

CÔNG TY CỔ PHẦN Ô TÔ
TMT

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc

Số: 645 /TB-TMT-HĐQT
No.: 645 /TB-TMT-HĐQT

Hà Nội, ngày 30 tháng 10 năm 2025
Hanoi, October 30, 2025

CÔNG BỐ THÔNG TIN
TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC
VÀ SGDCK TP.HCM

DISCLOSURE OF INFORMATION ON THE
STATE SECURITIES COMMISSION'S
PORTAL AND HOCHIMINH STOCK
EXCHANGE'S PORTAL

Kính gửi/ To:

- Ủy ban Chứng khoán Nhà nước/ The State Securities Commission
- Sở Giao dịch chứng khoán TP.HCM/ Hochiminh Stock Exchange

Tên tổ chức / Organization name: Công ty Cổ phần ô tô TMT

Mã chứng khoán/ Securities Symbol: TMT

Địa chỉ trụ sở chính/ Address: Tầng 9+10 tòa nhà Coninco, số 4 Tôn Thất Tùng, Phường Trung Tự, Quận Đống Đa, TP Hà Nội / Floor 9+10, Coninco Building, 4th Ton That Tung Street, Kim Lien Ward, Dong Da District, Hanoi city

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Người thực hiện công bố thông tin/ Submitted by: Ông Bùi Quốc Công

Chức vụ/ Position: Phó Tổng Giám Đốc (Deputy General Director)

Loại thông tin công bố/ Type of information disclosed:



định kỳ/periodical



bất thường/abnormal



24h/24hours



Theo yêu cầu/On request

Nội dung thông tin công bố/ Information disclosure content

Ngày 30/10/2025, Công ty cổ phần ô tô TMT công bố báo cáo tài chính riêng quý 3 năm 2025 và giải trình kết quả kinh doanh quý 3-2025

(On October 30, 2025, TMT Motors Corporation announces its separate financial statements Q3-2025 and explains its production and business results Q3-2025)

Thông tin này đã được đăng công bố trên trang thông tin điện tử của Công ty cổ phần ô tô TMT vào ngày 30/10/2025: <https://tmt-vietnam.com>

(This information was published on the website of TMT Motors Corporation on October 30, 2025: <https://tmt-vietnam.com>)

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố

(We hereby commit that the information published above is true and take full legal responsibility for the content of the published information.)

Tài liệu đính kèm (Attached documents):

- Báo cáo tài chính riêng Q3-2025

(Separate financial statements Q3-2025)

- Giải trình KQKD quý 3 năm 2025

(Business results Q3-2025)

NGƯỜI CÔNG BỐ THÔNG TIN
(INFORMATION DISCLOSURE PERSON)



KT. TỔNG GIÁM ĐỐC
PHÓ TỔNG GIÁM ĐỐC
Bùi Quốc Công

TMT MOTORS CORPORATION

No: 3010/TMT-TCKT

*V/v: Explanation of the difference in business
results between the QIII 2025 financial statements
and the same period in QIII 2024*

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

Hà Nội, October 30, 2025

Kính gửi: - The State Securities Commission of Viet Nam
- Ho Chi Minh Stock Exchange

- Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020

TMT Motors Joint Stock Company (Stock code: TMT) has announced its QIII 2025 financial statements. Regarding the announcement, our Company would like to explain the fluctuation of after-tax profit by over 10% compared to the same period in QIII 2024 as follows:

1. Report on Separate Business Performance for QIII 2025 Compared to QIII 2024

Unit of measurement: Million VND

STT	Chỉ tiêu	Quarter III 2025	Quarter III 2024	Variance	Percentage (%)
1	Net revenue from sales of goods and rendering of services	386.056	351.314	34.742	10%
2	Cost of goods sold	340.271	393.353	(53.082)	-13%
3	Gross profit from sales of goods and rendering of services	45.785	(42.039)	87.824	-
4	Financial income	3.747	2.289	1.458	64%
5	Financial expense	15.353	13.519	1.835	14%
6	Selling expense	19.202	22.441	(3.239)	-14%
7	General and administrative expense	12.499	13.071	(573)	-4%
8	Profit after corporate income tax	2.346	(88.782)	91.129	-

Profit after tax for the third quarter of 2025 reached VND 2.3 billion, an increase of VND 91.1 billion compared to the third quarter of 2024, mainly due to:

- Net revenue increased by 10% compared to the same period in 2024, mainly driven by the Company's strong domestic sales performance, particularly in the segment of light trucks under 10 tons. This growth resulted from the implementation of flexible sales policies, the expansion of the dealer network, and higher vehicle sales volume during the period. In addition, the Company continued to pursue the eight key objectives

set by the Board of Directors, including the restructuring of product lines and supplier systems.

- Sales volume in the third quarter of 2025 consisted entirely of Euro 5 vehicles with superior quality, attractive designs, appropriate technical configurations, and competitive pricing. However, as the third quarter coincided with the “Ghost Month” (the seventh lunar month) — a period when automobile market demand typically declines due to consumer sentiment — the Company implemented trade discount policies for both dealers and end customers to stimulate consumption. As a result, the gross profit margin decreased but remained higher than that of the same period last year

- Cost of goods sold decreased by VND 53 billion, equivalent to a 13% reduction, as the Company effectively implemented cost-control measures in production, optimized sourcing of raw materials, and improved operational efficiency

- Financial income increased by VND 1.4 billion, equivalent to 64%, primarily due to higher interest income from deposits and the recognition of several other financial gains

- Financial expenses increased by VND 3.2 billion, or 14% year-on-year, mainly due to exchange rate fluctuations at the end of the period, resulting in unrealized foreign exchange losses from the revaluation of import-related payables

- Selling expenses and general and administrative expenses decreased by VND 3.2 billion and VND 0.5 billion, representing declines of 14% and 4%, respectively, compared to the same period in 2024. This was mainly attributable to the Company’s decisive cost management policies, comprehensive restructuring of production processes, and efforts to eliminate inefficiencies and waste. However, these expenses remained higher than those recorded in the first six months of 2025, as the Company intensified promotional activities in the third quarter to stimulate consumer demand during the “Ghost Month” (the seventh lunar month) — a period when the automobile market typically experiences subdued purchasing sentiment — resulting in profit after tax falling short of expectations..

2. Consolidated data variance for QIII 2025 compared to QIII 2024

Stt	Chỉ tiêu	Quarter II 2025	Quarter II 2024	Variance	Percentage (%)
1	Net revenue from sales of goods and rendering of services	386.676	352.161	34.516	10%
2	Profit after corporate income tax	1.879	(92.782)	94.662	-

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After-tax profit increased by VND 94,6 billion equivalent to 102% compared to the same period in QIII 2024, mainly due to changes in the parent company's separate financial statements

The above are the main reasons that have significantly impacted the variance in the self-prepared financial statements for QIII 2025 and QIII 2024 of TMT Motors Joint Stock Company.

Sincerely!

Recipients: *RL* *h*
- As above;
- Save, Finance-Accounting Dept..

TMT MOTORS CORPORATION



BUI VAN HUU



CÔNG TY CỔ PHẦN Ô TÔ TMT

Số: 03/TMT-TCKT

V/v: Giải trình, báo cáo tình hình khắc phục tình
trạng lỗ lũy kế năm 2024

CỘNG HOÀ XÃ HỘI CHỦ NGHĨA VIỆT NAM

Độc lập - Tự do - Hạnh phúc

Hà Nội, ngày 30 tháng 10 năm 2025

**Kính gửi: - Ủy ban Chứng khoán Nhà nước
- Sở Giao dịch Chứng khoán Thành phố HCM**

- Căn cứ Thông tư số 96/2020/TT-BTC ngày 16 tháng 11 năm 2020

Công ty Cổ phần Ô tô TMT (Mã chứng khoán: TMT) xin gửi lời chào trân trọng
tới Quý Sở giao dịch chứng khoán thành phố HCM.

Theo công văn số 238/TMT-TCKT ngày 16/04/2025 về việc giải trình biện pháp
khắc phục lỗ lũy kế năm 2024 của Công ty cổ phần ô tô TMT và báo cáo tài chính hợp
nhất Quý III năm 2025 chúng tôi xin báo cáo tình hình khắc phục như sau:

Lợi nhuận sau thuế chưa phân phối năm trước: (269.979.960.169)

Lợi nhuận sau thuế chưa phân phối 9T đầu năm 2025: 56.831.714.959

Lợi nhuận sau thuế chưa phân phối lũy kế (213.148.245.210)

Trong 9 tháng đầu năm 2025, Công ty đã ghi nhận lợi nhuận sau thuế dương 56,8
tỷ đồng, góp phần giảm mức lỗ lũy kế xuống còn 213,1 tỷ đồng, tương ứng giảm
khoảng **21%** so với thời điểm cuối năm 2024. Đây là kết quả tích cực từ quá trình tái
cấu trúc toàn diện được thực hiện trong năm 2024.

Kế hoạch trong thời gian tới:

- Tiếp tục duy trì đà tăng trưởng doanh số bán hàng, tối ưu cơ cấu sản phẩm.
- Tăng cường quản lý hàng tồn kho theo mô hình Min-Max linh hoạt, đảm bảo
luân chuyển vốn hiệu quả.
- Tiếp tục rà soát khâu sản xuất để tiết giảm chi phí, giảm giá thành sản phẩm
- Phân đầu đạt kế hoạch năm 2025 từng bước đưa Công ty ra khỏi tình trạng lỗ lũy
kế, ổn định và phát triển bền vững.

