474,933,925

5- Upfront payment to the seller

- a) Related parties
- b) Other parties

Total

	End of quarter	Beginning of the year
	0	0
	1,305,536,525	1,644,547,127
Total	1,305,536,525	1,644,547,127

6- Inventory:

- Goods are on the road;

	End of quarter	Beginning of the year
Original price	Redundancy	Original price
	76,307,449	

- Raw materials and materials;	13,175,384,882	13,533,785,177
- Tools and instruments;	20,022,352	15,422,561
- Unfinished production and business expenses;	0	
- Finished products;	3,948,769,725	4,541,353,970
- Goods;	148,813,862	84,492,299
- Goods sent for sale;	3,415,408,883	3,401,483,283
- Goods in tax-suspension warehouses.		
Total	20,784,707,153	(4,740,232,946)
		21,576,537,289
		(5,507,159,910)

7- Increase and decrease of tangible fixed assets

Item	Houses and architectural objects	Machinery and equipment	Means of transport and transmission	Instrument Management Equipment	Other tangible fixed assets	Total
Original cost						
Balance at the beginning of the year	53,016,113,512	64,562,025,966	4,868,036,001	476,514,091	0	122,922,689,570
- Purchase of the year		80,000,000				80,000,000
- Investment in completed capital construction						0
- Other Boosts						0
- Transition to investment real estate						0
- Liquidation, sale		954,485,314				954,485,314
- Other reductions						0
End of year balance	53,016,113,512	63,687,540,652	4,868,036,001	476,514,091	0	122,048,204,256
Cumulative wear and tear value						
Balance at the beginning of the year	32,260,622,246	58,854,376,366	3,671,203,774	466,894,306		95,253,096,692
- Depreciation during the year	1,968,925,435	1,360,290,481	124,746,873	9,619,785		3,463,582,574
- Other Boosts						0
- Transition to investment real estate						0
- Liquidation, sale		954,485,314				954,485,314
- Other reductions						0
End of year balance	34,229,547,681	59,260,181,533	3,795,950,647	476,514,091	0	97,762,193,952
Residual value						
- On the first day of the year	20,755,491,266	5,707,649,600	1,196,832,227	9,619,785	0	27,669,592,878
- On the last day of the year	18,786,565,831	4,427,359,119	1,072,085,354	0	0	24,286,010,304

- The remaining value at the end of the period of tangible fixed assets used for mortgage or pledge to secure loans;
- The historical cost of fixed assets at the end of the year has been fully depreciated but is still in use;
- Historical cost of fixed assets at the end of the year awaiting liquidation;
- Commitments on the purchase and sale of tangible fixed assets of great value in the future;
- Other changes in tangible fixed assets.

8- Increase or decrease in intangible fixed assets:

Item	Land use rights	Release rights	Copyrights, Patents	Other intangible fixed assets	Total

Original cost					
Balance at the beginning of the year				278,323,000	278,323,000
- Purchase of the year					
- Created from within the business					
- Increase due to business consolidation					
- Other Boosts					
- Liquidation, sale					
- Other reductions					
End of year balance				278,323,000	278,323,000
Cumulative wear and tear value					
Balance at the beginning of the year				278,323,000	278,323,000
- Depreciation during the year					
- Other Boosts					
- Liquidation, sale					
- Other reductions					
End of year balance				278,323,000	278,323,000
Residual value					
- On the first day of the year				0	0
- On the last day of the year				0	0

- The residual value at the end of the period of the intangible fixed assets used for mortgage or pledge to secure the loan;
- Historical cost of intangible fixed assets that have been depreciated but still used;
- Explanation of data and other explanations;

9- Prepaid expenses

- a) Short-term
- b) Long-term

Total

	End of quarter	Beginning of the year
	554,786,616	562,216,558
	9,232,905,314	8,999,723,050
	9,787,691,930	9,561,939,608

10- Must be paid to the seller

- a) Payables to short-term sellers
 - An Ky Hanoi Co., Ltd.
 - Hanoi BS Joint Stock Company
 - Thuan Phat Technology Packaging Joint Stock Company
 - WILMAR MARKETING CLV CO., LTD
 - Pham Phan Joint Stock Company
 - Hoa Phat Plastic Production and
 - Tuan Bang Packaging Printing Trading
 - SOFT Industries Co., Ltd.
 - Other customer receivables
- b) Accounts payable to long-term sellers
- c) The amount of overdue debt that has not yet been paid

