



CÔNG TY CP ĐẦU TƯ BKG VIỆT NAM
BKG VIET NAM INVESTMENT JOINT
STOCK COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập – Tự do – Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số: 01/2026/CBTT
No.: 01/2026/CBTT

Hà Nội, ngày 30 tháng 01 năm 2026
Ha Noi, January 30, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ PERIODIC INFORMATION DISCLOSURE

Kính gửi/To:

- Ủy ban Chứng khoán Nhà nước/State Securities Committee
- Sở Giao dịch Chứng khoán Việt Nam/Viet Nam Stock Exchange
- Sở Giao dịch Chứng khoán Thành phố Hồ Chí Minh/Ho Chi Minh City Stock Exchange

Công ty/Name of organization:

Công ty Cổ phần Đầu Tư BKG Việt Nam/BKG Viet Nam investment
Joint Stock Company

Mã chứng khoán/Stock code:

BKG

Địa chỉ/Address:

Tầng 4, toà nhà HPC Landmark 105, đường Tố Hữu, Khu đô thị Văn
Khê, Phường Hà Đông, TP. Hà Nội, Việt Nam/ 4th Floor, HPC
Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha
Dong Ward, Hanoi City, Vietnam

Điện thoại/Tel:

(024) 2283.2468

Người công bố thông tin/Spokesman:

Đặng Phước Đức

Chức vụ/Position:

Trưởng ban Kiểm soát/Head of Board of Supervisors

Nội dung thông tin công bố/Contents of information disclosure:

- Báo cáo tài chính Quý 4 năm 2025 (Công ty mẹ và hợp nhất)/ Separate and Consolidated
Financial Statements for 4th quarter 2025
- Công văn giải trình chênh lệch lợi nhuận sau thuế/Official Letter Explaining the Difference in
Profit After Tax

Thông tin này được công bố trên website của BKG VIỆT NAM vào ngày 30/01/2026 tại trang
web: <http://bkgvietnam.com> Chuyên mục: **Quan hệ cổ đông/công bố thông tin**

This informationn was published on the company's website on January 30, 2026, as in the link
<http://bkgvietnam.com>. Category: **Investor Relations/Information Disclosure**

Chúng tôi xin cam kết các thông tin công bố trên đây đúng sự thật và hoàn toàn chịu trách nhiệm
trước pháp luật về nội dung các thông tin đã công bố/We hereby certify that the information provided
is true and correct and we bear the full responsibility to the law





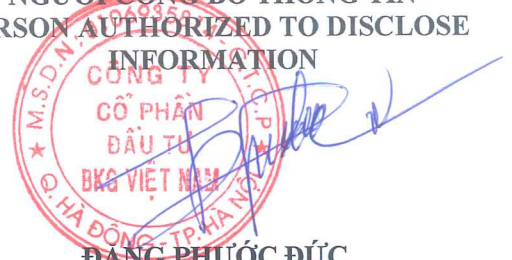
Nơi nhận/Recipients:

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- HĐQT/BOD;
- TGD/CEO;
- Ban kiểm soát/BOS;
- Lưu/*Archives*: Văn phòng/HO.

Đính kèm/Attached file:

- Báo cáo tài chính/*Financial Statements*
- Công văn giải trình/*Official Letter Explaining the Difference in Profit After Tax*

**NGƯỜI CÔNG BỐ THÔNG TIN
PERSON AUTHORIZED TO DISCLOSE
INFORMATION**



**DANG PHƯỚC ĐỨC
DANG PHUOC DUC**





BKG VIET NAM INVESTMENT JOINT STOCK COMPANY

4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward, Hanoi
City, VietNam

CONSOLIDATED FINANCIAL STATEMENTS

4th Quarter 2025

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REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of Directors of BKG Vietnam Investment Joint Stock Company (hereinafter referred to as "the Company") presents its report and the Consolidated financial statements for 4th quarter 2025 of the Company for the accounting period from January 1, 2025, to December 31, 2024.

THE COMPANY

BKG Vietnam Investment Joint Stock Company, formerly known as DTA Equipment Joint Stock Company, was established and operates under Business Registration Certificate No. 0106935814 issued by the Hanoi Department of Planning and Investment, initially granted on August 12, 2015, and amended for the 10th time on July 23, 2025.

The Company's headquarters is located at:

4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward, Hanoi, Vietnam.

The Company's charter capital is: VND 716.090.200.000 (Seven hundred sixteen billion ninety million two hundred thousand dong).

Par value: VND 10.000 per share, equivalent to 71.60.020 shares.

EVENTS AFTER THE REPORTING PERIOD

The Executive Board of the Company affirms that no significant events occurred after the preparation date of the consolidated financial statements for 4th quarter 2025 requiring adjustment or disclosure in the Company's consolidated financial statements for the accounting period from January 1, 2025, to December 31, 2025.

EVENTS DURING THE PERIOD

No notable events occurred during the reporting period.

BOARD OF DIRECTORS AND BOARD OF GENERAL DIRECTORS

The members of the Board of Management during the year and to the reporting date are:

Mr. Tran Cong Thanh Chairman

Mr. Nguyen Van Hung Member

Mr. Duong Tat Thang	Member
Mr. Nguyen Quang Duy	Member
Mr. Nguyen Minh Hai	Member

The members of the Board of General Directors during the year and to the reporting date are:

Mr. Nguyen Van Hung	General Director
Mr. Nguyen Minh Hai	Vice General Director

The members of the Board of Supervisors during the year and to the reporting date are:

Mr. Dang Phuoc Duc	Head of Board of Supervisors
Mr. Ta Quang Dung	Member
Ms. Phan Thi Thu Ha	Member

**STATEMENT OF THE BOARD OF GENERAL DIRECTORS'S RESPONSIBILITY IN
RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS**

The Board of General Directors is responsible for the Consolidated Financial statements which give a true and fair view of the financial position of the Company, its operating results and its cash flows for the year. In preparing those Consolidated Financial statements, the Board of General Directors is required to:

- Establish and maintain an internal control system which is determined necessary by the Board of General Directors and Board of Management to ensure the preparation and presentation of Consolidated Financial statements do not contain any material misstatement caused by errors or frauds;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the Consolidated Financial statements;
- Prepare and present the Consolidated Financial statements on the basis of compliance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and the statutory requirements relevant to preparation and presentation of Consolidated Financial statements;
- Prepare the Consolidated Financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of General Directors is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Consolidated

Financial Statements comply with the registered accounting system. It is responsible for detection of fraud and other irregularities

We, The Board of General Directors, confirm that the 4th quarter Consolidated Financial statements give a true and fair view of the financial position as at 31 December 2025, its operation results and cash flows in the year 2025 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and the statutory requirements relevant to the preparation and presentation of Consolidated Financial statements.

Other commitments

The Board of General Directors pledges that the company complies with Decree No. 155/2020/NĐ-CP dated 31 December 2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Company does not violate the obligations of information Consolidated in accordance with the regulations of the Circular No.96/20220/TT-BTC dated 16 November issued by Ministry of Finance guiding the disclosure of information on Securities Market.

Ha Noi, 28 January 2026

On behalf of the Board of General Directors

General Director



Nguyen Van Hung

CONSOLIDATED BALANCE SHEET

As at 31/12/2025

ASSETS	Code	Note	31/12/2025	01/01/2025
1	2	3	4	5
A. CURRENT ASSETS	100		558.066.983.613	447.967.321.580
I. Cash and cash equivalents	110		59.848.140.117	43.620.737.013
1. Cash	111	V.1	29.848.140.117	40.075.737.013
2. Cash equivalents	112		30.000.000.000	3.545.000.000
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for decline in value of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		347.019.662.346	276.402.201.868
1. Short-term trade receivables	131	V.2	57.199.812.566	59.681.177.907
2. Short-term prepayments to sellers	132	V.3	148.271.105.999	130.021.534.329
3. Short-term intra-company receivables	133		-	-
6. Other short-term receivables	136	V.4	143.199.679.773	88.350.425.624
7. Provision for short-term doubtful debts	137		(1.650.935.992)	(1.650.935.992)
IV. Inventories	140	V.5	144.805.394.852	125.445.774.829
1. Inventories	141		144.805.394.852	125.445.774.829
V. Other current assets	150		6.393.786.298	2.498.607.870
1. Short-term prepaid expenses	151		2.315.856.902	289.541.918
2. Deductible VAT	152		4.077.929.396	2.209.065.952
3. Taxes and other receivables from the State	153		-	-
B. LONG-TERM ASSETS	200		262.146.770.552	348.743.180.869
I. Long-term receivables	210		6.305.715.000	64.489.291
5. Long-term lending loans	215		-	-
6. Other long-term receivables	216		-	64.489.291
II. Fixed assets	220		47.634.603.353	50.164.183.511
1. Tangible fixed assets	221	V.6	24.822.103.353	27.351.683.511
<i>Cost</i>	222		61.048.691.935	60.630.319.833
<i>Accumulated depreciation</i>	223		(36.226.588.582)	(33.278.636.322)
3. Intangible fixed assets	227	V.7	22.812.500.000	22.812.500.000
<i>Cost</i>	228		22.812.500.000	22.812.500.000
III. Investment property	230	V.8	19.207.017.046	20.094.164.518
1. Cost	231		24.840.129.972	24.840.129.972
2. Accumulated amortization	232		(5.633.112.926)	(4.745.965.454)
IV. Long-term assets in progress	240		41.999.435.153	42.253.406.940
2. Construction in progress	242		41.999.435.153	42.253.406.940
V. Long-term financial investments	250	V.10b	147.000.000.000	236.110.000.000
3. Equity investments in other entities	253		-	89.110.000.000
VI. Other long-term assets	260		-	56.936.609
1. Long-term prepaid expenses	261	V.11	-	56.936.609
2. Deferred tax assets	262		-	-
3. Long term equipment, supplies and spare parts	263		-	-
4. Other long-term assets	268		-	-
TOTAL ASSETS	270		820.213.754.165	796.710.502.449