Từ những nội dung trên, Công ty cam kết tiếp tục triển khai các giải pháp đã đề ra,
nỗ lực tối đa để khắc phục hoàn toàn tình trạng lỗ lũy kế năm 2024 trong thời gian sớm
nhất nhằm đảm bảo quyền lợi cho các cổ đông và nâng cao vị thế của Công ty trên thị
trường.



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Trên đây là phương án khắc phục lỗi của công ty chúng tôi. Vì vậy, bằng văn bản này công ty cổ phần ô tô TMT giải trình với sở giao dịch chứng khoán thành phố HCM về lộ trình và biện pháp khắc phục lợi nhuận sau thuế âm của Công ty.

Trân trọng!

Nơi nhận: *HL* *HL*

- Như trên;
- Lưu VP, P.TCKT.

CÔNG TY CỔ PHẦN Ô TÔ TMT



CHỦ TỊCH HỘI ĐỒNG QUẢN TRỊ

Bùi Văn Hữu



TMT MOTORS CORPORATION
SEPARATE FINANCIAL STATEMENTS
FOR THE ACCOUNTING PERIOD ENDED SEPTEMBER 30, 2025



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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of TMT Motors Corporation ("the Company") presents its report together with the Company's Separate Financial Statements for the accounting period ended September 30, 2025.

BOARD OF MANAGEMENT, BOARD OF SUPERVISION AND BOARD OF GENERAL DIRECTOR

The members of the Board of Directors during the year and as at the date of this report are as follows:

Board of Directors

Mr. Bui Van Huu	Chairman
Mr. Bui Quoc Cong	Vice Chairman
Mr. Bui Quoc Hung	Member
Mr. Vu Dinh Phong	Member
Mr. Bui Quang Huy	Member
Mr. Mai Tien	Member
Mr. Bui Tien Dat	Member

Board of General Directors and Chief Accountant

Mr. Bui Van Huu	Chairman
Mr. Bui Quoc Cong	Vice General Director
Mr. Nguyen Nghia Trung	Chief Accountant

The legal representative of the Company as at the date of this report is Mr. Bui Van Huu – Chairman of the Board of Directors.

STATEMENT OF THE MANAGEMENT'S RESPONSIBILITIES FOR THE SEPARATE FINANCIAL STATEMENTS

The Company's Management is responsible for the preparation of the separate financial statements that give a true and fair view of the financial position, business performance, and cash flows of the Company for the year. In preparing these separate financial statements, the Company's Management affirms that it has complied with the following requirements:

- Selecting appropriate accounting policies and applying them consistently;
- Making reasonable and prudent judgments and estimates;
- Stating whether applicable accounting standards have been followed and disclosing and explaining any material departures from those standards in the separate financial statements;
- Preparing the separate financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business;
- Establishing and maintaining an effective internal control system to prevent and detect fraud and other irregularities that may lead to material misstatement in the preparation and presentation of the separate financial statements.

The Company's Management ensures that proper accounting records are maintained to reflect the Company's financial position accurately and reasonably at any time, and that the separate financial statements comply with prevailing government regulations. Management is also responsible for safeguarding the Company's assets and for taking appropriate measures to prevent and detect fraud and other violations.

TMT MOTORS CORPORATION

Floor 9 - Floor 10 Coninco Building, No.4 Ton That Tung Street, Kim Lien Ward, Hanoi City

The Company's Management affirms that the above requirements have been complied with in the preparation of the separate financial statements

For and on behalf of the Board of Management,



Bui Van Huu

Chairman of the Board of Directors

Hanoi, 30 October 2025

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 September 2025

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
A. CURRENT ASSETS	100		1.273.271.963.060	1.088.699.534.364
			-	-
I. Cash and cash equivalents	110		304.978.781.322	283.641.026.844
1. Cash	111	IV.01	304.978.781.322	283.641.026.844
2. Cash equivalents	112		-	-
			-	-
II. Short-term financial investments	120	IV.02	600.892.700	18.310.880.446
1. Trading securities	121		1.073.530	1.073.530
2. Provision for held-for-trading securities	122		(180.830)	(484.930)
3. Held-to-maturity investments	123		600.000.000	18.310.291.846
			-	-
III. Short-term receivables	130		260.229.095.428	279.666.343.213
1. Short-term trade receivables	131	IV.03	85.465.623.426	79.202.214.284
2. Short-term prepayments to suppliers	132	IV.08	47.917.472.957	92.164.418.012
3. Short-term internal receivables	133		-	-
4. Receivable according to construction contract progress plan	134		-	-
5. Short-term loans receivables	135		-	-
6. Other short-term receivables	136	IV.04	144.335.652.442	124.845.057.464
7. Short-term provision for doubtful debts (*)	137	IV.05	(17.489.653.397)	(16.545.346.547)
8. Shortage of assets awaiting resolution	139		-	-
			-	-
IV. Inventories	140	IV.06	689.436.874.202	485.217.722.098
1. Inventories	141		695.751.703.159	488.870.399.369
2. Provision against devaluation of inventories (*)	149		(6.314.828.957)	(3.652.677.271)
			-	-
V. Other current assets	150		18.026.319.408	21.863.561.763
1. Short-term prepaid expenses	151		4.141.440.068	2.150.321.451
2. Deductible VAT	152		13.279.655.559	16.800.938.440
3. Taxes and other receivables from the State Budget	153	IV.16	605.223.781	2.912.301.872
4. Purchase and resale of Government bonds	154		-	-
5. Other short-term assets	155		-	-

Balance Sheet (continued)

Unit: VND

ASSETS	Code	Note	Closing balance	Opening balance
B. NON-CURRENT ASSETS	200		379.815.872.009	385.604.534.500
			-	-
I. Long-term receivables	210		30.000.000	25.000.000
1. Long-term trade receivables	211	IV.03	-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital provided to sub-units	213		-	-
4. Long-term internal receivables	214		-	-
5. Long-term loans receivables	215		-	-
6. Other long-term receivables	216	IV.04	30.000.000	25.000.000
7. Long-term provision for doubtful debts (*)	219		-	-
			-	-
II.Fixed Assets	220		193.761.293.939	195.648.859.071
1. Tangible fixed assets	221	IV.09	192.093.785.546	193.736.437.728
- Historical cost	222		413.673.385.018	403.499.478.737
- Accumulated depreciation (*)	223		(221.579.599.472)	(209.763.041.009)
2. Finance lease assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227	IV.10	1.667.508.393	1.912.421.343
- Historical cost	228		2.831.445.000	2.831.445.000
- Accumulated depreciation (*)	229		(1.163.936.607)	(919.023.657)
			-	-
III. Investment properties	230	IV.11	84.002.019.631	85.586.218.470
- Historical cost	231		102.543.081.684	102.455.790.573
- Accumulated depreciation (*)	232		(18.541.062.053)	(16.869.572.103)
			-	-
IV. Long-term assets in progress	240	IV.07	3.094.883.936	934.752.030
1. Long-term work in progress	241		-	-
2. Construction in progress	242		3.094.883.936	934.752.030
			-	-
V. Long-term financial investments	250	IV.02	20.568.595.856	22.118.087.973
1. Investments in subsidiaries	251		29.899.500.000	29.899.500.000
2. Investments in associates and joint-ventures	252		-	-
3. Investments in equity of other entities	253		-	-
4. Provision for devaluation of long-term financial investments (*)	254		(9.330.904.144)	(7.781.412.027)
5. Held to maturity investments	255		-	-
			-	-
VI.Other long-term assets	260		78.359.078.647	81.291.616.956
1. Long-term prepaid expenses	261	IV.12	78.359.078.647	81.291.616.956
2. Deferred income tax assets	262		-	-
TOTAL ASSETS	270		1.653.087.835.069	1.474.304.068.864

Balance Sheet (continued)

Unit: VND

CAPITAL	Code	Note	Closing balance	Opening balance
A. LIABILITIES	300		1.474.919.882.320	1.354.403.290.485
			-	-
I. Current liabilities	310		1.271.655.442.847	1.081.350.957.538
1. Short-term trade payables	311	IV.14	663.333.825.449	308.580.241.868
2. Short-term advances from customers	312	IV.15	69.208.045.769	119.548.933.178
3. Taxes and other payables to the State Budget	313	IV.16	7.064.674.374	61.944.679.434
4. Payables to employees	314		3.681.872.331	7.048.776.240
5. Short-term accrued expenses	315	IV.17	16.998.881.259	11.277.450.820
9. Other current payables	319	IV.18	15.235.796.078	129.444.312.680
10. Short-term loans and finance lease obligation	320	IV.13	495.538.885.310	442.913.101.041
11. Provision for current payables	321		-	-
12. Bonus and welfare fund	322		593.462.277	593.462.277
II. Non-current liabilities	330		203.264.439.473	273.052.332.947
1. Long-term trade payables	331	IV.14	5.341.289.146	18.003.190.909
2. Long-term advances from customers	332	IV.15	-	34.322.754.712
7. Other long-term payables	337	IV.18	31.162.000.000	33.600.000.000
8. Long-term loans and finance lease obligation	338	IV.13	166.761.150.327	187.126.387.326
B. OWNER'S EQUITY	400		178.167.952.749	119.900.778.379
			-	-
I. Owner's equity	410	IV.19	178.167.952.749	119.900.778.379
1. Contributed charter capital	411		372.876.800.000	372.876.800.000
- Ordinary shares with voting rights	411a		372.876.800.000	372.876.800.000
- Preference shares	411b		-	-
2. Capital surplus	412		360.727.500	360.727.500
4. Owners' other capital	414		483.226.387	483.226.387
5. Treasury stocks (*)	415		(8.680.989.647)	(8.680.989.647)
8. Development investment fund	418		17.289.479.810	17.289.479.810
11. Undistributed profit after tax	421		(204.161.291.301)	(262.428.465.671)
- Undistributed profit after tax brought forward	421a		(262.428.465.671)	58.012.142.676
- Undistributed profit after tax for the current period	421b		58.267.174.370	(320.440.608.347)
II. Funds and other reserves	430		-	-
1. Funds	432		-	-
2. Funds used to form fixed assets	433		-	-
TOTAL CAPITAL	440		1.653.087.835.069	1.474.304.068.864