	End of quarter	Beginning of the year		
	Value	Number capable of repaying debts	Value	Number capable of repaying debts
	4,231,971,023	4,231,971,023	1,341,512,460	1,341,512,460
	0	0	49,749,950	49,749,950
	571,105,512	0	120,601,980	120,601,980
	105,523,111	0	76,253,281	76,253,281
	1,554,725,880	0	0	0
	527,205,802	0	0	0
	0	0	62,627,541	62,627,541
	151,291,800	0	40,212,720	40,212,720
	375,081,300	0	373,850,950	373,850,950
	947,037,618	0	618,216,038	618,216,038
	0	0	0	0

- Other subjects	0	0
d) To be paid to sellers who are related parties		

11- Short-term prepaid buyers	End of quarter	Beginning of the year
a) Related parties	0	0
b) Other parties	20,952,464	34,264,109
Total	20,952,464	34,264,109

12- Taxes and amounts payable to the state	Beginning of the year	Amount payable in the period	Amount actually paid in the period	End of quarter
a) To be paid				
- Value Added Tax	214,343,557	1,000,803,881	1,059,371,816	155,775,622
- Import and export taxes		0	0	0
- Corporate Income Tax	-807,178,014	0	0	-807,178,014
- Personal income tax	31,089,923	107,294,562	87,957,262	50,427,223
- License tax	0	3,000,000	3,000,000	0
- Property Tax and Land Rent	0	1,770,138,450	1,770,138,450	0
- Environmental protection tax and other taxes	0	0	0	0
- Fees, Fees, and Other Payables	643,493	194	194	643,493
Total	-561,101,041	2,881,237,087	2,920,467,722	-600,331,676

13- Short-term costs	End of quarter	Beginning of the year
	627,347,939	349,652,153

14- Other payables	End of quarter	Beginning of the year
a) Short-term	419,209,848	470,264,746
- Excess assets pending settlement;		80,764,632
- Trade union funding;	77,035,081	0
- Social insurance;	0	0
- Health insurance;	0	0
- Unemployment insurance;	0	0
- Must be returned to equitization;		
- Receiving margin and short-term staking;	150,000,000	150,000,000
- Dividends and profits payable;	0	0
- Other payables and payables.	185,501,851	232,699,788
- Other Short-Term Payables (33881)	6,672,916	6,800,326
- Other Short-Term Payables (13881)	0	0
b) Long-term		
- Receiving margin and short-term staking;	419,209,848	470,264,746
Total		

15- Equity

a) Comparison table of fluctuations of equity

	Owner's investment capital	Equity surplus	Development Investment Fund	Undistributed profit after tax	Total
A	1	2	8	11	13
Balance at the beginning of the previous year	129,724,750,000	99,524,000	95,572,220,798	-73,688,583,315	151,707,911,483
- Capital increase in the previous year	0	0	0	0	0
- Profit in the previous year	0	0	0	0	0
- Other tanks (plus)	0	0	0	0	0
- Other Boosts	0	0	0	0	0
- Other Boosts	0	0	0	0	0
- Capital reduction in the previous year	0	0	0	0	0
- Loss in the previous year	0	0	0	-7,167,415,138	-7,167,415,138
- Other reductions (plus)	0	0	0	0	0
- Other reductions	0	0	0	0	0
- Other reductions	0	0	0	0	0
- Other reductions	0	0	0	0	0
Balance at the beginning of this year	129,724,750,000	99,524,000	95,572,220,798	-80,855,998,453	144,540,496,345
- Capital increase this year	0	0	0	0	0
- Profit this year	0	0	0	42,059,687	42,059,687
- Other tanks (plus)	0	0	0	0	0
- Other Boosts	0	0	0	0	0
- Other Boosts	0	0	0	0	0
- Capital reduction this year	0	0	0	0	0
- Losses this year	0	0	0	0	0
- Other reductions (plus)	0	0	0	0	0
- Other reductions	0	0	0	0	0
- Other reductions	0	0	0	0	0
Balance at the end of this year	129,724,750,000	99,524,000	95,572,220,798	-80,813,938,766	144,582,556,032

b) Details of the owner's contributed capital

c) Transactions on equity and distribution of dividends and profits

	This period	Last period
- Owner's investment capital		
+ Contributed capital at the beginning of the year	129,724,750,000	129,724,750,000
+ Increased capital contribution in the year	0	0
+ Contributed capital decreased in the year	0	0
+ Year-end capital contribution	129,724,750,000	129,724,750,000
- Dividends, profits distributed	0	0
d) Funds of enterprises:		

