



XUAN HOA VIET NAM JOINT STOCK COMPANY

FINANCIAL STATEMENTS

QUARTER 1/2026
(01/1/2026 to 31/03/2026)

FINANCIAL STATUS REPORT

As at 31/03/2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

ASSETS	Code	Expla nation	Closing	Opening
1	2	3	4	5
A. SHORT-TERM ASSETS	100		343,295,821,641	344,695,291,285
I. CASH AND CASH EQUIVALENT VALUE	110	V.1	53,238,765,584	26,782,989,796
1. Cash	111		53,238,765,584	26,782,989,796
2. Cash equivalents	112			
III. Short-term receivables	130		150,600,039,633	144,923,320,405
1. Short-term receivables from customers	131	V.2a	78,581,988,460	75,053,185,943
2. Short-term advance payments to sellers	132	V.4	23,478,966,560	21,446,509,761
3. Short-term internal receivables	133			
4. Receivables according to construction contract	134			
5. Other short-term receivables	135		56,274,824,788	56,159,364,876
6. Provision for short-term bad debts (*)	136	V.3	-7,735,740,175	-7,735,740,175
7. Missing assets awaiting resolution	137	V.2c		
IV. Inventory	140	V.5	133,320,401,142	166,240,362,742
1. Inventory	141		135,328,054,106	168,248,015,706
2. Provision for devaluation of inventory (*)	142		-2,007,652,964	(2,007,652,964)
VI. Other short-term assets	160		6,136,615,282	6,748,618,342
1. Costs waiting for short-term allocation	161	V.6a	379,965,107	379,965,107
2. VAT is deductible	162		5,439,937,958	6,051,941,018
3. Taxes and other amounts receivable from the State	163	V.7b	316,712,217	316,712,217
4. Repurchase transactions of Government bonds	164			
5. Other short-term assets	165			
B. LONG-TERM ASSETS	200		314,386,306,349	318,635,400,466
I. LONG-TERM RECEIVABLE	210		147,667,876,751	147,667,876,751
1. Long-term receivables from customers	211	V.2a	15,623,247,251	15,623,247,251
2. Long-term advances to supplies	212			
3. Working capital in subsidiaries	213			
4. Long-term inter-company receivables	214			
5. Receivables of long-term loans	215		133,544,629,500	133,544,629,500
6. Other long-term receivables	216		-1,500,000,000	-1,500,000,000
7. Provisions for long-term bad debts (*)	219	V.2c		
I. FIXED ASSETS	220		130,658,487,511	135,055,334,302
1. Tangible fixed assets	221		130,073,320,400	134,410,441,919
- Historical Cost	222	V.8	416,520,387,073	416,063,919,398

FINANCIAL STATUS REPORT

As at 31/03/2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

- Accumulated depreciation (*)	223		(286,447,066,673)	(281,653,477,479)
2. Financial lease assets	224			
- Historical Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible assets	227	V.9	585,167,111	644,892,383
- Historical Cost	228		4,639,933,998	4,639,933,998
- Accumulated amortization (*)	229		(4,054,766,887)	(3,995,041,615)
III. INVESTMENT PROPERTIES	230			
- Historical Cost	231			
- Accumulated amortization (*)	232			
IV . UNFINISHED LONG-TERM ASSETS	240			
1. Long-term work in progress	241			
2. Capital construction in progress	242	V.10b		
V. LONG-TERM FINANCIAL INVESTMENTS	250		491,072,000	456,467,675
1. Investment in subsidiaries	251			
2. Investments in joint venture, corporations	252	V.11	491,072,000	456,467,675
VI. OTHER NON-CURRENT ASSETS	260		31,536,701,068	31,036,701,068
1. Long-term prepayment	261	V.6b	2,000,000,000	2,000,000,000
2. Deferred tax assets	262		29,536,701,068	29,036,701,068
3. Long-term equipment, supplies and spare parts	263			
4. Other non-current assets	268			
TOTAL ASSETS (280 = 100 + 200)	280		657,682,127,990	663,330,691,751