CONSOLIDATED BALANCE SHEET

As at 31/12/2025

(Continued)

RESOURCES	Code	Note	31/12/2025	01/01/2025
1	2	3	4	5
A. LIABILITIES	300		57.843.197.836	44.768.337.690
I. Short-term liabilities	310		50.942.083.311	44.750.468.690
1. Short-term trade payables	311	V.12	6.671.368.366	5.716.254.468
2. Short-term advances from customers	312	V.13	2.733.907.684	1.944.409.977
3. Taxes and other payables to State budget	313	V.14	3.637.562.911	3.328.464.441
4. Payables to employees	314		307.907.052	244.244.766
5. Short-term accrued expenses	315	V.15	338.318.866	532.272.469
8. Short-term unearned revenue	318		1.780.879.766	1.080.000.000
9. Other short-term payables	319	V.17	2.181.522.348	1.299.916.600
10. Short-term borrowings and finance lease liabilities	320		33.290.616.318	30.604.905.969
II. Long-term liabilities	330		6.901.114.525	17.869.000
6. Long-term unearned revenue	336		270.000.000	-
7. Other long-term payables	337		-	-
8. Long-term borrowings and finance lease liabilities	338		-	17.869.000
B. OWNER'S EQUITY	400		762.370.556.329	751.942.164.759
I. Owner's equity	410	V.19	762.370.556.329	751.942.164.759
1. Contributed capital	411		716.090.200.000	716.090.200.000
- Ordinary shares with voting rights	411a		716.090.200.000	716.090.200.000
- Preference shares	411b		-	-
11. Undistributed profit after tax	421		37.476.728.147	27.262.712.484
- Undistributed profit after tax brought forward	421a		27.262.712.484	12.703.460.468
- Undistributed profit after tax for current year	421b		10.214.015.663	14.559.252.016
12. Capital expenditure funds	422		-	-
13. Non-controlling Interest	429		8.803.628.182	8.589.252.275
II. Non-business Expenditure fund and other funds	430		-	-
1. Non-business expenditure fund	431		-	-
2. Non-business expenditure funds invested in fixed assets	432		-	-
TOTAL RESOURCES	440		820.213.754.165	796.710.502.449

Prepared by



Pham Luong Bao Ngoc

Chief Accountant



Pham Luong Bao Ngoc

Hanoi, 28 January 2026

General Director



Nguyen Van Hung

BKG VIET NAM INVESTMENT JOINT STOCK COMPANY

4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward, Hanoi City, Viet Nam

Consolidated Financial Statements
For the 4th quarter ending on December 31, 2025

CONSOLIDATED INCOME STATEMENT
For the 4th quarter of 2025

ITEM	Code	Note	Current Period (from 01/07/2025 to 30/09/2025)		Prior Period (from 01/07/2024 to 31/09/2024)		Current Period (from 01/01/2025 to 30/09/2025)		Prior Period (from 01/01/2024 to 30/09/2024)	
			4	5	5	4	5	4	5	
1. Revenues from sales of goods and render of services	01	VI.1	62.580.298.678	65.648.905.869	234.537.681.328	288.726.652.811	35.415.468	35.415.468	-	-
2. Revenue deductions	02	VI.1	35.415.468	-	-	-	234.502.265.860	234.502.265.860	288.726.652.811	288.726.652.811
3. Net revenues from sales of goods and render of services	10	VI.1	62.544.883.210	65.648.905.869	207.884.512.653	260.589.977.662	207.884.512.653	207.884.512.653	260.589.977.662	260.589.977.662
4. Costs of goods sold	11	VI.2	55.013.462.209	58.742.667.754	26.617.753.207	28.136.675.149	26.617.753.207	26.617.753.207	28.136.675.149	28.136.675.149
5. Gross profit from sales of goods and render of services	20	VI.3	7.531.421.001	6.906.238.115	360.734.138	857.872.940	360.734.138	360.734.138	857.872.940	857.872.940
6. Financial income	21	VI.4	17.851.173	794.242.798	1.576.527.025	1.305.080.279	1.576.527.025	1.576.527.025	1.305.080.279	1.305.080.279
7. Financial expenses	22	VI.4	527.983.858	416.521.819	1.573.003.932	1.305.074.944	1.573.003.932	1.573.003.932	1.305.074.944	1.305.074.944
- In which: Interest expense	23	VI.5	527.983.858	416.168.955	4.435.463.747	2.896.635.534	4.435.463.747	4.435.463.747	2.896.635.534	2.896.635.534
8. Selling expenses	25	VI.5	1.659.809.538	1.146.433.293	6.001.265.466	5.378.770.477	6.001.265.466	6.001.265.466	5.378.770.477	5.378.770.477
9. General and administrative expenses	26	VI.5	1.259.247.812	1.159.899.015	4.977.626.786	19.414.061.799	4.977.626.786	4.977.626.786	19.414.061.799	19.414.061.799
10. Net operating profit	30	VI.6	4.102.230.966	4.977.626.786	8.136.536	227.456.128	14.965.231.107	14.965.231.107	227.456.128	227.456.128
11. Other income	31	VI.6	8.125.480	(10)	8.136.536	227.456.128	8.136.536	8.136.536	227.456.128	227.456.128
12. Other expenses	32	VI.7	354.595.707	432.587.271	1.679.808.904	1.185.056.583	1.679.808.904	1.679.808.904	1.185.056.583	1.185.056.583
13. Other profit	40	VI.7	(346.470.227)	(432.587.281)	(1.671.672.368)	(957.600.455)	(1.671.672.368)	(1.671.672.368)	(957.600.455)	(957.600.455)
14. Accounting profit before tax	50	VI.8	3.755.760.739	4.545.039.505	13.293.558.739	18.456.461.344	13.293.558.739	13.293.558.739	18.456.461.344	18.456.461.344
15. Current income tax expense	51	VI.8	904.688.567	643.090.581	2.865.167.169	3.587.172.438	2.865.167.169	2.865.167.169	3.587.172.438	3.587.172.438
16. Deferred income tax expense	52	VI.8	-	-	-	-	-	-	-	-
17. Net Profit after tax	60	V.5	2.851.072.172	3.901.948.924	10.428.391.570	14.869.288.906	10.428.391.570	10.428.391.570	14.869.288.906	14.869.288.906
Profit after tax attributable to owners of the Parent Company			2.778.667.451	3.925.524.353	10.214.015.663	14.559.252.016	10.214.015.663	10.214.015.663	14.559.252.016	14.559.252.016
Profit after tax attributable to non-controlling interests			72.404.721	(23.575.429)	214.375.907	310.036.890	214.375.907	214.375.907	310.036.890	310.036.890
18. Basic earnings per share	70	VI.9	39	55	143	208	143	143	208	208

Prepared by



Pham Luong Bao Ngoc

Chief Accountant



Pham Luong Bao Ngoc



CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

For the financial period from January 1, 2025 to December 31, 2025

ITEM	Code	Note	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
1	2	3	4	5
I. CASH FLOWS FROM OPERATING ACTIVITIES				
<i>1. Profit before tax</i>	01		13.293.558.739	18.456.461.344
<i>2. Adjustments for:</i>			-	-
- Depreciation and amortization	02		3.835.099.732	4.686.613.284
- Allowances and provisions	03		-	-
- Unrelised foreign exchange (gains)/losses of foreign currency monetary items	04		(583.434)	(111.812.200)
- (Profits)/losses from investing activities	05		(46.300.843)	(1.982.670.295)
- Interest expense	06		1.573.003.932	1.305.074.944
- Other adjustments	07		-	-
<i>3. Operating profit before changes in working capital</i>	08		18.654.778.126	22.353.667.077
- (Increase)/decrease in receivables	09		(35.712.319.854)	(38.007.156.666)
- (Increase)/decrease in inventories	10		(19.359.620.022)	(26.642.013.483)
- Increase/(decrease) in payables (excludes interest and corporate income tax payables)	11		7.097.343.405	(3.704.977.037)
- (Increase)/decrease in prepaid expenses	12		(1.969.378.375)	67.203.330
- (Increase) or decrease in trading securities	13		-	-
- Interest paid	14		(1.891.109.278)	(1.202.470.573)
- Corporate income tax paid	15	V.5	(2.884.806.932)	(3.108.890.101)
- Other receipts from operating activities	16		-	-
- Other payments for operating activities	17		-	-
<i>Net cash flow from operationactivities</i>	20		(36.065.112.930)	(50.244.637.453)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Payments for additions to fixed assets and other long-term assets	21		(105.979.815)	(1.027.545.747)
2. Proceeds from disposals of fixed assets and other long-term assets	22		1.600.000.000	25.300.000.000
3. Payments for granting loans, purchase of debt instruments of other entities	23		-	-
4. Receipts from collecting loans, sale of debt instruments of other entities	24		3.545.000.000	3.000.000.000
5. Payments for investments in other entities	25		-	-
6. Collections on investments in other entities	26		44.530.000.000	(29.971.605.218)
7. Receipts of interest, dividends and profits shared	27		55.071.066	557.639.032
<i>Net cash flow from investing activities</i>	30		49.624.091.251	(2.141.511.933)