- Development Investment Fund	95,572,220,798	95,572,220,798
- Financial reserve fund	0	0
e) Income and expenses, profits or losses shall be recorded directly in the Equity in accordance with specific accounting standards		

VII- ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE STATEMENT OF RESULTS OF BUSINESS

<i>1- Total revenue from sales and service provision</i>	Quarter IV this year	Quarter IV last year
- Sales revenue	14,301,484,512	10,331,943,312
- Revenue from service provision	645,277,863	490,432,000
- Construction contract revenue	0	0
Total:	14,946,762,375	10,822,375,312
<i>2- Turnover deductions</i>	Quarter IV this year	Quarter IV last year
- Sales revenue	66,990,586	1,692,384
- Revenue from service provision	0	0
Total:	66,990,586	1,692,384
<i>3- Cost of goods sold</i>	Quarter IV this year	Quarter IV last year
- Cost of goods sold	1,393,040,737	1,783,831,784
- Cost of finished products sold	8,986,585,735	6,599,894,942
- Other cost prices	187,849,885	121,161,863
Total:	10,567,476,357	8,504,888,589
<i>4- Revenue from financial activities</i>	Quarter IV this year	Quarter IV last year
- Interest on deposits, loans	255,919,710	165,561,563
- Dividends, profits shared	0	0
- Payment discount	0	0
Total:	255,919,710	165,561,563
<i>5- Finance costs</i>	Quarter IV this year	Quarter IV last year
Borrowing costs	0	0
Total:	0	0
<i>6- Selling expenses and business management expenses</i>	Quarter IV this year	Quarter IV last year
Cost of sales	2,211,951,770	1,493,129,346
Business management expenses	2,979,193,871	3,415,422,881
Total:	5,191,145,641	4,908,552,227
<i>7- Other income</i>	Quarter IV this year	Quarter IV last year
- Liquidation and sale of fixed assets;	0	0
- Other amounts.	62,066,247	75,730,049
Total:	62,066,247	75,730,049

	Quarter IV this year	Quarter IV last year
8- Other expenses		
- Residual value of fixed assets and expenses for liquidation and sale of fixed assets;	0	0
- Losses due to asset revaluation;	0	0
- Fines;	0	11,672,500
- Other amounts.	208,203,158	49,215,451
Total:	208,203,158	60,887,951
9- Production and business expenses by factors	Quarter IV this year	Quarter IV last year
- Costs of raw materials and materials;	7,842,280,295	5,144,514,366
- Labor costs;	2,926,808,821	2,739,391,799
- Depreciation expenses of fixed assets;	864,829,056	873,401,139
- Expenses for outsourced services;	1,307,209,126	1,197,709,027
- Other expenses in cash.	1,592,725,586	1,451,998,051
Total:	14,533,852,884	11,407,014,382

VIII ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE CASH FLOW STATEMENT

- 1- Non-monetary transactions affecting future cash flow statements
- 2- Amounts of money held by the enterprise but not used: Presenting the value and reason of large amounts of money and cash equivalents held by the enterprise but not used due to legal restrictions or other constraints that the enterprise must implement.
- 3- Actual borrowing amount in the period:
- 4- The amount of loan principal actually paid in the period:

IX OTHER INFORMATION

- 1- Potential debts, commitments, and other financial information:
- 2- Events arising after the end of the accounting period:
- 3- Information about the stakeholders:
- 4- Presentation of assets, revenue, business results by division (by business field or geographical area) in accordance with the provisions of Accounting Standard No. 28 "Segment report":
- 5- Comparative information (changes in information in the financial statements of previous accounting years):
- 6- Information about ongoing operations:
- 7- Other information:

In charge of accounting
(Signed, full name)

Le Manh Cuong

Ha Noi, date 20 month 1 year 2026

CÔNG TY
THÀNH XUÂN
Director
(Signed, full name, stamped)

XÃ PHÒNG
HÀ NỘI
M.S.Đ. 1001007
D. THÀNH XUÂN, T.P. HÀ NỘI
Le Viet Phuong