RESOURCES	Code	Explan ation	Closing	Opening
1	2	3	4	5
C. LIABILITIES	300		252,145,103,851	258,233,171,549
I. CURRENT LIABILITIES	310		238,964,846,156	242,862,913,854
1. Short-term payables to suppliers	311		55,560,386,368	66,503,407,060
2. Buyer pays short-term in advance	312		15,222,018,531	9,427,497,179
3. Must pay dividends and profits	313	V.7a	121,926,000	121,926,000
4. Taxes and other amounts payable to the state	314		320,616,110	217,484,675
5. Payable to employees	315	V.10	5,609,854,397	11,358,594,307
6. Short-term payable expenses	316		301,176,302	255,956,103
7. Short-term internal payables	317			
8. Payable according to the progress of short-term	318			
9. Revenue waiting for short-term allocation	319	V.12		

FINANCIAL STATUS REPORT

As at 31/03/2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

10. Other short-term payables	320	V.14a	5,129,232,931	3,649,047,525
11. Short-term financial lease loans and debt	321		156,362,655,882	150,278,021,370
12. Provision for short-term payables	322			
13. Bonus and welfare fund	323		336,979,635	1,050,979,635
14. Price stabilization fund	324			
15. Resale transactions of Government bonds	325			
II. LONG-TERM LIABILITIES	330	V.14.b	13,180,257,695	15,370,257,695
1. Long-term payables to suppliers	331			
2. Buyer pays in advance long term	332			
3. Taxes and long-term state payables	333			
4. Long-term expenses	334			
5. Internal payables for business capital	335			
8. Other long-term payables	338			
9. Long-term financial lease loans and debt	339		13,180,257,695	15,370,257,695
10. Convertible bonds	340			
11. Preferred shares	341			
12. Deferred income tax payable	342			
13. Long-term provisions for payables	343			
14. Science and technology development fund	344			
D. OWNER'S EQUITY	400		405,537,024,139	616,062,520,202
I. OWNER'S EQUITY	410	V.13	405,537,024,139	616,062,520,202
1. Owner's capital contribution	411		210,965,000,000	210,965,000,000
- Ordinary shares have voting rights	411a		210,965,000,000	210,965,000,000
- Preference shares	411b			
2. Capital surplus	412			
3. Bond conversion option	413			
4. Other capital of the owner	414			
5. Own repurchased shares (*)	415		(100,000,000)	(100,000,000)
6. Differences in asset revaluation	416			
7. Exchange rate differences	417			
8. Development investment fund	418			
9. Other funds belonging to equity	419			
10. Undistributed after-tax profits	420		194,672,024,139	194,232,520,202
- Undistributed PAT until the end of the previous	420a		194,232,520,202	129,265,401,380
- Undistributed NPAT this period	420b		439,503,937	64,967,118,822
TOTAL RESOURCES (440=300+400)	440		657,682,127,990	874,295,691,751

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

Form B01-DN

Issued by No. 99/2025/TT-BTC of the Minister of Finance on 27/10/2025

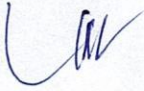
FINANCIAL STATUS REPORT

As at 31/03/2026

(Applies to businesses meet the assumption of continuous operation)

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu

Phu Tho, April 20th, 2026

General Director



Nguyen Anh Tuan

Profit and Loss Statement interim

(Full form)

Quarter 1 of 2026

Unit: VND

Description	Code	Note	Quarter 1/2026		Accumulation	
			Current period	Previous period	Current year	Previous year
1	2	3	4	5	6	7
1. Gross sales of merchandise	01	V.15	142,006,120,563	119,269,215,427	142,006,120,563	119,269,215,427
2. Deductions	02	V.16	2,103,240,000	2,213,999,970	2,103,240,000	2,213,999,970
3. Net sales of merchandise (10 = 01 - 02)	10		139,902,880,563	117,055,215,457	139,902,880,563	117,055,215,457
4. Cost of goods sold	11	V.17	123,178,448,010	99,665,612,265	123,178,448,010	99,665,612,265
5. Gross profit from sales of merchandise(20 = 10 - 11)	20		16,724,432,553	17,389,603,192	16,724,432,553	17,389,603,192
6. Profit/loss from sale and liquidation of investment real estate	21					
7. Revenue from financial activities	22	V.18	3,534,983	369,635,079	3,534,983	369,635,079
8. Financial costs	23	V.19	2,350,042,826	2,618,241,978	2,350,042,826	2,618,241,978
In which: Loan interest payable	24		2,255,608,237	2,442,999,469	2,255,608,237	2,442,999,469
9. Selling expenses	25		5,193,336,702	4,668,734,506	5,193,336,702	4,668,734,506
10. Business management costs	26		8,752,997,784	10,106,897,809	8,752,997,784	10,106,897,809
11. Net profit from business activities {30=20+21+22-(23+25+26)}	30		431,590,224	365,363,978	431,590,224	365,363,978
12. Other income	31		7,913,660	1,350,080	7,913,660	1,350,080
13. Other expenses	32			2,670,316		2,670,316
14. Other profits (40=31-32)	40		7,913,660	-1,320,236	7,913,660	-1,320,236
15. Total accounting profit before tax (50 = 30 + 40)	50		439,503,884	364,043,742	439,503,884	364,043,742
16. Current corporate income tax expenses	51	V.20				
17. Deferred corporate income tax expenses	52					
Profit after corporate income tax (60 = 50 - 51 - 52)	60		439,503,884	364,043,742	439,503,884	364,043,742
19. Basic earnings per share (*)	70	V.21	21	17	21	17
20. Diluted earnings per share (*)	71					