Ha Noi, 30 October 2025

Preparer



Bui Duc Huy

Chief Accountant



Nguyen Nghia Trung

Chairman of the Board of
Directors



Bui Van Huu

SEPARATE STATEMENT OF INCOME

From January 1, 2025 to September 30, 2025

Unit: VND

Items	Code	Notes	From Jan 01,2025 to Sep 30,2025	From Jan 01,2024 to Sep 30,2024
1. Revenue from sale of goods and rendering of services	01	V.01	1.620.886.122.459	1.685.452.064.618
2. Deductions	02	V.02	3.172.390.371	12.920.260.954
3. Net revenue from sale of goods and rendering of services	10		1.617.713.732.088	1.672.531.803.664
4. Cost of goods sold	11	V.03	1.439.297.639.035	1.706.997.816.545
5. Gross profit from sale of goods and rendering of services	20		178.416.093.053	(34.466.012.881)
6. Financial income	21	V.04	6.811.781.578	4.287.541.426
7. Financial expenses	22	V.05	39.496.222.468	65.307.932.677
- In which: Interest expenses	23		22.800.671.035	57.554.178.523
8. Selling expenses	25	V.06	46.627.925.221	50.250.488.195
9. General administration expenses	26	V.06	37.331.250.891	35.690.630.332
10. Net operating profit	30		61.772.476.051	(181.427.522.659)
11. Other income	31	V.07	1.651.263.176	1.735.029.475
12. Other expenses	32	V.08	5.156.564.857	393.829.541
13. Other profits	40		(3.505.301.681)	1.341.199.934
14. Net profit before tax	50		58.267.174.370	(180.086.322.725)
15. Current corporate income tax expenses	51		-	-
16. Deferred corporate income tax expenses	52		-	-
17. Profit after enterprise income tax	60		58.267.174.370	(180.086.322.725)
18. Basic earnings per share	70		1.580	(4.883)

Ha Noi, 30 October 2025

Preparer



Bui Duc Huy

Chief Accountant



Nguyen Nghia Trung

Chairman of the Board of Directors



Bui Van Huu

SEPARATE STATEMENT OF INCOME

Quarter III of 2025

No	ITEM	Code	Notes	Quarter III		Cumulative	
				The year 2025	The year 2024	The year 2025	The year 2024
1	Revenue from sales of goods and rendering of services	01		387.142.890.803	353.776.316.100	1.620.886.122.459	1.685.452.064.618
2	Deductions	02		1.087.097.630	2.462.121.213	3.172.390.371	12.920.260.954
3	Net revenue from sales of goods and rendering of services	10		386.055.793.173	351.314.194.887	1.617.713.732.088	1.672.531.803.664
4	Cost of goods sold and services rendered	11		340.270.767.940	393.353.057.285	1.439.297.639.035	1.706.997.816.545
5	Gross profit from sales of goods and rendering of services	20		45.785.025.233	(42.038.862.398)	178.416.093.053	(34.466.012.881)
6	Financial income	21		3.747.430.358	2.289.199.971	6.811.781.578	4.287.541.426
7	Financial expense	22		15.353.232.609	13.518.541.283	39.496.222.468	65.307.932.677
8	In which: Interest expense	23		9.772.502.765	9.691.062.883	22.800.671.035	57.554.178.523
9	Selling expense	25		19.202.122.263	22.441.296.714	46.627.925.221	50.250.488.195
10	General and administrative expense	26		12.498.538.438	13.071.276.844	37.331.250.891	35.690.630.332
11	Net profit from operating activities	30		2.478.562.281	(88.780.777.268)	61.772.476.051	(181.427.522.659)
12	Other income	31		503.934.013	302.957.278	1.651.263.176	1.735.029.475
13	Other expense	32		636.163.938	304.393.384	5.156.564.857	393.829.541
14	Other profit	40		(132.229.925)	(1.436.106)	(3.505.301.681)	1.341.199.934
15	Total net profit before tax	50		2.346.332.356	(88.782.213.374)	58.267.174.370	(180.086.322.725)
16	Current corporate income tax expense	51		-	-	-	-
17	Deferred corporate income tax expense	52		-	-	-	-
18	Profit after corporate income tax	60		2.346.332.356	(88.782.213.374)	58.267.174.370	(180.086.322.725)
19	Earnings per share	70		64	(2.407)	1.580	(4.883)

Preparer



Bui Duc Huy

Chief Accountant



Nguyen Nghia Trung

Chairman of the Board of Directors

Ha Noi, 30 October 2025



INTERIM SEPARATE CASH FLOW STATEMENT

(Under indirect method)

From 01 January 2025 to 30 September 2025

Unit: VND

ITEMS	Code	Note	From Jan 01,2025 to Sep 30,2025	From Jan 01,2024 to Sep 30,2024
I. Cash flows from operating activities				
1. Profit/(Loss) before tax	01		58.267.174.370	(180.086.322.725)
2. Adjustments for			-	-
- Depreciation and amortization	02		15.149.816.064	14.095.050.024
- Provisions	03		5.155.646.553	10.695.200.176
- Foreign exchange gains/(losses) from revaluation of monetary items denominated in foreign currencies	04		16.671.613.161	1.191.269.982
- Gains/(losses) from investing activities	05		(3.435.929.145)	(412.770.762)
- Interest expenses	06		22.800.671.035	57.554.178.523
3. Operating profit before changes in working capital	08		114.608.992.038	(96.963.394.782)
- (Increase)/decrease in receivables	09		546.703.428.999	61.865.433.293
- (Increase)/decrease in inventories	10		(210.163.099.312)	791.316.154.991
- Increase/(decrease) in payables (excluding interest payables, corporate income tax payables)	11		(443.235.458.534)	133.165.099.287
- (Increase)/decrease in prepaid expenses	12		948.099.330	(2.361.857.916)
- Interest paid	14		(22.267.484.002)	(59.146.123.062)
- Corporate income tax paid	15		(8.131.042.097)	(20.570.072.579)
Net cash flows from operating activities	20		(21.536.563.578)	807.305.239.232
II. Cash flows from investing activities				
1. Payments for purchases and construction of fixed assets and other long-term assets	21		(10.556.388.477)	(7.376.244.000)
2. Proceeds from disposals of fixed assets and other long-term assets	22		18.518.519	-
3. Loans made to, and purchases of debt instruments of, other entities	23		15.240.291.846	-
4. Collections of loans made to, and proceeds from sales of debt instruments of, other entities	24		2.470.000.000	-
7. Interest, dividends and profits received	27		3.417.410.626	412.770.762
Net cash flows from investing activities	30		10.589.832.514	(6.963.473.238)
III. Cash flows from financing activities				
1. Proceeds from issuance of shares and capital contributions from owners	31		-	-
2. Payments to owners for capital redemption and share buybacks	32		-	-
3. Proceeds from borrowings	33		1.605.828.886.349	946.762.245.883
4. Repayments of borrowings	34		(1.573.568.339.079)	(1.758.107.876.618)
Net cash flows from financing activities	40		32.260.547.270	(811.345.630.735)
Net cash flow within the period	50		21.313.816.206	(11.003.864.741)
Cash and cash equivalents at beginning of period	60		283.641.026.844	28.053.155.788
Effects of exchange rate fluctuation	61		23.938.272	82.016.427
Cash and cash equivalents at end of period	70		304.978.781.322	17.131.307.474

Ha Noi, 30 October 2025

Preparer



Bui Duc Huy

Chief Accountant



Nguyen Nghia Trung

Chairman of the Board of
Directors



Bui Van Huu

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

I. CHARACTERISTICS OF THE ENTERPRISE'S OPERATION

1. FORM OF OWNERSHIP

TMT Motors Corporation (hereinafter referred to as the "Company") is a Joint Stock Company formerly the Trade and Production Company for Transport Equipment and Materials, an independent accounting member of the Vietnam Motors Industry Corporation.

2. BUSINESS ACTIVITIES

The Company's main business activities are industrial production, trade and services.

3. MAIN PRODUCTION AND BUSINESS ACTIVITIES

Manufacturing, assembling, and trading automobiles and various types of spare parts.

4. NORMAL BUSINESS AND PRODUCTION CYCLE

The Company's normal production and business cycle is carried out within a period of no more than 12 months.