CONSOLIDATED CASH FLOW STATEMENT (CONTINUED)
(Indirect method)

For the financial period from January 1, 2025 to December 31, 2025

ITEM	Code	Note	From 01/01/2025 to 31/12/2025	From 01/01/2024 to 31/12/2024
1	2	3	4	5
III. CASH FLOWS FROM FINANCIAL ACTIVITIES				
1. Receipts from issuance of shares and capital contributions by non-controlling interest	31		-	-
2. Repayment of capital refund and shares redemptions	32		-	-
3. Proceeds from borrowings	33		55.355.916.106	30.266.348.566
4. Payments of loan principal	34		(52.688.074.757)	(15.488.326.597)
5. Payments of finance lease principal	35		-	-
6. Dividends and interest paid to owners	36		-	-
<i>Net cash flow from financial activities</i>	40		2.667.841.349	14.778.021.969
Net cash flows in the period (50 = 20 + 30 + 40)	50		16.226.819.670	(37.608.127.417)
Cash and cash equivalents at the beginning of the year	60		43.620.737.013	81.229.214.294
Adjustment for foreign exchange rate differences	61		583.434	(349.864)
Cash and cash equivalents at the end of the year (70 = 50 + 60 + 61)	70	V.1	59.848.140.117	43.620.737.013

Ha Noi, 28 January 2026

Prepared by



Pham Luong Bao Ngoc

Chief Accountant



Pham Luong Bao Ngoc

General Director



Nguyen Van Hung

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the 4th Quarter 2025 ended as at 31 December 2025

I. COMPANY INFORMATION

BKG Vietnam Investment Joint Stock Company, formerly known as DTA Equipment Joint Stock Company, was established and operates under Business Registration Certificate No. 0106935814, initially issued by the Hanoi Department of Planning and Investment on August 12, 2015, and amended for the 10th time on July 23, 2024.

Headquarters: 4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward, Hanoi, Vietnam

Charter Capital: VND 716.090.200.000 (Seven hundred sixteen billion ninety million two hundred thousand dong)

Par Value: VND 10.000 per share, equivalent to 71.609.020 shares.

Business Activities

The Company's business activities include:

- Wholesale of construction materials and installation equipment (Details: Wholesale of bamboo, timber, processed wood; wholesale of cement, bricks, tiles, stones, sand, gravel, construction glass; wholesale of paints, varnishes, tiles, and sanitary equipment)
- Manufacture of beds, wardrobes, tables, and chairs
- Wholesale of other household goods (Details: Wholesale of beds, wardrobes, tables, chairs, and interior furniture)
- Logging
- Sawing, planning, and preserving wood
- Manufacture of plywood, veneer, particleboard, and other thin wooden sheets
- Manufacture of wooden construction products
- Manufacture of other products from wood; products made from bamboo, rattan, straw, thatch, and weaving materials
- Specialized design activities (Details: Interior decoration activities)
- Installation of machinery and industrial equipment

-
- Wholesale of electronic devices and telecommunications components
 - Wholesale of machinery, equipment, and spare parts

Subsidiaries and Branches of the Company as of December 31, 2025

Branch Name	Address
Branch of BKG Vietnam Investment JSC	Lao Noi Hamlet, Phu Nghia Commune, Lac Thuy District, Hoa Binh Province, Vietnam

II. ACCOUNTING CONVENTION AND FINANCIAL PERIOD

The Company's financial period begin on 01 January and ends on 31st December.

The Company maintains its accounting records in Vietnam Dong (VND)

III. APPLIED ACCOUNTING STANDARDS AND ACCOUNTING REGIME

1. Applied accounting standards and accounting regime

The Company applied Circular No. 200/2014/TT-BTC providing guidance on the Vietnamese Corporate Accounting System ("Circular 200") issued by Ministry of Finance on 22 December 2014 and Circular No. 53/2016/TT-BTC on 21 March 2016

The accompanying financial statements are prepared based on accounting principles, procedures and practices generally accepted in Vietnam. Therefore, they are not present for those who are not informed about Vietnamese accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles, and practices generally accepted in countries and jurisdictions other than Vietnam.

2. Declaration on compliance with Accounting Standards and Accounting Regime

The accompanying financial statements are prepared based on accounting principles, procedures and practices generally accepted in Vietnam. Therefore, they are not present for those who are not informed about Vietnamese accounting principles, procedures and practices and furthermore are not intended to present the financial position and results of operations and cash flows in accordance with accounting principles, and practices generally accepted in countries and jurisdictions other than Vietnam.

IV. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Financial instruments

Initial recognition

Financial assets

The Company's financial assets include cash and cash equivalents, accounts receivable from customers and others, loans, and both short-term and long-term investments. At the time of initial recognition, financial assets are measured at purchase price or issue cost, plus any directly attributable transaction costs related to the acquisition or issuance of the financial asset.

Financial liabilities

The Company's financial liabilities include loans, accounts payable to suppliers and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issue price, plus any directly attributable transaction costs related to the issuance of the financial liabilities.

Subsequent measurement

Currently, there are no regulations regarding the revaluation of financial instruments after initial recognition.

2. Foreign currencies

All transactions arising in foreign currency during the period are translated into VND at real bank exchange rate at the transaction date. Real exchange rate applied for transactions are determined as follows:

- Real exchange rate when buying or selling foreign currency (spot contracts of foreign exchange sale, forward contracts, futures contracts, options contracts, swap contracts) : is exchange rates concluded in contracts of foreign exchange sale between the Company and commercial banks;
- The exchange rate when contributing or receiving capital is the foreign currency buying rate of the bank where the Company opens an account to receive capital from investors on the date of capital contribution;
- Real exchange rate upon recording receivables: Is exchange rates of purchase of commercial banks where the Company assigned customers to make payment at the time of incurred transactions;
- Real exchange rate upon recording liabilities: Is exchange rates of purchase of commercial banks where the Company expect to conduct transactions at the time of incurred transactions;
- The exchange rate when purchasing assets or making immediate payments in foreign currency is the buying rate of the commercial bank where the Company makes the payment.

Foreign currency transactions are recorded at the actual exchange rates prevailing on the transaction date, as announced by the commercial bank where the Company transacts. At the end of the accounting period, monetary items denominated in foreign currencies are revalued at the actual exchange rate as follows:

- For items classified as assets: the exchange rate is the buying rate for foreign currency.
- For foreign currency deposits: the exchange rate is the buying rate of the bank where the Company holds the foreign currency account.

-
- For items classified as liabilities: the exchange rate is the selling rate of the commercial bank where the Company regularly transacts.

All foreign exchange differences arising during the period and differences from the revaluation of balances of monetary items denominated in foreign currencies at the end of the period are recorded in the Company's income statement for the respective accounting period.

3. Cash and cash equivalents

Cash includes cash on hand, demand deposits at banks, and monetary gold used as a store of value, excluding gold classified as inventory intended for use as raw materials in production or goods for sale.

Cash equivalents are short-term investments with a maturity not exceeding three months, high liquidity, easily convertible to known amounts of cash, and subject to an insignificant risk of value change.

4. Financial Investments

Trading securities are recorded at cost, including the purchase price plus purchase-related expenses (if any) such as brokerage fees, transaction fees, information service fees, taxes, and bank fees. The cost of trading securities is determined based on the fair value of the payments made at the time of the transaction.

Held-to-maturity investments include fixed-term bank deposits (including treasury bills and notes), bonds, and preferred shares that the issuer is obliged to repurchase at a specific time in the future, as well as other loans and investments held to maturity for the purpose of earning periodic interest.

The book value of investments in subsidiaries, associates, and joint ventures is determined at cost. The book value of investments in equity instruments of other entities where the Company does not have control, joint control, or significant influence is recorded at cost if the investment is made in cash or at revalued amounts if the investment is made with non-monetary assets.

Dividends received in the form of shares are recognized by recording the number of shares received without increasing the investment value or financial revenue.

The value of exchangeable shares is determined at their fair value on the date of the exchange. For shares of listed companies, the fair value is the closing price on the stock exchange. For unlisted shares traded on the UPCOM exchange, the fair value is the closing price on the UPCOM exchange. For other unlisted shares, the fair value is based on the contractual agreement or the book value at the time of the exchange.

Provision for investment impairment is made at the year-end as follows:

- For trading securities: The provision is based on the difference between the cost of the investment recorded in the books and its market value at the time of provision.
- For long-term investments not classified as trading securities and where the Company does not have significant influence: If the investment in listed shares or the fair value of the investment can be reliably determined, the provision is based on the market value of the shares. If the fair value of the investment cannot be determined, the provision is based on the financial statements of the investee at the time of provision.
- For held-to-maturity investments: The provision is made by assessing the recoverability of these investments and setting aside a provision for doubtful debts in accordance with legal regulations.

5. Accounts Receivable

Accounts receivable are monitored in detail based on the collection period, debtor, type of currency, and other management requirements.