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

Form B02a-DN

Issued by No.99/2015/TT-BTC of the Ministe
Finance on 27/10/2025

Profit and Loss Statement interim

(Full form)

Quarter 1 of 2026

Unit: VND

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu



Phu Tho April 20th, 2026

General Director

Nguyen Anh Tuan

STATEMENT OF CASH FLOWS INTERIM(Full form)
Quarter 1 of 2026

Unit: VND

Description	Code	Explanat ion	Accumulated from opening to the end of this quarter	
			This year	Prior year
1	2	3	4	5
I. Cash flows from operating activities				
1. Sales receipts	01		149,575,049,842	145,242,365,969
2. Cash paid to suppliers	02		-95,864,278,207	-98,537,237,762
3. Cash paid to employees	03		-23,501,572,314	-19,685,147,614
4. Borrowing costs paid	04		-2,453,243,634	-2,683,116,121
5. Corporate income tax paid	05			-124,400,000
6. Receipts from other items	06		57,685,852	23,385,611
7. Expenses on other items	07		-3,774,579,179	-4,068,898,182
Net cash flows from operating activities	20		24,039,062,360	20,166,951,901
II. Cash flows from investing activities				
1. Acquisition of fixed assets and other long-term	21		-981,456,120	-616,643,851
2. Proceeds from sale of fixed assets	22			
3. Payments for borrowings	23			
4. Recovery from borrowings	24			
5. Payments for investment in other entities	25		-500,000,000	
6. Recovery of investment in other entities	26			
7. Proceeds from investments	27		3,535,036	1,929,737
Net cash flows from investing activities	30		-1,477,921,084	-614,714,114
III. Cash flows from financing activities				
1. Receipts from capital contribution	31			
2. Fund returned to equity owners	32			
3. Proceeds from borrowing	33		87,538,058,780	110,633,178,812
4. Debt payments	34		-83,643,424,268	-124,412,690,091
5. Payments for debt from finance leasing	35			
6. Share income paid to investors	36			
Net cash flows from financing activities	40		3,894,634,512	-13,779,511,279
Net cash flows in the period (50=20+30+40)	50		26,455,775,788	5,772,726,508
Cash at the beginning of the period	60		26,782,989,796	32,874,799,192
Effect of foreign exchange difference on cash	61			358,787,099
Cash at the end of the period (70=50+60+61)	70		53,238,765,584	39,006,312,799

STATEMENT OF CASH FLOWS INTERIM

(Full form)
Quarter 1 of 2026

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu



Phu Tho, April, 20th, 2026

General Director

Nguyen Anh Tuan

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

I. Particular of operate enterprise

1. Form of capital ownership: Joint stock company
2. Business field: Industrial production and commercial business
3. Business lines: + Manufacturing and trading tables, chairs and interior furniture
+ Manufacturing and trading bicycles, motorbikes and bicycle and motorbike spare parts, auto spare parts.
+ Joint ventures, association in production and trading of related products
4. Characteristics of business operations during the fiscal year that affect financial statements:

Xuan Hoa Company conducts production and business in difficult conditions due to the impact of economic recession, the Russia-Ukraine war, declining export and domestic markets, many small orders; reduced consumption prices, increased costs for new products put into production due to new product technology, etc.