The company has the following subsidiaries:

List of directly controlled subsidiaries

Name of directly controlled subsidiaries	Address	Main Business Activities	Capital contribution rate	Voting Rate
Ngoc Anh General Trading and Service Joint Stock Company (*)	Quang Trung Village, Hoang Dong Commune, Hoang Hoa District, Thanh Hoa Province	Wholesale of cars and other motor vehicles	99,998%	99,998%
TMT Da Nang Motors Corporation	Qua Giang 2 Village, Hoa Phuoc Commune, Hoa Vang District, Da Nang City	Wholesale of cars and other motor vehicles	98%	98%

List of dependent accounting units:

Dependent unit	Address
Branch Of TMT Motor Joint Stock Company In Hung Yen Province – Cuu Long Automobile Factory	Trung Trac Commune, Van Lam District, Hung Yen Province
Branch Of TMT Motor Joint Stock Company In Ho Chi Minh City	No. 1454, Highway 1A, An Thoi Ward, District 12, Ho Chi Minh City
Branch Of TMT Motor Joint Stock Company In Da Nang	Qua Giang 2 Village, Hoa Phuoc Commune, Hoa Vang District, Da Nang City

The number of employees of the Company as at 30 September 2025 was 612

5. FISCAL YEAR

The Company's fiscal year starts on January 1 and ends on December 31 of each year.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

6. ACCOUNTING CURRENCY

The accounting currency used is Vietnamese Dong (VND) because revenue and expenditure are mainly made in VND.

II. STANDARDS AND APPLICABLE ACCOUNTING POLICIES

1. STANDARDS AND APPLICABLE ACCOUNTING POLICIES

The Company applies Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System issued under Circular 200/2014/TT-BTC issued by the Ministry of Finance on December 22, 2014 on guidance on the Enterprise Accounting System, Circular No. 153/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance amending and supplementing a number of articles of Circular 200/2014/TT.

2. DECLARATION OF COMPLIANCE WITH ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

The Company's Separate Financial Statements are prepared and presented in compliance with the requirements of Vietnamese Accounting Standards and Vietnamese Enterprise Accounting System and legal regulations related to the preparation and presentation of financial statements.

III. PRINCIPAL ACCOUNTING POLICIES

1. Types of Exchange Rates Applied in Accounting

Actual exchange rates used for foreign currency transactions during the year:

- The actual exchange rate for foreign currency buying/selling transactions is the rate specified in the foreign exchange contract between the Company and the commercial bank;
- The exchange rate for recording receivables is the buying rate of the commercial bank designated by the Company at the time the transaction occurs;
- The exchange rate for recording payables is the selling rate of the commercial bank expected to transact with the Company at the time the transaction occurs.

Actual exchange rates for revaluation of foreign currency monetary items at the balance sheet date:

- For items classified as assets, the buying rate is applied;
- For foreign currency deposits, the buying rate of the bank where the Company maintains the account is applied;
- For items classified as liabilities, the selling rate of the bank frequently transacting with the Company is applied.

All actual foreign exchange differences arising during the year and differences due to revaluation of foreign currency-denominated monetary items at year-end are recognized in the financial year's profit or loss.

2. Principles for Recognizing Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, demand deposits, and short-term investments with an original maturity of not more than three months from the date of investment, which are highly liquid, readily convertible to known amounts of cash, and subject to an insignificant risk of changes in value.

3. Principles for Recognition of Financial Investments

Held-to-maturity investments

Trading securities are classified as such when they are held for the purpose of trading to earn profits.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

Trading securities are recorded in the accounting books at historical cost. The historical cost of trading securities is determined based on the fair value of the payments made at the transaction date plus any transaction-related costs incurred during the acquisition of the trading securities.

The recognition time of trading securities is the point at which the Company obtains ownership rights, specifically as follows:

- For listed securities: Recognized at the matching time (trade date).
- For unlisted securities: Recognized at the time the Company officially obtains legal ownership rights in accordance with applicable regulations.

Interest, dividends, and profits of previous periods received before the acquisition of trading securities are accounted for as a reduction in the value of those securities. Interest, dividends, and profits of periods following the acquisition of trading securities are recognized as financial income. Stock dividends received in the form of additional shares are recorded only in terms of quantity received, without increasing the carrying amount of the investment or recognizing financial income. A provision for the decline in the value of trading securities is made for each type of security traded on the market if the market price is lower than the historical cost. The fair value of listed trading securities on the stock exchange is determined based on the closing price at the end of the financial year.

Any increase or decrease in the provision for the decline in the value of trading securities, required at the end of the financial year, is recognized in financial expenses.

Held-to-maturity investments

Held-to-maturity investments are term deposits at banks.

Investments in Subsidiaries

A subsidiary is an entity that is controlled by the Company. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee in order to obtain economic benefits from its activities.

The carrying amount of investments in subsidiaries is determined at historical cost. Historical cost includes the purchase price or contributed capital amount plus any directly attributable investment costs. In the case of investments made in the form of non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the date of the transaction.

Dividends and profits of periods prior to the acquisition of the investment are accounted for as a reduction in the value of the investment. Dividends and profits of periods after the acquisition are recognized as income. Stock dividends received are recorded only in terms of the number of shares received and are not recognized as an increase in the investment value or as financial income.

A provision for impairment of investments in subsidiaries is made when the investee incurs losses, except for losses that were anticipated by the Company at the time the investment decision was made. The provision for impairment is reversed when the investee subsequently generates profits to offset the previously recognized losses. The reversal of provision is limited such that the carrying amount of the investment does not exceed the original carrying amount assuming no provision had been recognized.

4. Loans Receivable

Loans receivable are recognized at historical cost, less any provision for doubtful debts. The provision for doubtful debts on loans receivable is made based on the estimated level of loss that may occur.

5. Receivables

Receivables represent amounts that are expected to be collected from customers or other parties. Receivables are presented at their carrying amount, less any provision for doubtful debts. The provision for doubtful debts is made for receivables that are overdue for more than six months or for amounts where, at the end of the financial year, the Company expects that they may not be collectible, such as receivables from entities with a high likelihood of default due to liquidation, bankruptcy, or similar difficulties.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

6. Inventory Recognition Principles

Inventories are recognized at historical cost. When the net realizable value is lower than the historical cost, the inventory must be recorded at its net realizable value. The historical cost of inventories includes the purchase cost, processing costs, and other directly attributable costs incurred to bring the inventory to its current location and condition.

Net realizable value is determined by the estimated selling price less any estimated costs to complete the product and related marketing, selling, and distribution expenses.

The inventory value is determined using the weighted average cost method.

Inventories are recorded using the perpetual inventory system.

A provision for the reduction in the value of inventories is made at the end of the year based on the difference between the historical cost and the net realizable value.

7. Recognition and Depreciation of Fixed Assets

Recognition of Tangible and Intangible Fixed Assets

Tangible and intangible fixed assets are recognized at historical cost. During their useful life, tangible and intangible fixed assets are recognized based on their cost, accumulated depreciation, and remaining book value.

Depreciation Methods for Tangible and Intangible Fixed Assets

Fixed assets are depreciated using the straight-line method based on their estimated useful life. Specifically, the depreciation periods are as follows:

- Buildings and structures: 05 - 27 years
- Machinery and equipment: 03 - 10 years
- Transport and communication vehicles: 06 - 10 years
- Management tools and equipment: 03 - 10 years
- Other tangible fixed assets: 03 - 08 years
- Computer software: 03 years

No depreciation is applied to long-term land use rights.

8. Recognition of Prepaid Expenses

Expenses that have been incurred but relate to the results of business activities over multiple accounting periods are recognized as prepaid expenses and gradually allocated to the operating results in subsequent accounting periods.

The allocation of prepaid expenses into operating expenses for each accounting period is based on the nature and amount of each type of expense, choosing appropriate allocation methods and criteria. Prepaid expenses are allocated gradually into operating expenses using the straight-line method.

9. Recognition of Payables and Accrued Expenses

Payables and accrued expenses are recognized for amounts due in the future related to goods and services that have been received. Accrued expenses are recognized based on reasonable estimates of the amount to be paid.

The classification of payables includes:

- **Trade payables:** Reflecting commercial liabilities arising from the purchase of goods, services, or assets from independent sellers, including payables incurred from imports through agents.
- **Accrued expenses:** Reflecting liabilities for goods and services received from sellers or provided to buyers but not yet paid for due to the absence of invoices or incomplete accounting records, as well as accrued liabilities for employee wages, vacation pay, and other production-related or business-related expenses that need to be accrued.
- **Other payables:** Reflecting liabilities that are non-commercial and unrelated to buying, selling, or providing goods and services.

10. Recognition of Loans

Loans are tracked according to the borrower, loan agreements, and the repayment terms of each loan.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

11. Recognition of Shareholders' Equity

The capital contribution of the shareholders is recognized according to the actual amount contributed by the shareholders.

Share premium is recognized as the difference between the actual issuance price and the par value of the shares when issuing shares for the first time, additional share issues, or reissuing treasury shares.

Other equity of the shareholders is recognized based on the remaining value of the assets donated to the company by other organizations or individuals, after deducting (-) applicable taxes (if any) related to the donated assets, and any additions from business operations.

The development investment fund is allocated from the after-tax profit and is used for expanding production, business scale, or deepening business investments.

Treasury stock refers to shares that the company has issued and then repurchased. Treasury stock is recorded at its actual repurchase price and is presented on the balance sheet as a deduction from shareholders' equity.