Provision for Doubtful Debts

A provision for doubtful debts is made for the following cases:

- Receivables that are overdue as specified in economic contracts, loan agreements, debt commitments, or contracts.
- Receivables that are not yet due but are deemed difficult to recover, such as when the debtor is bankrupt, undergoing dissolution, missing, or has absconded.

6. Inventories

Inventories are recorded at cost. If the net realizable value is lower than the cost, inventories are recorded at the net realizable value. The cost of inventories includes purchase costs, processing costs, and other related costs incurred to bring the inventories to their current location and condition. The value of inventories is determined using the weighted average method. Inventories are accounted for using the perpetual inventory system.

Valuation of Work-in-Progress

Work-in-progress is calculated based on the direct costs of main materials for each type of unfinished product.

Provision for Inventory Impairment

A provision for inventory impairment is made at the end of the period, based on the difference between the cost of inventories and their net realizable value.

7. Fixed assets, Finance leased fixed assets, and Investment properties

Depreciation is calculated using the straight-line method over the estimated useful lives of the assets, in compliance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance. The estimated useful lives are as follows:

- Buildings and structures: 05–50 year
- Machinery and equipment: 03–15 years
- Transportation vehicles: 06–10 years
- Office equipment: 03–10 years

8. Prepaid Expenses

Prepaid expenses include expenses that have been paid in advance but relate to future accounting periods. These expenses are recorded as assets and are allocated to expenses for the respective periods based on their nature and economic benefits.

Prepaid expenses are allocated as follows:

- Short-term prepaid expenses: Allocated within one accounting period or within 12 months from the date of initial recognition.
- Long-term prepaid expenses: Allocated over multiple accounting periods exceeding 12 months.

9. Payables and Accrued Expenses

Payables are recognized for amounts payable to suppliers, contractors, and other creditors in exchange for goods and services received.

Accrued expenses are recognized when services or goods have been received or used but payment has not been made, ensuring that expenses are matched with the revenues of the period to which they relate.

10. Loans and Financial Lease Liabilities

The value of financial lease liabilities is the payable amount calculated based on the present value of minimum lease payments or the fair value of the leased asset.

Loans and financial lease liabilities are monitored by each lender, each loan agreement, and the repayment terms of the loans and financial lease liabilities. In cases where the loans and liabilities are in foreign currency, detailed tracking is conducted in the original currency.

11. Borrowing Costs

Borrowing costs are recognized as expenses in the period they are incurred, except for borrowing costs directly attributable to the acquisition, construction, or production of a qualifying asset, which are capitalized as part of the cost of that asset when the conditions specified in Vietnamese

Accounting Standard No. 16, "Borrowing Costs," are met. Additionally, for specific loans used for the construction of fixed assets or investment properties, interest costs are capitalized even if the construction period is less than 12 months.

For general borrowing used partly for the acquisition, construction, or production of a qualifying asset, the borrowing costs eligible for capitalization during each accounting period are determined based on the capitalization rate applied to the weighted average cumulative expenditure incurred on the asset. The capitalization rate is calculated based on the weighted average interest rate of the outstanding borrowings during the period, excluding specific borrowings for the construction of a qualifying asset. The capitalization rate for borrowing costs during the period is 0%..

12. Accrued Expenses

Amounts payable for goods or services that have been received from suppliers or provided to customers during the reporting period but have not yet been paid are recognized as production and business expenses for the reporting period.

The recognition of accrued expenses as production and business expenses during the period is carried out based on the principle of matching revenue and expenses incurred in the period. Accrued expenses will be settled against the actual costs incurred. Any difference between the accrued amounts and the actual expenses is reversed.

13. Provisions for liabilities

Provisions for liabilities should only be recognized when the following conditions are met:

- The company has a current obligation (legal or constructive) resulting from a past event;
- It is probable that an outflow of economic benefits will be required to settle the obligation; and
- A reliable estimate can be made of the amount of the obligation.

The recognized value of a provision for liabilities is the most reasonable estimate of the amount of money that will need to be paid to settle the current obligation at the end of the accounting period. Only costs related to provisions for liabilities that were initially established can be offset by the corresponding provision.

Provisions for liabilities are recognized as expenses in the period's operating costs. The difference between the provision for liabilities established in the previous period that has not been fully utilized and the provision for liabilities established in the current period should be reversed and recognized as a reduction in operating expenses for the period, except for the difference greater than the provision for warranty liabilities related to construction projects, which is reversed into other income for the period.

14. Unearned revenue

Unearned revenue includes advance payments such as amounts paid by customers in advance for one or more accounting periods for the lease of assets, interest received in advance from lending funds or purchasing debt instruments, and other unearned revenue items such as the difference between the price of goods sold on credit or installment basis as agreed and the price for immediate cash payments, as well as revenue corresponding to the value of goods or services or the amount to be discounted or rebated to customers in traditional customer programs, etc.

Unearned revenue is transferred to Sales revenue and service provision revenue or Financial income according to the amount determined to be recognized in each accounting period.

15. Equity

The owner's invested capital is recognized based on the actual amount contributed by the owner. Share premium reflects the difference between the par value, the direct costs related to the issuance of shares, and the issue price of shares (including cases of reissuing treasury shares). It can be positive (if the issue price is higher than the par value and direct costs related to the issuance) or negative (if the issue price is lower than the par value and direct costs related to the issuance).

Other equity capital reflects the capital formed from business results, either from retained earnings or from donations, grants, revaluation of assets (if allowed to increase or decrease the owner's investment capital).

Treasury stock refers to shares issued by the company that are repurchased by the company. These shares are not canceled and will be reissued within the time frame prescribed by securities laws. Treasury stock is recognized at the actual repurchase price and presented on the balance sheet as a reduction in owner's investment capital. The cost of treasury stock when reissued or used for dividends, bonuses, etc., is calculated using the weighted average method.

The revaluation surplus of assets is reflected in cases such as: when the government issues decisions regarding asset revaluation, when implementing the equitization of state-owned enterprises, and other cases as prescribed by law.

Undistributed after-tax profit reflects the business results (profit or loss) after corporate income tax and the company's profit distribution or loss handling. Profit distribution occurs when the company has undistributed after-tax profit that does not exceed the undistributed after-tax profit shown in the financial statements, after excluding the impact of gains from transactions involving the purchase of assets at below-market prices. In cases of dividend payments or profit distributions to owners exceeding the undistributed after-tax profit, this is recognized as a reduction in capital contribution. Undistributed after-tax profit may be distributed to investors based on their capital contribution ratio, after approval by the General Assembly of Shareholders/Board of Directors and after allocating funds according to the company's charter and the provisions of Vietnamese law.

16. Revenue

Sale of goods

Sale turnover shall be recognized if it simultaneously meets the following five (5) conditions:

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

Rendering of services

Turnover from service provision transactions shall be recognized when the results of these transactions are determined in a reliable way. Where a service provision transaction relates to many periods, turnover shall be recognized by reference to the stage of completion of the transaction at the end of the reporting. The outcome of a transaction can be estimated reliably when all the following conditions are satisfied:

- (a) The amount of revenue can be measured reliably;*
- (b) It is probable that the economic benefits associated with the transaction will flow to the entity;*
- (c) The stage of completion of the transaction at the end of the reporting period can be measured reliably; and*
- (d) The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.*

Financial revenue

Revenue arising from interest, royalties, dividends, profit distributions, and other financial revenue items is recognized when both of the following two (2) conditions are met:

- *There is a probability of obtaining economic benefits from the transaction;*
- *The revenue can be reliably measured.*

Dividends and profit distributions are recognized when the company has the right to receive dividends or profit distributions from its capital contributions.

17. Revenue deductions

Revenue deductions arising from the sale of goods and provision of services during the period include: trade discounts, sales discounts, and sales returns.

Trade discounts, sales discounts, and sales returns that occur in the same period as the consumption of products, goods, and services are adjusted to reduce revenue for the period in which they occur. In cases where products, goods, or services were consumed in previous periods, and revenue deductions arise in a subsequent period, the deductions are recorded as follows: if they arise before the financial statements are issued, the revenue is reduced in the financial statements of the period in which the report is prepared (the prior period); if they arise after the financial statements are issued, the revenue is reduced in the period in which the deductions occur (the subsequent period).

18. Cost of goods sold

The cost of goods sold reflects the cost value of products, goods, and services sold during the period.

19. Financial expenses

The expenses recognized as financial expenses include:

- Costs or losses related to financial investment activities;
- Borrowing costs;
- Losses from the sale of short-term securities, transaction costs related to the sale of securities;
- Provisions for the decline in value of trading securities, provisions for investment losses in other entities, losses incurred from the sale of foreign currency, foreign exchange losses, etc.

These expenses are recognized according to the amounts incurred during the period and are not offset against financial income.

20. Corporate income tax

a) Deferred tax assets and Deferred tax liabilities

Deferred tax assets are determined based on temporary differences that are deductible and the value of unused tax losses and tax credits that can be carried forward to future periods. Deferred tax liabilities are determined based on temporary differences that are taxable.

Both deferred tax assets and deferred tax liabilities are calculated using the current corporate income tax rate, based on the tax rates and tax laws in effect at the end of the accounting period.

b) Current corporate income tax expense and Deferred corporate income tax expense

Current corporate income tax expense is determined based on taxable income for the year and the corporate income tax rate applicable for the current year.