II. Financial year, unit of currency using

1. Financial year (the first date 1/01 the last date 31/12)
2. Unit of currency used the year: VND dong

III. Accounting standard and system using

1. Accounting system using: Enterprise accounting regime (according to Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance)
2. Proclaim obeying accounting standard system: The company's financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regime.
3. Applicable accounting form: Apply computerized accounting form.

IV . The accounting policies applied (in the case of continuous business operations)

1. The principle of converting financial statements prepared in foreign currencies into Vietnam dong (School of bookkeeping currency other than Vietnam Dong) ; The impact (if any) resulting from the conversion of financial statements of foreign curren

2. The type of exchange rate applied in accounting .

- Principle of inventory recording: According to original cost method
- Method of calculating inventory value: According to the weighted average method
- Inventory accounting method: According to the perpetual inventory method
- Method of setting up inventory price reduction
- Provision for inventory devaluation is established based on the larger difference between the original price and the net realizable value of the inventory.
- The amount of additional provision (or reversal) this year is calculated as the difference between the amount required to be set aside this year and the unused balance of provision made last year.

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

3. The principles for determining the actual interest rate (effective rate) used to discount cash flows .

- Principles of recording fixed assets (tangible, intangible): Fixed assets are recorded at original cost. In the Balance Sheet, fixed assets are reflected

- Principle of recording fixed assets (financial lease): Recorded at the lower of the fair value of the leased asset and the present value of the minimum lease

- Fixed asset depreciation method (tangible, intangible, financial lease): Straight-line method

4. The principle of posting cash and cash equivalents

- Principle of recording investment real estate: Record at original cost.

- Investment real estate depreciation method: Straight-line method

5. Accounting Principles financial investments

- Investments in subsidiaries, associated companies, capital contributions to jointly controlled businesses: Investments in subsidiaries and associated

- In the consolidated financial statements: Investments in subsidiaries are prepared on a consolidated basis; investments in associates are presented using

- Short-term securities investments: Recorded using the cost method

- Other short-term and long-term investments: Recorded using the cost method

- Method of making provision for short-term and long-term investment depreciation: + Provision is made based on the larger difference between the original price and the net realizable value of short-term and long-term investments.

6. Accounting Principles debts

- Prepaid expenses: Capitalized to gradually allocate into production and business costs including: Labor tools belonging to fixed assets, molds, tools with high value when used.

- Capitalization rate used to determine the amount of borrowing costs capitalized during the period:

7. Principle of posting inventories

- Prepaid expenses: Capitalized to gradually allocate into production and business costs including: Labor tools belonging to fixed assets, molds, tools with high value when used.

- Other expenses: Some expenses for training, advertising, exhibitions, etc. must be allocated to many periods.

- Prepaid expense allocation method: Allocation by straight-line method

- For used labor Tools: Value is gradually allocated to costs over time of use.

- Method and time of allocating commercial advantage: Not yet arisen

8. Principles for recording payable expenses: Product warranty costs according to product supply contracts, warranty period according to contract and estimated percentage of warranty cost value / Product sales revenue.

9. Principles and methods of recording provisions for payables:

10. Principle and method of posting the expenses of deferred corporate income tax

- Principles for recording owner's capital investment, equity surplus, and other owner's capital:

+ Owner's equity is recorded according to the owner's actual capital contribution.

+ Share capital surplus: None

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

+ Other owner's capital: Recorded according to the remaining value of assets given, donated, gifted... After deducting taxes payable related to these assets.

Principles for recording asset revaluation differences:

- Principle of recording exchange rate differences: Recorded according to the difference (if any) of the exchange rate arising or the end-of-period revaluation of foreign currency items of unfinished construction investment activities.

- Principle of recording undistributed profits: Undistributed profits after tax reflected on the balance sheet are profits from the business's operations minus current year's corporate income tax expenses and adjustments due to retroactive application (due to changes in accounting policies or retroactive material errors of previous years).

11. Accounting Principles upfront costs .

D. Sales revenue: Comply with 5 conditions for recording sales revenue according to Accounting Standard No. 14.

- Revenue from providing services: Comply with 4 conditions for recognizing revenue from services according to Accounting Standard No. 14.

- D. Financial revenue: Comply with 2 conditions for recognizing Financial Revenue according to Accounting Standard No. 14.