Undistributed after-tax profit reflects the business results (profit or loss) after income tax and the distribution or handling of profits or losses by the company. Profit distribution is carried out when the company has undistributed after-tax profits, which do not exceed the undistributed profit shown on the consolidated financial statements, excluding the effect of gains recognized from bargain purchases. In the case of dividend payments or profit distributions to shareholders exceeding the undistributed after-tax profits, it is recognized as a reduction in capital contributions.

Undistributed after-tax profit may be distributed to investors based on their capital contribution ratio after being approved by the General Meeting of Shareholders and after making necessary allocations to funds according to the company's charter and Vietnamese legal regulations.

Dividends payable to shareholders are recognized as a liability on the company's balance sheet after the company issues a dividend declaration.

12. Principles and Methods of Revenue Recognition

Revenue from Sales of Goods and Finished Products

Revenue from sales is recognized when all the following conditions are met:

- The majority of risks and rewards related to ownership of the products or goods have been transferred to the buyer;
- The company no longer retains control over the goods as the owner or has control over the goods;
- Revenue is determined to be reasonably certain;
- The company has received or will receive economic benefits from the sales transaction;
- The costs associated with the sales transaction can be determined.

Revenue from sales is determined based on the fair value of cash received or receivable, in accordance with the accrual accounting principle. Payments received in advance from customers are not recognized as revenue in the current period.

Revenue from Providing Services

Revenue from providing services is recognized when the outcome of the transaction can be reliably measured. In cases where service provision spans multiple periods, revenue is recognized in the period corresponding to the portion of work completed as of the balance sheet date. The result of a service transaction is considered recognized when all the following conditions are met:

- Revenue can be determined to be reasonably certain;

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

- There is a possibility of receiving economic benefits from the service transaction;
- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the cost to complete the service transaction can be determined.

Revenue from Financial Activities

Revenue arising from interest, royalties, dividends, profit shares, and other financial revenue is recognized when both of the following conditions are met:

- There is a possibility of receiving economic benefits from the transaction;
- The revenue can be determined to be reasonably certain.

13. Recognition of Cost of Goods Sold

The cost of goods sold reflects the value of goods, products, or services sold during the year. The cost of goods sold is recognized in line with the revenue recognized, including the allocation of any pre-paid expenses as part of the cost of goods sold.

14. Recognition of Financial Expenses

Financial expenses recognized include:

- Interest expenses;
- Payment discounts;
- Losses due to exchange rate fluctuations related to foreign currency transactions;
- Provision for impairment of securities investments;
- Other financial expenses.

These expenses are recognized in total for the year and are not offset against financial revenue.

15. Recognition of Current Corporate Income Tax Expense

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

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

IV. SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE SEPARATE STATEMENT OF FINANCIAL POSITION
1. CASH AND CASH EQUIVALENTS

	Sep 30, 2025	Jan 1, 2025
	VND	VND
- Cash on hand	1.959.894.931	389.701.339
- Demand deposits	303.018.886.391	283.251.325.505
- Cash equivalents (*)	-	
Total	304.978.781.322	283.641.026.844

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)*(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)***2. FINANCIAL INVESTMENTS****2.1 Trading securities**

	Sep 30, 2025			Jan 1, 2025		
	Original cost VND	Fair value VND	Provision VND	Original cost VND	Fair value VND	Provision VND
Total share value	1.073.530	892.700	(180.830)	1.073.530	588.600	(497.830)
- Post and Telecommunications Equipment Joint Stock Company (PTI)	679.000	494.400	(184.600)	679.000	367.200	(311.800)
- Saigon Thuong Tin Commercial Joint Stock Bank (STB)	394.530	398.300	3.770	394.530	221.400	(173.130)
Total	1.073.530	892.700	(180.830)	1.073.530	588.600	(484.930)

2.2 Held-to-maturity investment

	Sep 30, 2025		Jan 1, 2025	
	Original cost VND	Book value VND	Original cost VND	Book value VND
Short-term				
Term deposits from 3 months to less than 1 year	-	-	18.310.291.846	18.310.291.846
Other investments	-	-	18.310.291.846	18.310.291.846
	600.000.000	600.000.000	-	-
Total	600.000.000	600.000.000	18.310.291.846	18.310.291.846

TMT MOTORS CORPORATION

Floor 9 - Floor 10 Coninco Building, No.4 Ton That Tung Street, Kim Lien Ward, Ha Noi

SEPARATE FINANCIAL STATEMENTS

For the accounting period ended September 30, 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

2.3 Investment in subsidiary

	Sep 30, 2025			Jan 1, 2025		
	Original cost VND	Provision VND	Fair value VND	Original cost VND	Provision VND	Fair value VND
Investment in subsidiary	29.899.500.000	(9.330.904.144)	(*)	29.899.500.000	(7.781.412.027)	(*)
- Ngoc Anh General Trading and Service Joint Stock Company	24.999.500.000	(4.760.314.524)	(*)	24.999.500.000	(4.185.963.873)	(*)
- TMT Da Nang Motors Corporation	4.900.000.000	(4.570.589.620)	(*)	4.900.000.000	(3.595.448.154)	(*)
Total	29.899.500.000	(9.330.904.144)	(*)	29.899.500.000	(7.781.412.027)	(*)

(*) The fair value of investments in subsidiaries has not been determined due to the absence of quoted market prices and the lack of guidance under Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting System on fair value determination using valuation techniques. The fair value of these investments may differ from their carrying amounts. The fair value of investments in other entities is determined based on the quoted market prices on the stock exchange and the number of shares held by the Company

Details of subsidiaries:

Subsidiaries	Owner's contributed capital in the investee company	Par value of the capital contribution	% of voting rights / ownership	Principal activities during the year
Tên Công ty con				
+ Ngoc Anh General Trading and Service Joint Stock Company	10.000.000.000	9.999.800.000	99,998%	Retail of cars and other motor vehicles
+ TMT Da Nang Motors Corporation	5.000.000.000	4.900.000.000	98%	Retail of cars and other motor vehicles

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)*(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)***3. TRADE RECEIVABLES**

	Sep 30, 2025		Jan 1, 2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term	85.465.623.426	(5.454.230.331)	79.202.214.284	(5.234.288.106)
- Service and Business No.8 Joint Stock Company	20.826.752.702	-	3.846.528.649	-
- TMT Sai Gon Motors Joint Stock Company	8.148.522.753	-	9.473.058.210	-
- Binh An Construction Company Limited	-	-	-	-
- Other short-term trade receivables	56.490.347.971	(5.454.230.331)	61.357.627.425	(5.234.288.106)
Long-term	-	-	-	-
Total	85.465.623.426	(5.454.230.331)	79.202.214.284	(5.234.288.106)

4. OTHER RECEIVABLES

	Sep 30, 2025		Jan 1, 2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term	144.335.652.442	(11.370.641.510)	124.845.057.464	(11.219.595.941)
- Advances	699.051.046	-	7.303.787.792	-
- Deposits	128.096.709.516	-	36.837.490.500	-
+ Deposits and collaterals	27.673.405.876	-	36.837.490.500	-
+ Collateral deposits for loans	100.423.303.640	-	-	-
- Share transfer receivables (*)	-	-	62.235.000.000	-
- Estimated interest	734.692.091	-	187.743.027	-
- Other receivables	14.789.694.789	(11.370.641.510)	18.281.036.145	(11.219.595.941)

TMT MOTORS CORPORATION

Floor 9 - Floor 10 Coninco Building, No.4 Ton That Tung Street, Kim Lien Ward, Ha Noi

SEPARATE FINANCIAL STATEMENTS
For the accounting period ended September 30, 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

3. TRADE RECEIVABLES

	Sep 30, 2025		Jan 1, 2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term	85.465.623.426	(5.454.230.331)	79.202.214.284	(5.234.288.106)
- Service and Business No.8 Joint Stock Company	20.826.752.702	-	3.846.528.649	-
- TMT Sai Gon Motors Joint Stock Company	8.148.522.753	-	9.473.058.210	-
- Binh An Construction Company Limited	-	-	-	-
- Other short-term trade receivables	56.490.347.971	(5.454.230.331)	61.357.627.425	(5.234.288.106)
Long-term	-	-	-	-
Total	85.465.623.426	(5.454.230.331)	79.202.214.284	(5.234.288.106)

4. OTHER RECEIVABLES

	Sep 30, 2025		Jan 1, 2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term	144.335.652.442	(11.370.641.510)	124.845.057.464	(11.219.595.941)
- Advances	699.051.046	-	7.303.787.792	-
- Deposits	128.096.709.516	-	36.837.490.500	-
+ Deposits and collaterals	27.673.405.876	-	36.837.490.500	-
+ Collateral deposits for loans	100.423.303.640	-	-	-
- Share transfer receivables (*)	-	-	62.235.000.000	-
- Estimated interest	734.692.091	-	187.743.027	-
- Other receivables	14.789.694.789	(11.370.641.510)	18.281.036.145	(11.219.595.941)

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)*(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)***6. INVENTORIES**

	Sep 30, 2025		Jan 1, 2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	3.935.444.896	-	43.625.444.527	-
Raw materials	100.341.851.514	-	50.548.952.875	-
Tools and equipments	-	-	-	-
Work in progress	120.402.501.126	-	79.319.187.081	(689.335.765)
Finished products	251.076.402.518	(689.335.765)	67.726.705.295	(1.043.431.435)
Merchandise	120.232.637.821	(4.008.641.598)	122.253.640.748	(1.919.910.071)
Goods on consignment	99.762.865.284	(1.679.725.023)	125.396.468.843	-
Total	695.751.703.159	(6.314.828.957)	488.870.399.369	(3.652.677.271)