Deferred corporate income tax expense is determined based on the amount of deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

Current corporate income tax expense should not be offset against deferred corporate income tax expense.

21. Related parties

Parties are considered related if one party has the ability to control or significantly influence the other party in making decisions about financial and operating policies. The related parties of the

Company include:

- Entities, either directly or indirectly through one or more intermediaries, that have control over the Company, are controlled by the Company, or are under common control with the Company, including the parent company, subsidiaries, and associates;
- Individuals, either directly or indirectly holding voting rights in the Company, who have significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
- Entities in which the individuals mentioned above directly or indirectly hold significant voting rights or have significant influence over the business.

When considering each relationship with related parties, attention should be paid to the nature of the relationship, not just the legal form of the relationship.

V. ADDITIONAL INFORMATION FOR ITEMS ON THE BALANCE SHEET**V.1 CASH**

	<u>31/12/2025</u>	<u>01/01/2025</u>
Cash on hand	13.992.917.748	6.123.401.855
Cash in banks	15.855.222.369	33.952.335.158
Cash equivalents	30.000.000.000	3.545.000.000
Total	<u>59.848.140.117</u>	<u>43.620.737.013</u>

V.2 TRADE RECEIVABLES

	<u>31/12/2025</u>	<u>01/01/2025</u>
Short-term trade receivables	<u>57.199.812.566</u>	<u>59.681.177.907</u>
<i>Others</i>	<i>57.199.812.566</i>	<i>59.681.177.907</i>
- B.U.T. SOURCING LIMITED	14.854.978.912	10.932.578.448
- Thang Long Cultural Construction Investment Joint Stock Company	-	20.695.776.000
- Thang Long Plywood Manufacturing, Trade, and Construction Joint Stock Company	-	8.823.966.000
- Habufa meubelen B.V	6.155.890.000	-
- Thang Long Urban Development And Construction Investment Joint Stock Company	6.817.552.000	5.250.194.000
- Công ty CP DV sản xuất và KD Lâm Nghiệp Hà Nội	10.181.808.000	-
- Hoa Binh Construction Group Joint Stock Company	-	691.965.800
- Others	19.189.583.654	13.286.697.659
Total	<u>57.199.812.566</u>	<u>59.681.177.907</u>

V.3 PREPAYMENTS TO SUPPLIERS

	<u>31/12/2025</u>	<u>01/01/2025</u>
Short-term prepayments to sellers	<u>148.271.105.999</u>	<u>130.021.534.329</u>
<i>Others</i>	<i>148.271.105.999</i>	<i>130.021.534.329</i>
- Tam Dien Tay Yen Tu Co., Ltd.	35.000.000.000	35.000.000.000
- Tay Ha Noi Plywood One-Member Co., Ltd.	37.743.301.600	28.204.185.600
- Others	13.641.932.399	9.324.871.529
Total	<u>148.271.105.999</u>	<u>130.021.534.329</u>

V.4 OTHER RECEIVABLES

	<u>31/12/2025</u>	<u>01/01/2025</u>
Short-term	<u>143.199.679.773</u>	<u>88.350.425.624</u>
- Collateral deposits	149.703.500	139.720.000
- Expenditures on behalf of a third party subject to recovery	-	1
- Advance to	75.782.716.000	65.499.959.000
- Short-term Receivables (*)	67.267.260.273	22.710.746.623
Long - term	-	<u>64.489.291</u>
- Collateral and Deposit	-	64.489.291
Total	<u>143.199.679.773</u>	<u>88.414.914.915</u>

(*) Investment Cooperation Agreement: Between Mai Chau Healthy Foods Joint Stock Company under Business Cooperation Contracts No. 01 and 02/HTKD dated December 10, 2019, with a duration of 2 years. Total value: 14.000.000.000 VND. Accordingly, Mai Chau Healthy Foods JSC contributed capital, participated in operations, management, supported partner and customer searches, and distributed products from orange farms in Cao Phong District, Hoa Binh Province. The cooperation involved two farms owned by Mr. Bui Van Tuom and Mr. Bui Van Xien. Attached are Extension Appendices No. 01/PLHD, 02/PLHD, and 03/PLHD.

(*) Accrued deposit interest income: 670.000.000 VND.

V.5 INVENTORIES	-	-
	31/12/2025	01/01/2025
Raw materials, fuel, technical materials	61.521.837.345	66.948.244.805
Tools and supplies	-	28.500.000
Work in process	3.884.977.501	2.140.148.405
Finished goods	26.308.692.325	8.329.353.953
Merchandise inventories	53.089.887.681	47.999.527.666
Total	144.805.394.852	125.445.774.829
Net of cost inventories	144.805.394.852	125.445.774.829
V.6 TANGIBLE FIXED ASSETS	-	-
Details in Appendix No. 01	-	-
V.7 INTANGIBLE FIXED ASSETS	-	-
Details in Appendix No. 02	-	-
V.8 INVESTMENT PROPERTY	-	-
Details in Appendix No. 03	-	-
V.9 LONG-TERM ASSETS IN PROGRESS	-	-
	31/12/2025	01/01/2025
Construction in progress	41.999.435.153	42.253.406.940
- Poultry farm system (1)	20.079.500.508	20.079.500.508
- Project in Na Mo, Mai Chau, Hoa Binh	6.000.000.000	6.000.000.000
- BKG Wood production factory complex project (2)	15.820.673.120	15.811.667.486
- Other	99.261.525	362.238.946
Total	41.999.435.153	42.253.406.940

(1) The farm system includes 3 chicken coops, an office building, and other assets located in Lao Noi village, Phu Lao commune, Lac Thuy district, Hoa Binh province. Construction permit No. 16/GPXD was issued by the People's Committee of Lac Thuy district on September 14, 2018.

(2) The compensation for land clearance and other costs of the BKG Vietnam Wood Production Complex project, according to Investment Policy Decision No. 74/QD-UBND dated October 23, 2019, issued by the People's Committee of Hoa Binh Province, approving the investor, BKG Tan My One Member Limited Liability Company, to implement the BKG Vietnam Wood Production Complex project:

- + Project objective: To invest in the construction of integrated factories for producing plywood, raw material wood, and furniture wood, etc.
- + Location: Tan My commune, Lac Son district, Hoa Binh province
- + Total area: 242,281.6 m²
- + Project operating period: 50 years

V.10 THE FINANCIAL INVESTMENTS

Chi tiết phụ lục số 00

V.11 PREPAID EXPENSES

	31/12/2025	01/01/2025
Short-term prepaid expenses	2.315.856.902	289.541.918
- Prepaid operating lease expenses	2.214.611.272	275.525.690
- Tools and supplies	101.245.630	14.016.228
Long-term prepaid expenses	-	56.936.609
- Expenses incurred before-operation stage	-	56.936.609
Total	2.315.856.902	346.478.527

V.12 SUPPLIER PAYABLES

	31/12/2025	01/01/2025
Short-term trade payables	6.996.767.891	5.716.254.468
<i>Related parties</i>	-	-
<i>Others</i>	6.996.767.891	5.716.254.468
- Hanoi Wood Import-Export One Member Limited Liability Company	555.143.844	581.269.616
- Hai Phat Thu Do Investment Joint Stock Company	-	338.438.618
- Hoa Phat Forestry Joint Stock Company	-	1.233.825.000
- Hoang Trang Trading and Services Co., Ltd.	-	274.379.592
- Others	-	3.288.341.642
- Khác	3.007.299.248	-
- Khác	3.434.324.799	-
Total	6.996.767.891	5.716.254.468

V.13 ADVANCES FROM CUSTOMERS

	31/12/2025	01/01/2025
Short-term advances from customers	2.733.907.684	1.944.409.977
<i>Related parties</i>	-	-
<i>Others</i>	2.733.907.684	1.944.409.977
	112.424.793	391.881.726
- Chapa Tourism Joint Stock Company	1.737.164.640	522.828.000
- HLC Vietnam Joint Stock Company	-	492.192.000
- HLC Vietnam Joint Stock Company	750.000.000	-
- Others	134.318.251	537.508.251
Total	2.733.907.684	1.944.409.977

V.14 TAXES AND OTHER PAYABLES TO STATE BUDGET

Details in Appendix No. 04

V.15 ACCRUED EXPENSES

	31/12/2025	01/01/2025
Short-term accrued expenses	338.318.866	532.272.469
- Interest expense	338.318.866	532.272.469
Total	338.318.866	532.272.469