7. CONSTRUCTION IN PROGRESS

	Sep 30, 2025	Jan 1, 2025
	VND	VND
Long-term	3.094.883.936	934.752.030
- Purchases	166.500.000	886.500.000
- Basic construction	2.928.383.936	48.252.030
Total	3.094.883.936	934.752.030

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

8. PREPAYMENTS TO SUPPLIES

	Sep 30, 2025		Jan 1, 2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term	47.917.472.957	(100.119.500)	92.164.418.012	(91.462.500)
- Saic GM Wuling Automobile Co., Ltd	-	-	39.061.538.434	-
- Service and Business No.8 Joint Stock Company	19.962.670.740	-	16.851.118.550	-
- TMP Hai Phong Motors Joint Stock Company	-	-	5.437.102.147	-
- Ngoc Anh General Trading and Service Joint Stock Company	-	-	6.621.154.469	-
- TMT Da Nang Motors Joint Stock Company	4.145.681.239	-	3.791.515.825	-
- TMT Sai Gon Motors Joint Stock Company	9.700.221.289	-	6.953.523.346	-
- TMH Hung Yen Motors Joint Stock Company	4.375.470.700	-	-	-
- Other prepayments to supplies	9.503.428.989	(100.119.500)	13.448.465.241	(91.462.500)
Long-term	-	-	-	-
Total	47.917.472.957	(100.119.500)	92.164.418.012	(91.462.500)

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(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)
9. TANGIBLE FIXED ASSETS

	Building, structures	Machinery, equipment	Means of Transportation, transmission	Office equipment	Other assets	Total
	VND	VND	VND	VND	VND	VND
HISTORICAL COST						
Jan 1, 2025	193.029.595.140	160.289.623.120	38.704.582.296	7.427.497.453	4.048.180.728	403.499.478.737
- Purchase in the year	-	7.472.169.478	-	37.272.727	-	7.509.442.205
- Liquidation, disposal	(918.106.401)	(327.600.000)	(167.000.000)	-	(171.148.300)	(1.583.854.701)
- Completed construction investment	-	-	-	-	-	-
- Other increases	2.297.750.841	82.495.121	1.660.448.874	207.623.941	-	4.248.318.777
Sep 30, 2025	194.409.239.580	167.516.687.719	40.198.031.170	7.672.394.121	3.877.032.428	413.673.385.018
ACCUMULATED DEPRECIATION						
Jan 1, 2025	76.357.706.257	100.994.767.261	25.448.003.460	2.914.383.303	4.048.180.728	209.763.041.009
- Depreciation during the year	2.933.810.307	7.644.881.021	2.178.154.971	656.575.428	-	13.413.421.727
- Other increase	-	-	-	-	-	-
- Liquidation, disposal	(918.106.401)	(327.600.000)	(180.008.563)	-	(171.148.300)	(1.596.863.264)
- Other decrease	-	-	-	-	-	-
Sep 30, 2025	78.373.410.163	108.312.048.282	27.446.149.868	3.570.958.731	3.877.032.428	221.579.599.472
NET BOOK VALUE						
January 1, 2025	116.671.888.883	59.294.855.859	13.256.578.836	4.513.114.150	-	193.736.437.728
June 30, 2025	116.035.829.417	59.204.639.437	12.751.881.302	4.101.435.390	-	192.093.785.546

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

10. INTANGIBLE FIXED ASSETS

	Land use rights <u>VND</u>	Computer software <u>VND</u>	Total <u>VND</u>
HISTORICAL COST			
Jan 1, 2025	-	2.831.445.000	2.831.445.000
- Purchased during the year	-	-	-
- Internally generated by the Company	-	-	-
- Increase arising from business combination	-	-	-
- Other increase	-	-	-
- Liquidation, disposal	-	-	-
- Transfer to investment real estate	-	-	-
Sep 30, 2025	-	2.831.445.000	2.831.445.000
ACCUMULATED DEPRECIATION			
January 1, 2025	-	919.023.657	919.023.657
- Depreciation in the year	-	244.912.950	244.912.950
- Other increase	-	-	-
- Liquidation, disposal	-	-	-
- Other decrease	-	-	-
June 30, 2025	-	1.163.936.607	1.163.936.607
NET BOOK VALUE			
January 1, 2025	-	1.912.421.343	1.912.421.343
June 30, 2025	-	1.667.508.393	1.667.508.393

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

((These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements))

11. INVESTMENT PROPERTIES

	Jan 1, 2025	Increase	Decrease	Sep 30, 2025
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
Investment properties held for lease				
HISTORICAL COST	102.455.790.573	87.291.111	-	102.543.081.684
- Lands use rights	50.420.000.000	-	-	50.420.000.000
- Building	50.051.043.097	87.291.111	-	50.138.334.208
- Infrastructure	1.984.747.476	-	-	1.984.747.476
ACCUMULATED DEPRECIATION	16.869.572.103	1.671.489.950	-	18.541.062.053
- Lands use rights			-	
- Building	15.508.672.005	1.607.519.363	-	17.116.191.368
- Infrastructure	1.360.900.098	63.970.587	-	1.424.870.685
NET BOOK VALUE	85.586.218.470	-	1.584.198.839	84.002.019.631
- Lands use rights	50.420.000.000	-	-	50.420.000.000
- Building	34.542.371.092	-	1.520.228.252	33.022.142.840
- Infrastructure	623.847.378	-	63.970.587	559.876.791

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)*((These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial S***12. PREPAID EXPENSES**

	Sep 30, 2025	Jan 1, 2025
	VND	VND
Short-term	4.141.440.068	2.150.321.451
- Inspection stamp fee	663.666.777	518.228.085
- Transportation expenses for vehicles	2.240.484.364	524.648.194
- Other expenses	1.237.288.927	1.107.445.172
Long-term	78.359.078.647	81.291.616.956
- Dispatched tools and supplies	281.219.494	2.320.636.178
- Repair costs	526.249.816	1.986.424.454
- Cost of compensation for leveling	10.869.244.861	11.182.273.870
- Office Rental Cost	35.199.597.879	35.795.490.579
- Cost of renting a sign location	736.363.614	859.090.890
- Testing expenses	3.594.552.346	4.861.740.944
- Technical support expenses	16.668.639.889	14.192.830.485
- Electric vehicle project expenses	4.931.266.909	8.345.220.925
- Others	5.551.943.839	1.747.908.631
Total	82.500.518.715	83.441.938.407

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

((These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements))

13. LOANS AND FINANCE LEASE LIABILITIES

Items	Jan 1, 2025		During the year		Sep 30, 2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
I Short-term loans	442.913.101.041	442.913.101.041	1.125.301.726.079	1.072.675.941.810	495.538.885.310	495.538.885.310
- Bank Loans	437.471.358.541	437.471.358.541	1.077.050.678.092	1.023.798.751.323	490.723.285.310	490.723.285.310
Joint Stock Commercial Bank for Investment and Development of Vietnam – Hanoi Branch (1)	234.813.718.054	234.813.718.054	397.737.571.366	380.509.212.757	252.042.076.663	252.042.076.663
Vietnam Prosperity Joint Stock Commercial Bank - South Hanoi Branch (2)	174.573.125.693	174.573.125.693	389.699.855.694	363.931.434.210	200.341.547.177	200.341.547.177
Public Commercial Joint Stock Bank of Vietnam – Hai Ba Trung Branch (3)	17.043.130.320	17.043.130.320	175.183.029.559	192.226.159.879	-	-
Joint Stock Commercial Bank for Development of Ho Chi Minh City - Hanoi Branch (4)	908.778.250	908.778.250	27.207.826.830	14.039.841.290	14.076.763.790	14.076.763.790
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ba Dinh Branch (5)	10.132.606.224	10.132.606.224	87.222.394.643	73.092.103.187	24.262.897.680	24.262.897.680
Joint Stock Commercial Bank for Industry and Trade of Vietnam – Hoang Mai Branch Vietnam International Commercial Joint Stock Bank – Dong Da Branch	-	-	-	-	-	-
- Personal Loans	-	-	44.496.427.987	44.496.427.987	-	-
Mr. Bui Van Huu	-	-	44.496.427.987	44.496.427.987	-	-

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((These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements))