		0	0
V.17 OTHER PAYABLES		31/12/2025	01/01/2025
Other short-term payables		2.181.522.348	1.299.916.600
- Social insurance		1.448.383.588	1.187.048.934
- Health insurance		144.686.184	78.653.754
- Unemployment insurance		62.379.483	34.213.912
- Others payables		526.073.093	-
Total		2.181.522.348	1.299.916.600
V.18 LOANS AND FINANCE LEASE LIABILITIES		-	-
Details in Appendix No. 05		-	-
V.16 UNEARNED REVENUES		31/12/2025	01/01/2025
a. Short-term unearned revenue		1.780.879.766	1.080.000.000
- Advances from buyers		1.780.879.766	1.080.000.000
Long-term unearned revenue		270.000.000	-
- Advances from buyers		270.000.000	-
Total		2.050.879.766	1.080.000.000
V.19 OWNERS' EQUITY		-	-
a. Statement of Changes in Owners' Equity		-	-
Details in Appendix No. 06		-	-
b. Details in Owners' Equity		31/12/2025	01/01/2025
Contributed capital		716.090.200.000	681.999.830.000
Total		716.090.200.000	681.999.830.000
Details in Owners' Capital Contribution as of December 31, 2025		-	-
	31/12/2025		01/01/2025
	VND	Tỷ lệ %	VND
- Nguyễn Văn Hưng	37.415.000.000	5,2%	107.415.000.000
- Trần Công Thành	132.825.000.000	18,5%	132.825.000.000
- Other shareholders	545.850.200.000	76,2%	475.852.200.000
Total	716.090.200.000	100%	716.092.200.000
c. Capital transactions		31/12/2025	01/01/2025
- Shareholders' capital		-	-
+ Beginning balance		716.090.200.000	716.090.200.000
+ Issuance of shares for dividend payment		-	-
+ End balance		716.090.200.000	716.090.200.000
- Dividends		-	-
d. Shares		31/12/2025	01/01/2025
Registered shares		71.609.020	71.609.020
Issued shares		71.609.020	71.609.020
<i>Ordinary shares</i>		71.609.020	71.609.020
Shares in circulation		71.609.020	71.609.020
<i>Ordinary shares</i>		71.609.020	71.609.020

V.19 Off-balance sheet items	-	-
Item	31/12/2025	01/01/2025
1. Foreign Currency (USD)	505,26	4.304,64
VI. ADDITIONAL INFORMATION FOR ITEMS ON THE INCOME STATEMENT		
VI.1 TURNOVERS FROM SELLING GOODS AND PROVISIONS OF SERVICE		
	4th Quarter, 2025	4th Quarter, 2024
Revenue from sale of goods and render of servies	62.544.883.210	65.648.905.869
- Revenue from sale of merchandises	48.222.277.993	43.446.204.666
+ Revenue from laminated wood panels, cophu wood panels	19.845.612.030	14.815.181.064
+ Revenue from wood-based products and raw materials	28.376.665.963	28.631.023.602
- Revenue from finished goods	14.322.605.217	22.202.701.203
+ Furniture	14.322.605.217	19.562.301.203
+ Agricultural products	-	2.640.400.000
Revenue deductions	-	-
Net revenue from sale of goods and render of service	62.544.883.210	65.648.905.869
	-	-
VI.2 COST OF GOODS SOLD		
	4th Quarter, 2025	4th Quarter, 2024
- Cost of goods sold	43.360.285.849	39.543.982.589
+ Cost of laminated wood panels, cophu wood panels	17.010.524.597	12.896.213.026
+ Cost of wood-based products and raw materials	26.349.761.251	26.647.769.563
- Cost of goods sold for finished products	11.653.176.361	19.198.685.165
+ <i>Cost of furniture</i>	11.653.176.360,5	18.721.630.230
+ <i>Cost of agricultural products</i>	-	477.054.935
Total	55.013.462.209	58.742.667.754
VI.3 FINANCIAL INCOME		
	4th Quarter, 2025	Quý IV năm 2024
Interest income	17.851.173	38.933.949
Gains from sale of investments	-	670.000.000
Foreign exchange gain	-	85.308.849
Total	17.851.173	794.242.798

	-	-
	4th Quarter, 2025	4th Quarter, 2024
VI.4 FINANCIAL EXPENSES		
Interests expense	527.983.858	416.168.955
Foreign exchange losses	-	352.864
Total	527.983.858	416.521.819
VI.5 SELLING EXPENSES		
Labour and staff cost	392.258.308	292.324.520
Depreciation and amortization	-	5.774.175
Outside service expenses	1.267.551.230	848.334.598
Total	1.659.809.538	1.146.433.293
VI.6 GENERAL AND ADMINISTRATION EXPENSES		
Labour and staff cost	532.500.497	515.091.342
Tools and supplies expenses	-	9.242.361
Depreciation and amortization	116.919.552	180.649.157
Outside service expenses	606.438.548	454.916.155
Other expenses by cash	3.389.215	-
Total	1.259.247.812	1.159.899.015
VI.7 OTHER INCOME		
Others	8.125.480	(10)
Total	8.125.480	(10)
VI.8 OTHER EXPENSES		
Penalties	-	299.284.923
Others	354.595.707	133.302.348
Total	354.595.707	432.587.271
Operating expenses by elements		
	-	-
	-	-
	4th Quarter, 2025	4th Quarter, 2024
Raw materials	6.960.416.929	2.770.956.733
Labour costs	1.717.620.121	1.428.838.781
Depreciation of fixed assets	3.835.099.732	1.021.185.489
Expenses of outsourced services	1.873.989.778	1.020.816.845
Other cash expenses	3.389.215	12.950.046
Total	14.390.515.775	6.254.747.894

VI.8 CURRENT CORPORATE INCOME TAX

	<u>4th Quarter, 2025</u>	<u>4th Quarter, 2024</u>
- Corporate income tax expense calculated based on taxable income of the current year.	904.688.567	643.090.581
- Adjustment of corporate income tax expenses from previous years into the current year's corporate income tax expenses.	-	-
- Total current corporate income tax expenses.	904.688.567	643.090.581

VI.9 BASIC EARNINGS PER SHARE

	<u>4th Quarter, 2025</u>	<u>4th Quarter, 2024</u>
	<u>VND</u>	<u>VND</u>
Net profit after tax	2.778.667.451	3.901.948.924
Adjustments	-	-
- Dividends on preferred shares	-	-
- Welfare and bonus fund deducted from net profit	-	-
Earnings attributable to common shares	2.778.667.451	3.901.948.924
Weighted average common shares outstanding during the period	71.609.020	68.199.983
Basic earnings per share	39	57

VII. OTHER INFORMATION**VII.1 FINANCIAL INSTRUMENT****1. Accounting policies**

Details of accounting policies that the Company applied for financial assets, financial liabilities and equity instruments are presented in Note No. IV

2. Financial instruments

	<u>31/12/2025</u>	<u>01/01/2025</u>
Financial assets	<u>0</u>	<u>0</u>
Cash and cash equivalents	59.848.140.117	43.620.737.013
Receivables	200.399.492.339	148.096.092.822
Short - term financial investment	-	-
Long - term financial investment	147.000.000.000	236.110.000.000
Deposits	0	0
	-	-
Total	<u><u>407.247.632.456</u></u>	<u><u>427.826.829.835</u></u>
	0	0
Financial liabilities	<u>0</u>	<u>0</u>
Finance lease	0	0
Borrowings	33.290.616.318	30.622.774.969
Payables	9.178.290.239	7.016.171.068
Accrued expenses	338.318.866	532.272.469
Other financial liabilities	-	-
Total	<u><u>42.807.225.423</u></u>	<u><u>38.171.218.506</u></u>

The Company has not determined fair value of these financial instruments for disclosure in the financial statement because Circular 210/2009/TT-BTC issued by Ministry of Finance dated November 06, 2009 ("Circular 210") as well as regulations give no guidance on determined of fair value of financial instruments

3. Objectives of financial risk management

The Company has developed a risk management system to identifying and assessing risks might happen, established policies and procedures to control risks at reasonable level. Risk management system shall be revised regularly to reflect market changes and operation of the Company.

Risks in using financial instrument include market risk (exchange rate , interest rate, price), credit risk and liquidity risk.

a. Market risk

Market risk is the risks that changes in market prices, such as foreign exchange rates, interest rate and equity prices will affect the Company's results of operations or the value of its holding of financial instrument. The objective of market risk management is to manage and control market risk exposures within acceptable parameters while optimizing the return

Exchange rate risk

The company is exposed to currency risk on sales and purchases that are denominated in a currency other than the accounting currency of the. The currencies in which these transactions primarily are dominated are USD

Exposure to exchange rate risk

The company is exposed to interest rate risk because the fair value of future cash flows of a financial instrument will fluctuate with changes in market interest rates, especially when the company has interest-bearing deposits, loans, and debt with floating interest rates. The company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates that are favorable for the company's objectives.

Price risk

The company is exposed to price risk of equity instruments arising from investments in short-term and long-term stocks due to the uncertainty of future prices of the invested shares. Long-term equity investments are held for the long term, and as of the end of the accounting period, the company has no plans to sell these investments.

b. Credit risk

Credit risk is the risk of financial loss to the Company if a customer or counterparty fails to meet its contractual obligations. The company has credit policies and regularly monitors to assess risk level.

At the reporting date, the Company has no significant credit risk exposure..

	One year or less	From one to five years	More than 5 years	Total
	VND	VND	VND	VND
31/12/2025				-
Cash and cash equivalents	59.848.140.117			59.848.140.117
Receivables	200.399.492.339			200.399.492.339
Short - term financial investment	-			-
Deposits	149.703.500			149.703.500
Other Financial assets	-			-
Total	260.397.335.956		-	260.397.335.956

c. Liquidity risk

Liquidity risk is the risk that the Company would not be able to meet its financial obligations as they fall due. The Company's approach to managing liquidity is to ensure, as far as possible, that it will always have sufficient liquidity to meet its liabilities when due, under both normal and stressed conditions, without incurring unacceptable losses or risking damage to the Company's reputation.

Following table demonstrates details of financial liabilities with fixed or determined payments and contractual maturities. The table present based on undiscounted cash flows of financial assets and financial liabilities on the earliest payment date:

	One year or less VND	From one to five VND	More than 5 years VND	Total VND
31/12/2025				-
Finance lease liabilities	-			-
Loans	33.290.616.318			33.290.616.318
Payables to suppliers and other payables	8.852.890.714			8.852.890.714
Accrued expenses	338.318.866			338.318.866
Other financial debt instruments	-			-
Total	42.481.825.898		-	42.481.825.898

1. By business sector

Item	Merchandies	Finished good	Others	Total
Net revenue from external sales	48.222.277.993	14.322.605.217	-	62.544.883.210
Segment costs	43.360.285.849	11.653.176.361	-	55.013.462.209
Business results	4.861.992.145	2.669.428.857	-	7.531.421.001
Non-allocated segment costs			-	2.919.057.350
Profit from business operations			-	4.612.363.651
Financial income			-	17.851.173
Financial expenses			-	527.983.858
Other income			-	8.125.480
Other expenses			-	354.395.797
Current corporate income tax			-	904.688.567
Net profit after corporate income tax			-	2.851.072.172

2. By geographic area

The company operates only in Vietnam.

VII.3 TRANSACTIONS WITH RELATED PARTIES**Related Party Disclosure**

Related parties are enterprises or individuals that directly or indirectly through one or more intermediaries, control or are controlled by, or under common control with, the Company, including holding companies, subsidiaries and fellow subsidiaries. Associates and individuals owning, directly or indirectly, an interest in voting power of the Company that gives them significant influence over the corporation, key management personnel, including directors and officers of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

Related parties

Related parties	Relationship
- Ông Nguyễn Văn Hưng	CEO
- Ông Đặng Phước Đức	Head of BOS
- Ông Tạ Quang Dũng	Member of BOS

Transactions with related parties

Related parties	Transactions	4th Quarter, 2025	4th Quarter, 2024
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Transactions with other related parties

Income of the Board of Directors, the General Management Board, and the Supervisory Board

	4th Quarter, 2025
Nguyễn Văn Hưng	39.102.303
Đặng Phước Đức	90.123.016
Tạ Quang Dũng	18.562.301

VII.5 INFORMATION ABOUT GOING CONCERN

Financial Statements were prepared on a going concern basis. There were no events or signals which affect the entity's ability to continue business up to the date of Audit report.

VII.6 APPROVAL FOR ISSUE

The financial statements for Quarter 4, 2025 as at and for the year ended 31 December 2025 were authorized issued by the Company's General Director on January 28, 2026

Prepared by



Pham Luong Bao Ngoc

Chief Accountant



Pham Luong Bao Ngoc

Ha Noi, 28 January 2026



Nguyen Van Hung

BKG VIET NAM INVESTMENT JOINT STOCK COMPANY

4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward,
Hanoi City, Viet Nam

Notes to the Consolidated Financial Statements
For the financial period from January 1, 2025 to
December 31, 2025

Appendix No.. Financial investments

	31/12/2025	01/01/2025
a) Short-term financial investments		
Term Deposits (*)	0	0

(*) 6-month term deposit at the Bank for Investment and Development of Vietnam (BIDV)

	31/12/2025			01/01/2025		
	Cost	Rate	Provisions	Cost	Rate	Provisions
Long-term financial investments						
Equity investments in other entities	-			89.110.000.000	19%	
- <i>DP Invest Joint Stock Company</i>						-

BKG VIET NAM INVESTMENT JOINT STOCK COMPANY

4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward, Hanoi City, Viet Nam

Notes to the Consolidated Financial Statements

For the financial period from January 1, 2025 to December 31, 2025

Appendix No. 01

Tangible fixed assets

Item	Building, structures	Machinery, equipment	Means of transportation	Office equipment and furniture	Perennial plants, working and producing animals	Total
I. Cost						
As at 31/12/2024	17.960.883.036	29.452.694.967	4.698.675.272	955.560.188	7.562.506.370	60.630.319.833
Additions	-	289.191.750	129.180.352	-	-	418.372.102
Purchase	-	289.191.750	129.180.352	-	-	418.372.102
Other additions	-	-	-	-	-	-
Decreases	-	-	-	-	-	-
Disposals, transfers	-	-	-	-	-	-
Other reduction	-	-	-	-	-	-
As at 31/12/2025	17.960.883.036	29.741.886.717	4.827.855.624	955.560.188	7.562.506.370	61.048.691.935
II. Accumulated depreciation						
As at 31/12/2024	255.609.979	26.410.827.350	3.983.036.668	746.075.116	1.883.087.209	33.278.636.322
Additions	292.047.504	1.494.142.234	353.691.340	51.820.550	756.250.632	2.947.952.260
Depreciation	292.047.504	1.494.142.234	353.691.340	51.820.550	756.250.632	2.947.952.260
Decreases	-	-	-	-	-	-
Disposals, transfers	-	-	-	-	-	-
As at 31/12/2025	547.657.483	27.904.969.584	4.336.728.008	797.895.666	2.639.337.841	36.226.588.582
III. Net carrying amount						
As at 31/12/2024	17.705.273.057	3.041.867.617	715.638.604	209.485.072	5.679.419.161	27.351.683.511
As at 31/12/2025	17.413.225.553	1.836.917.133	491.127.616	157.664.522	4.923.168.529	24.822.103.353

In which:

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the year: 53.203.030
- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: 30.980.000đ

Appendix No. 02
INTANGIBLE FIXED ASSETS

Item	Land use rights	Copyright, patent	Trade mark	Computer software	Others	Total
Cost						
As at 31/12/2024	22.812.500.000	-	-	-	-	22.812.500.000
Additions	-	-	-	-	-	-
Decreases	-	-	-	-	-	-
<i>Disposals, transfer</i>	-	-	-	-	-	-
<i>Other decrease</i>	-	-	-	-	-	-
As at 31/12/2025	22.812.500.000	-	-	-	-	22.812.500.000
Accumulated amortization						
As at 31/12/2024	-	-	-	-	-	-
Additions	-	-	-	-	-	-
Decreases	-	-	-	-	-	-
As at 31/12/2025	-	-	-	-	-	-
Net carrying amount:						
As at 31/12/2024	22.812.500.000	-	-	-	-	22.812.500.000
As at 31/12/2025	22.812.500.000	-	-	-	-	22.812.500.000

BKG VIET NAM INVESTMENT JOINT STOCK COMPANY**Notes to the Consolidated Financial Statements**

4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward, Hanoi
City, Viet Nam

For the financial period from January 1, 2025 to
December 31, 2025

Appendix No. 03**Investment property**

TT	Items	01/01/2025	Increases	Decreases	31/12/2025
1	Investment property for rental				
a.	Cost				
	- Land-use rights	24.840.129.972	-	-	24.840.129.972
	- Buildings	24.840.129.972	-	-	24.840.129.972
	- Buildings and Land use rights	-	-	-	-
	- Infrastructure	-	-	-	-
b.	Accumulated depreciation				
	- Land-use rights	4.745.965.454	887.147.472	-	38.414.034.092
	- Buildings	4.745.965.454	887.147.472	-	5.633.112.926
	- Buildings and Land use rights	-	-	-	-
	- Infrastructure	-	-	-	-
c.	Net carrying amount	20.094.164.518			19.207.017.046
	- Land-use rights	20.094.164.518	-	-	19.207.017.046
	- Buildings	-	-	-	-
	- Buildings and Land use rights	-	-	-	-
	- Infrastructure	-	-	-	-

Appendix No. 04

Taxes and other payables to State budget

	Receivables 01/01/2025	Payables 01/01/2025	Tax payables	Tax paid	Receivables 31/12/2025	Payables 31/12/2025
	VND	VND	VND	VND	VND	VND
Tax	-	3.328.464.441	3.116.903.629	2.884.806.932	-	3.560.561.139
Value add tax	-	-	-	-	-	-
Corporate income tax	-	3.328.464.441	3.039.376.500	2.884.806.932	-	3.483.034.010
Personal income tax	-	-	77.527.129	-	-	77.527.129
Tax on use of natural resources	-	-	-	-	-	-
Land and housing tax and rental charges	-	-	-	-	-	-
Environmental protection tax	-	-	-	-	-	-
Other receivables	-	-	-	-	-	-
Fees and charges	-	-	20.500.000	20.500.000	-	-
Other items	-	-	85.420.354	-	-	85.420.354
Total	-	3.328.464.441	3.222.823.983	2.905.306.932	-	3.645.981.493

BKG VIET NAM INVESTMENT JOINT STOCK COMPANY

4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward, Hanoi City, Viet Nam

Notes to the Consolidated Financial Statements
For the financial period from January 1, 2025 to
December 31, 2025