-	Long-term loan due for repayment	5.441.742.500	5.441.742.500	3.754.620.000	4.380.762.500	4.815.600.000	4.815.600.000
+	Vietnam Prosperity Joint Stock Commercial Bank - South Hanoi Branch (6)	5.441.742.500	5.441.742.500	3.754.620.000	4.380.762.500	4.815.600.000	4.815.600.000
+	Joint Stock Commercial Bank for Investment and Development of Vietnam	-	-	-	-	-	-
II	Long-term loans	187.126.387.326	187.126.387.326	452.021.233.000	472.386.469.999	166.761.150.327	166.761.150.327
-	Long-term loans	187.126.387.326	187.126.387.326	452.021.233.000	472.386.469.999	166.761.150.327	166.761.150.327
-	Bank Loans	4.182.785.327	4.182.785.327	-	3.754.620.000	428.165.327	428.165.327
+	Vietnam Prosperity Joint Stock Commercial Bank - South Hanoi Branch (6)	4.182.785.327	4.182.785.327	-	3.754.620.000	428.165.327	428.165.327
-	Personal Loans (7)	182.943.601.999	182.943.601.999	452.021.233.000	468.631.849.999	166.332.985.000	166.332.985.000
+	Ms. Trinh Thi Hong Le	1.282.985.000	1.282.985.000	-	-	1.282.985.000	1.282.985.000
+	Ms. Bui Thi Hong Nhung	70.000.000.000	70.000.000.000	140.000.000.000	159.000.000.000	51.000.000.000	51.000.000.000
+	Mr. Bui Van Huu	-	-	105.600.000.000	-	105.600.000.000	105.600.000.000
+	Ms. Pham Thi Nguyet	8.450.000.000	8.450.000.000	-	-	8.450.000.000	8.450.000.000
+	Mr. Trinh Van Chien	60.000.000.000	60.000.000.000	120.000.000.000	180.000.000.000	-	-
+	Mr. Le Tien Phan	43.210.616.999	43.210.616.999	86.421.233.000	129.631.849.999	-	-
	Total	630.039.488.367	630.039.488.367	1.577.322.959.079	1.545.062.411.809	662.300.035.637	662.300.035.637

Loans and finance lease liabilities from related parties:

(1) Short-term loan from Joint Stock Commercial Bank for Investment and Development of Vietnam under the Credit Line Grant Contract No. 01/2024/134960/HDTD dated 24/04/2024 to supplement working capital, open LC for production and business activities with a credit limit of VND 596 billion from the time of signing the limit contract to 30/04/2024; Limit of VND 546 billion from the time of signing 01/05/2024 to the end of 31/12/2024; The limit of VND 500 billion is from the time of signing on 01/07/2024 to the end of 31/12/2024. The deadline for granting the limit is 31/12/2024 from the date of signing this contract. Interest rates according to each specific credit contract.

(2) Short-term loan from Vietnam Prosperity Joint Stock Commercial Bank - South Hanoi Branch under the credit line contract 2023/HDHM/VPBANK-TMT dated 03/11/2023 to finance working capital (lending, issuance of LC guarantees) for the production and trading of trucks (assembled vehicles and imported vehicles), import of tractors, mixer trucks, tank trucks with a credit limit of VND 600 billion, interest rates according to each debt contract. The loan is secured by land use right mortgage contracts, future-formed land-attached property mortgage

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contracts, deposit contracts, property rights, automobiles, goods being automobiles and goods formed from L/C owned by the Company, the Company's savings books and Mr. Bui Van Huu's personal guarantee. The loan is extended according to Appendix No. 01/PL dated 15/11/2024, the term of maintaining the credit limit is until 3/02/2025.

(3) Short-term loan from Public Commercial Joint Stock Bank of Vietnam - Hai Ba Trung Branch under Credit Line Contract No. 12/2024/HDTD/PVB-HBT signed on 20/11/2024 to supplement working capital and open L/C for production and business activities of SINOTRUK, TATA, TMT vehicles with credit limit: VND 600 billion, the term of granting a limit of 12 months from the date of signing the contract, the interest rate specified in each loan contract. This loan is guaranteed by all goods and inventories formed from loans at the Bank, additional assets of the Company, all factories, machinery and equipment of the factory for manufacturing and assembling medium-heavy trucks at land plot No. 228, map sheet No. 09, Lac Hong commune, Van Lam, Hung Yen and land plot No. 255, map sheet No. 6 Trung Trac commune, Van Lam, Hung Yen.

(4) Short-term loan from Ho Chi Minh City Development Joint Stock Commercial Bank - Hanoi Branch under Credit Limit Contract No. 1754/22/MB/HDTD dated 22/03/2022 to supplement working capital for automobile production and business activities and LC issuance with a credit limit of: VND 250 billion, of which the loan limit does not exceed VND 150 billion, the guarantee limit does not exceed VND 100 billion, the term of issuance is 36 months (from 22/03/2022 to 22/03/2025), the loan interest rate in the year is 4.65% - 7.1%. The loan is secured by finished cars, imported cars, and finished assembled vehicles.

(5) Short-term loan of Joint Stock Commercial Bank for Foreign Trade of Vietnam - Ba Dinh Branch under Credit Contract No. 01/2024/CTD/VCBBD - TMT dated 06/12/2024 with credit limit: VND 30 billion, loan term of 12 months, interest rate specified according to each letter of credit according to the limit. This loan is secured by the mortgage/pledge of the asset which is the Deposit Balance and the goods are the bundles/finished cars formed from the credit facilities at the Bank.

(6) Medium-term loan of Vietnam Prosperity Commercial Joint Stock Bank - South Hanoi Branch under the following contracts:

+ Loan contract No. 251218-4515028-01-SME dated 18/01/2019 to finance the loan "Investment in the construction of showroom center and general warehouse - TMT Automobile Joint Stock Company in Thoi An Ward, District 12, Ho Chi Minh City". The loan term is 06 years, the loan interest rate is from 10.3%/year. The loan is secured by land use rights and land-attached assets at land plots No. 1487, 1488, map sheet 38, address Thoi An Ward, District 12, Ho Chi Minh City under the right to use and own TMT; 3rd Party Personal Guarantee.

+ Loan contract No. 171019-4515028-01-SME dated 22/10/2019 to finance the cost of office investment at Coninco Building No. 4 Ton That Tung, Kim Lien Ward, Dong Da District, Hanoi City. Loan term 07 years, loan interest rate from 10.8%/year to 11.6%/year.

+ Loan contract No. 050719-4515028-01-SME dated 05/7/2019 to buy Ford cars for production and business activities. Loan term of 06 years, interest rate of 10%/year guaranteed by assets formed from loan capital.

(7) Personal loans under loan contracts with a loan period of more than 12 months; Interest rate: 6.5%/year to 8.5%/year. Secured by a trust.

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((These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements))

14. TRADE PAYABLES

	Sep 30, 2025		Jan 01, 2025	
	Outstanding balance VND	Amount can be paid VND	Outstanding balance VND	Amount can be paid VND
Short-term	663.333.825.449	663.333.825.449	308.580.241.868	308.580.241.868
- Sinostruk Import & Exprt Co.,Ltd	501.119.415.863	501.119.415.863	237.184.748.447	237.184.748.447
- Service and Business No.8 Joint Stock Company	312.540.175	312.540.175	410.400	410.400
- Chery Commercial Vehicle (Anhui) Co.,Ltd	55.987.201	55.987.201	12.632.414.400	12.632.414.400
- Shangdong Tangjun Ouling Automobile Manufacture	5.694.881.904	5.694.881.904	5.502.152.596	5.502.152.596
- Tata motor Co.,Ltd	-	-	-	-
- Weichai Singapore pte. Ltd	50.731.443.507	50.731.443.507	5.228.628.885	5.228.628.885
- Dongfeng Automobile Co., Ltd	6.230.131.226	6.230.131.226	9.493.137.543	9.493.137.543
- Hubei Tri-ring special Vehicle Co., Ltd	13.762.660.015	13.762.660.015	6.019.287.716	6.019.287.716
- Precision Equipment Joint Stock Company No 1	24.368.541.875	24.368.541.875	6.661.975.449	6.661.975.449
- Saic GM Wuling Automobile Company Limited	5.600.755.236	5.600.755.236	3.509.959.001	3.509.959.001
- Sao Vang Rubber Joint Stock Company	55.457.468.447	55.457.468.447	22.347.527.431	22.347.527.431
- Others	5.341.289.146	5.341.289.146	18.003.190.909	18.003.190.909
Long-term				
- Precision Equipment Joint Stock Company No 1	-	-	6.661.975.449	6.661.975.449
- 30-4 Design Consulting and Construction Mechanical Joint Stock Company	5.341.289.146	5.341.289.146	4.568.002.134	4.568.002.134
- Others	-	-	6.773.213.326	6.773.213.326
Total	668.675.114.595	668.675.114.595	326.583.432.777	326.583.432.777

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(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

15. PREPAYMENTS FROM CUSTOMERS

	Sep 30, 2025		Jan 01, 2025	
	Outstanding balance VND	Amount can be paid VND	Outstanding balance VND	Amount can be paid VND
Short-term	69,208,045,769	69,208,045,769	119,548,933,178	119,548,933,178
- Transport Service No 8 Joint Stock Company	16,547,739,244	16,547,739,244	17,045,689,240	17,045,689,240
- Service And Business No.8 Joint Stock Company	4,762,260,136	4,762,260,136	1,506,787,958	1,506,787,958
- TMT Da Nang Motors Joint Stock Company	4,645,526,392	4,645,526,392	4,627,200,892	4,627,200,892
- KMT Motor Co., Ltd	680,724,746	680,724,746	5,858,388,043	5,858,388,043
- Tecgreen VN Joint Stock Company	-	-	11,902,200,000	11,902,200,000
- Quang Tuan Trading and Service Joint Stock Company	1,000,121,988	1,000,121,988	4,604,210,536	4,604,210,536
- DTD Trading and Service Investment Co., Ltd.	15,000,000	15,000,000	6,999,100,000	6,999,100,000
- 30-4 Design Consulting and Construction Mechanical Joint Stock Company	-	-	-	-
- Others	41,556,673,263	41,556,673,263	67,005,356,509	67,005,356,509
Long-term	-	-	34,322,754,712	34,322,754,712
- 30-4 Design Consulting and Construction Mechanical Joint Stock Company	-	-	25,568,450,000	25,568,450,000
- Hien Tuyet Commercial Construction Joint Stock Company	-	-	8,754,304,712	8,754,304,712
Total	69,208,045,769	69,208,045,769	153,871,687,890	153,871,687,890

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NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)*(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)***16. TAX AND OTHER PAYABLES TO THE STATE BUDGET**

	Jan 1, 2025		During the period		Sep 30, 2025	
	Amount receivable from the State	Amount payable to the State	Amount payable	Amount actually paid	Amount receivable from the State	Amount payable to the State
- Output VAT	-	47.044.719.558	134.664.860.912	181.962.106.919	252.526.449	-
- Import VAT	-	-	98.336.677.569	98.336.677.569	-	-
- Special excise tax	-	2.899.946.354	8.597.446.635	6.313.662.844	-	5.183.730.145
- Import and Export Duties	2.912.301.872	-	67.286.347.783	64.726.743.243	352.697.332	-
- Corporate Income Tax	-	8.394.217.737	-	8.131.042.097	-	263.175.640
- Personal Income Tax	-	2.947.130.545	4.529.580.980	6.834.708.536	-	642.002.989
- Natural resource tax	-	465.000	4.005.000	4.020.000	-	450.000
- Land and Property Tax, Land Rent	-	658.200.240	1.689.248.160	1.372.132.800	-	975.315.600
- Environmental Protection Tax and Other Taxes	-	-	-	-	-	-
- Fees, Charges, and Other Amounts	-	-	-	-	-	-
Cộng	2.912.301.872	61.944.679.434	315.108.167.039	367.681.094.008	605.223.781	7.064.674.374

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

17. ACCRUED EXPENSES

	Sep 30, 2025	Jan 01, 2025
	VND	VND
Short-term	16.998.881.259	11.277.450.820
- Interest expenses accrued	893.465.360	531.649.909
- Transportation expenses	4.781.440.061	1.173.058.340
- 13 th month salary accrued	-	5.000.000.000
- LC expenses	6.378.514.642	4.010.732.571
- Foreign exchange differences under forward foreign currency contracts	2.386.736.196	-
- Other accrued expenses	2.558.725.000	562.010.000
Long-term	-	-
Total	16.998.881.259	11.277.450.820

18. OTHER PAYABLES

	Sep 30, 2025	Jan 01, 2025
	VND	VND
Short-term	15.235.796.078	129.444.312.680
- Surplus of assets awaiting resolution	-	-
- Trade union fee	1.317.732.300	595.134.000
- Health insurance	-	1.449.000
- Social insurance	-	17.416.500
- Short-term margin and betting deposits received	21.000.000	-
- Other payables	13.897.063.778	126.686.647.614
+ Interest payable	2.194.281.961	2.143.665.566
+ Transport Service No 8 Joint Stock Company	1.193.924.373	1.193.924.373
+ 30-4 Design Consulting and Construction Mechanical Joint Stock Company	43.045.454	101.354.368
+ Tata Motor Company Limited	9.274.720	597.582.443
+ Saic GM Wuling Automobile Company Limited	1.558.510.688	-
+ Payables under UPAS L/Cs to banks	-	118.753.931.736
+ Other payables	8.898.026.582	6.039.854.694
Long-term	31.162.000.000	33.600.000.000
- Deposits, collateral received (*)	31.162.000.000	33.600.000.000
Total	46.397.796.078	163.044.312.680

TMT MOTORS CORPORATION

Floor 9 - Floor 10 Coninco Building, No.4 Ton That Tung Street, Kim Lien Ward, Ha Noi

SEPARATE FINANCIAL STATEMENTS

For the accounting period ended September 30, 2025

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

19. OWNER'S EQUITY

19.1 CHANGES IN OWNER'S EQUITY

Items	Contributed capital	Share premium	Other capital	Treasury shares	Investment and development funds		Retained earnings	Total
	VND	VND	VND	VND	VND	VND	VND	VND
January 1, 2024	372.876.800.000	360.727.500	483.226.387	(8.680.989.647)	17.289.479.810	58.012.142.676	440.341.386.726	
- Losses for the year	-	-	-	-	-	(320.440.608.347)	(320.440.608.347)	
- Profit distribution	-	-	-	-	-	-	-	
+ Appropriation for bonus and welfare fund	-	-	-	-	-	-	-	
+ Appropriation for investment and development fund	-	-	-	-	-	-	-	
December 31, 2024	372.876.800.000	360.727.500	483.226.387	(8.680.989.647)	17.289.479.810	(262.428.465.671)	119.900.778.379	
Jan 1, 2025	372.876.800.000	360.727.500	483.226.387	(8.680.989.647)	17.289.479.810	(262.428.465.671)	119.900.778.379	
- Profit/loss for the period	-	-	-	-	-	58.267.174.370	58.267.174.370	
Sep 30, 2025	372.876.800.000	360.727.500	483.226.387	(8.680.989.647)	17.289.479.810	(204.161.291.301)	178.167.952.749	

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

19.2 DETAIL OF CONTRIBUTED CAPITAL

	Jan 1, 2025 VND	Proportion %	Sep 30, 2025 VND	Proportion %
- Mr. Bui Van Huu	123,057,040,000	33.00%	123,057,040,000	33.00%
- Mr. Le Tien Phan	43,700,610,000	11.72%	48,174,610,000	12.92%
- Ms. Bui Thi Hong Nhung	27,700,000,000	7.43%	32,632,530,000	8.75%
- Mr. Bui Quoc Cong	38,828,490,000	10.41%	38,828,490,000	10.41%
- Ms. Bui Thi Hue	37,248,090,000	9.99%	22,891,560,000	6.14%
- Ms. Le Thi Nga	33,571,600,000	9.00%	17,231,600,000	4.62%
- Contributed capital of other subjects	68,770,970,000	18.45%	90,060,970,000	24.16%
	0			
Total	372,876,800,000	100%	372,876,800,000	100%

19.3 CAPITAL TRANSACTIONS WITH OWNERS AND DISTRIBUTION OF DIVIDENDS AND PROFITS

	Year 2025 VND	Year 2024 VND
- Owner's contributed capital		
+ At the beginning of the year	372,876,800,000	372,876,800,000
+ At the end of the year	372,876,800,000	372,876,800,000
- Distributed dividends and profit	-	-

19.4 SHARE

	30/09/2025 Share	01/01/2025 Share
Quantity of Authorized issuing shares	37,287,680	37,287,680
Quantity of issued shares to the public	37,287,680	37,287,680
+ Common shares	37,287,680	37,287,680
+ Preference shares	-	-
Quantity of shares repurchased	409,700	409,700
+ Common shares	409,700	409,700
+ Preference shares	-	-
Quantity of outstanding shares in circulation	36,877,980	36,877,980
+ Common shares	36,877,980	36,877,980
+ Preference shares	-	-
Par value of shares outstanding (VND/Share)	10,000	10,000

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	From Jan 1, 2025 to Sep 30, 2025 VND	From Jan 1, 2024 to Sep 30, 2024 VND
Revenue		
- Revenue from sale of goods	1.619.082.047.067	1.683.877.758.074
- Revenue from rendering of services	1.804.075.392	1.574.306.544
Total	1.620.886.122.459	1.685.452.064.618

2. REVENUE DEDUCTIONS

	From Jan 1, 2025 to Sep 30, 2025 VND	From Jan 1, 2024 to Sep 30, 2024 VND
Revenue deductions		
In which:		
+ <i>Trade discounts</i>	1.485.840.000	9.141.557.251
+ <i>Sales returns</i>	1.686.550.371	3.778.703.703
Total	3.172.390.371	12.920.260.954

3. COST OF GOODS SOLD

	From Jan 1, 2025 to Sep 30, 2025 VND	From Jan 1, 2024 to Sep 30, 2024 VND
- Cost of goods sold	1.439.682.266.162	1.704.871.085.448
- Cost of services rendered	-	2.126.731.097
- Allowance for inventories	(384.627.127)	-
Total	1.439.297.639.035	1.706.997.816.545

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (CONTINUED)

(These notes are an integral part of and should be read in conjunction with the accompanying Separate Financial Statements)

	From Jan 1, 2025 to Sep 30, 2025	From Jan 1, 2024 to Sep 30, 2024
	VND	VND
- Outsourced services	16.047.450.350	25.933.094.378
- Other monetary cost	8.231.409.575	11.256.715.538
Total	83.959.176.112	85.941.118.527

7. OTHER INCOME

	From Jan 1, 2025 to Sep 30, 2025	From Jan 1, 2024 to Sep 30, 2024
	VND	VND
- Disposal and sale of fixed assets	18.518.519	-
- Gain from revaluation of assets	-	-
- Penalties collected	317.154.486	-
- Other income	1.315.590.171	1.735.029.475
Total	1.651.263.176	1.735.029.475

8. OTHER EXPENSES

	From Jan 1, 2025 to Sep 30, 2025	From Jan 1, 2024 to Sep 30, 2024
	VND	VND
- Other expenses	5.156.564.857	393.829.541
Total	5.156.564.857	393.829.541

Ha Noi, 30 October 2025

Preparer



Bui Duc Huy

Chief Accountant



Nguyen Nghia Trung

Chairman of the Board of
Director



Bui Van Huu