Appendix No. 05

Loans and finance lease liabilities

	01/01/2025		In the Year		31/12/2025	
	Value	Repayable amount	Increase	Decrease	Value	Repayable amount
A. Short-term borrowings	30.604.905.969	30.604.905.969	55.355.916.106	52.349.517.354	33.290.616.318	33.290.616.318
VND Loans	30.266.348.566	30.266.348.566	53.855.916.106	52.349.517.354	31.772.747.318	31.772.747.318
Agricultural and Rural Development Bank (Agribank) – Chuong My Branch	11.681.250.000	11.681.250.000	23.330.000.000	23.331.250.000	11.680.000.000	11.680.000.000
Saigon - Hanoi Commercial Joint Stock Bank	18.585.098.566	18.585.098.566	30.525.916.106	29.018.267.354	20.092.747.318	20.092.747.318
Vay USD	-	-	1.500.000.000	-	1.500.000.000	1.500.000.000
Vietnam Prosperity Joint Stock Commercial Bank - Dong Do Branch - Van Quan Transaction Office	-	-	1.500.000.000	-	1.500.000.000	1.500.000.000
Long-term debt due for repayment	338.557.403	338.557.403	-	320.688.403	17.869.000	17.869.000
Vietnam Prosperity Joint Stock Commercial Bank - Dong Do Branch - Van Quan Transaction Office (2)	88.533.403	88.533.403	-	88.533.403	-	-
Petrolimex Petroleum Joint Stock Commercial Bank – Hanoi Branch (3)	250.024.000	250.024.000	-	232.155.000	17.869.000	17.869.000
B. Long-term borrowings	17.869.000	17.869.000	-	17.869.000	-	-
Petrolimex Petroleum Joint Stock Commercial Bank – Hanoi Branch (3)	17.869.000	17.869.000	-	17.869.000	-	-
Total	30.622.774.969	30.622.774.969	55.355.916.106	52.367.386.354	33.290.616.318	33.290.616.318

(1) Short-term loan from Vietnam Bank for Agriculture and Rural Development (Agribank) under Credit Contract No. 2206-LAV-202400540 dated May 31, 2024.

- Total credit limit: VND 14,000,000,000.
- Credit duration: 12 months from the effective date of the contract.
- Purpose of use: To purchase raw materials for the production of wooden furniture and cover other business operation costs of the company.
- Loan interest rate: Equal to the maximum listed 12-month savings deposit interest rate (paid at maturity) + a fixed margin, not lower than the minimum lending rate set by Agribank Hanoi Branch I at the time of adjustment for the same term.
- Outstanding balance as of December 31, 2025: VND 11.680.000.000

(2) Loan from Vietnam Prosperity Joint Stock Commercial Bank (VPBank) - Dong Do Branch - Van Quan Transaction Office

- Long-term loan due for payment: VND 1,500,000,000.
- Loan contract number: 250620-6292080-01-SME dated June 29, 2020.
- Loan term: 60 months, from June 29, 2020, to June 29, 2025.
- Loan amount: VND 898,400,000.
- Interest rate: 12.2% per annum.
- Purpose: To partially finance the purchase of vehicles for the company's business operations.
- Loan balance as of December 31, 2025: VND 0 with no long-term loan due for payment.

(3) Loan from Petrolimex Petroleum Joint Stock Commercial Bank (PGBank) - Hanoi Branch

a. Loan Contract No. 1250924/2017/HĐTD-DN/PGBankHN dated June 5, 2017, in the amount of VND 636,000,000

- Loan term: 84 months.
- Interest rate: 9.49% per annum for the first 18 months. After 18 months, the interest rate is adjusted every 3 months.
- Purpose of the loan: To finance the payment for the purchase of a car as per Economic Contract No. 65005/P1 between BKG One-Member Limited Liability Company (now BKG Wood Joint - Stock Company) and Thù Đ6 Automobile Trading Joint Stock Company, signed on May 11, 2017.
- Loan collateral: Ownership and full insurance benefits of a pickup truck, FORD RANGER model, registration number: 29C-767.01.
- Outstanding balance as of December 31, 2025: VND 0.

b. Credit Contract No. 1250218/2019/HĐTD-PN/PGBankHN dated February 1, 2019

- Loan amount: VND 1,500,000,000
- Loan term: 84 months
- Interest rate: 9.49% at the time of disbursement; after 12 months, the interest rate is adjusted every 3 months, based on the 18-month term deposit interest rate plus a margin of 4% per annum.
- Purpose of the loan: To finance the payment for the purchase of a vehicle.
- Collateral: Assets formed from the loan.
- Outstanding balance as of December 31, 2025: VND 71,400,000 with a long-term loan due for payment of VND 0

c. Credit Contract No. 1252962/2018/HĐTD-DN/PGBankHN; Debt Acknowledgment No. 1252962-01/2018/KUNN-DN/PGBankHN dated April 26, 2018

- Loan amount: VND 751,500,000
- Loan term: 84 months
- Interest rate: As per the debt acknowledgment
- Purpose of the loan: To finance the payment for the purchase of a vehicle.
- Collateral: Assets formed from the loan.
- Outstanding balance as of December 31, 2025: VND 0, with no long-term loan due for payment.

BKG VIET NAM INVESTMENT JOINT STOCK COMPANY**Notes to the Consolidated Financial Statements**

4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area, Ha Dong Ward, Hanoi
City, Viet Nam

For the financial period from January 1, 2025 to
December 31, 2025

Appendix No. 06**Owners' equity**

Content	Contributions from owners	Undistributed after tax profits	Non-controlling Interest	Total
As at 31/12/2023	681.999.830.000	46.645.870.571	153.235.027.459	881.880.728.030
Increase	34.090.370.000	14.707.211.913	310.036.890	49.107.618.803
- Increase in capital	34.090.370.000	-	-	34.090.370.000
- Profit during the period	-	14.559.252.016	310.036.890	14.869.288.906
- Other increase	-	147.959.897	-	147.959.897
Decrease	-	34.090.370.000	144.955.812.074	179.046.182.074
- Decrease in capital	-	34.090.370.000	144.955.812.074	179.046.182.074
- Used	-	-	-	-
As at 31/12/2024	716.090.200.000	27.262.712.484	8.589.252.275	751.942.164.759
Increase	-	10.214.015.663	214.375.907	10.428.391.570
- Increase in capital	-	-	-	-
- Profit for the year	-	10.214.015.663	214.375.907	10.428.391.570
- Other increase	-	-	-	-
- Divestment of a subsidiary	-	-	-	-
Decrease	-	-	-	-
- Decrease in capital	-	-	-	-
- Used	-	-	-	-
- Fund distribution	-	-	-	-
- Reduce the difference	-	-	-	-
As at 31/12/2025	716.090.200.000	37.476.728.147	8.803.628.182	762.370.556.329

Ha Noi, January 29, 2026

No.: 2910-1 /2026/CV
Regarding: Explanation of data
discrepancies

To: - State Securities Committee
- Viet Nam Stock Exchange
- Ho Chi Minh City Stock Exchange

BKG Viet Nam Investment Joint Stock Company

Stock code: BKG

**Address: 4th Floor, HPC Landmark 105 Building, To Huu Street, Van Khe Urban Area,
Ha Dong Ward, Ha Dong District, Hanoi City, Vietnam.**

Tel: (024) 2283.2468

Fax: (024) 2283.2468

In accordance with **Clause 4a, Article 14** of the Periodic Information Disclosure regulations in **Circular No. 96/2020/TT-BTC** dated November 16, 2020: "The after-tax profit in the business performance report for the reporting period changes by 10% or more compared to the report for the same period in the previous year". BKG Vietnam Investment Joint Stock Company respectfully provides the following explanation:

1/ For the Separate Financial Statements

No.	Indicator in the Separate Financial Statements	Q4/2026	Q4/2025	Difference this period compared to the previous period	
				Value	%
1	1, Revenues from sales of goods and render of services	23,584,450,928	10,763,066,015	Increased by 12.8bn	
2	4, Costs of goods sold	19,989,172,124	9,050,865,115	Increased by 10.9bn	
3	5, Gross profit from sales of goods and render of services	3,595,278,804	1,712,200,900	Increased by 1.9bn	
4	17, Net Profit after tax	1,885,747,281	590,657,971	Increased by 1.3bn	Increase of 219%

Corporate income tax after-tax profit in Q4 2025 increased by VND 1.3 billion compared to Q4 2024, mainly due to a VND 12.8 billion increase in revenue, which led to a VND 1.9 billion increase in gross profit from sales and service provision.

2/ For the Consolidated Financial Statements,

No,	Indicator in the Consolidated Financial Statements	Q4/2025	Q4/2024	Difference this period compared to the previous period	
				Value	Value
1	1, Revenues from sales of goods and render of services	62,580,298,678	65,648,905,869	Decrease of VND 3 billion	
2	4, Costs of goods sold	55,013,462,209	58,742,667,754	Decrease of VND 3.7 billion	
3	5, Gross profit from sales of goods and render of services	7,531,421,001	6,906,238,115	Increase of VND 625 million	
4	8, Selling expenses	1,659,809,538	1,146,433,293	Increase of VND 513 million	
5	9, General and administrative expenses	1,259,247,812	1,159,899,015	Decrease of VND 99 million	
6	17, Net Profit after tax	2,851,072,172	3,901,948,924	Decrease of VND 1 billion	-27%

Corporate income tax after-tax profit in Q4 2025 decreased by VND 1 billion compared to the same period last year. This was mainly due to a VND 3 billion decrease in revenue from sales and service provision, while cost of goods sold decreased by VND 3.7 billion, resulting in a VND 625 million increase in gross profit from sales and service provision. At the same time, selling expenses increased by VND 513 million, leading to a VND 1 billion decrease in corporate income tax after-tax profit.

Best regards!

Recipients :

- As above;
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**BKG VIET NAM INVESTMENT JOINT
STOCK COMPANY**
Head of Board of Supervisors



DANG PHUOC DUC