- D. Construction contract collection:

12. Principles and methods of recording financial expenses: Total financial expenses incurred during the period.

13. Principles and methods of recording current corporate income tax expenses and deferred income tax expenses:

14. Foreign exchange risk hedging transactions: Monetary items with foreign currency at the end of the period are revalued at the average interbank exchange rate announced by the State Bank of Vietnam at the end of the accounting period.

15. Other accounting principles and methods

V. Supplementary informations of categories posted in the balance sheet

	Ending balance	(Unit: VND) Beginning balance
01- Cash and cash equivalent:		
Cash		
- Cash on hand	529,534,993	13,373,492
- Cash and short-term bank deposits	52,709,230,591	26,769,616,304
- Money in transit		
Total	53,238,765,584	26,782,989,796
2. Receivables from customers	Ending balance	Beginning balance
a) Customer receivables short - term		
Hung Phat DT Company Limited	2,893,573,806	3,992,573,806
JINYOUNG TNS COMPANY LIMITED	7,212,415,488	5,397,974,204
KSH Consulting and Investment Company Limited	1,480,874,973	1,762,840,080
IKEA Supply AG	5,124,006,774	6,069,805,603
CÔNG TY TNHH GREAT STAR VIỆT NAM	3,618,292,700	4,992,609,600
Receivables from other customers	58,244,714,519	53,437,382,650
Total	78,573,878,260	75,653,185,943
b) Customer receivables long - term		
Hanoi Furniture and Technical Equipment Joint Stock Company	15,623,247,251	15,623,247,251

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

For the accounting period of Quarter 1/2026 (From January 1, 2026 to March 31, 2026)

Form No. B09-DN

Issued by No. 99/2025/TT-BTC of the
Minister of Finance on 27/10/2025

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

Total	15,623,247,251	15,623,247,251
c) Provisions for short-term bad debts		
Sort term		
Nguyen Duc Cultural & Commercial One-Member Limited Liability Company	1,367,032,288	1,367,032,288
Mr Phạm Hoàng Hiệp	1,500,800,000	1,500,800,000
Contrexim Hồng Hà JSC	584,991,799	584,991,799
Receivables from other customers	4,282,916,088	4,282,916,088
Total	7,735,740,175	7,735,740,175
Long term		
Hanoi Furniture and Technical Equipment Joint Stock Company	1,500,000,000	1,500,000,000
Total	1,500,000,000	1,500,000,000
d) Receivables from customers are related parties		
TOYOTA BOSHOKU HA NOI Limited liability	2,503,945,879	2,475,739,718
Xuan Hoa Elevator Joint Stock Company	572,009,905	572,009,905
Xuan Hoa Vietnam Joint Stock Company - Southern Region	1,483,152,644	1,424,154,472
Xuan Hoa Power Joint Stock Company	140,940,000	140,940,000
Total	4,700,048,428	4,612,844,095
3. Other receipts		
a) Sort term	Ending balance	Beganning balance
- Receipt of employees;	568,360,000	498,360,000
- Collateral ,collateral;	303,117,433	211,004,876
- Other receivables.	55,450,000,000	55,450,000,000
Total	56,321,477,433	56,159,364,876
b) Long term		
Shinhan Bank Vietnam Limited - Pham	46,667,830,000	46,667,830,000
- Collateral , collateral ;	2,366,799,500	2,366,799,500
Receivable advances to sellers (i)	84,500,000,000	84,500,000,000
Total	133,534,629,500	133,534,629,500
4. Payable		
	Ending balance	Beganning balance
Advance payments to sellers- short term		
Ha Vu Furniture Joint Stock Company	1,895,323,962	2,123,646,508
Dongguan Tongda Storage Serve Co, LTD	1,710,875,337	1,162,275,337
Timber Holding House Joint Stock Company	784,754,172	2,371,314,586
Hai Duong Wood Import-Export Company Limited	913,927,634	1,341,977,632
THE ORIGINAL LIMITED	1,036,176,009	509,039,273
Binh Phuong Construction Supervision and Design Consulting Company Limited	3,612,864,001	1,776,827,001
Đối tượng khác	13,525,045,445	12,161,429,424
Total	23,478,966,560	21,446,509,761
5. Inventories:	Ending balance	Beganning balance
Original price		

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

Materials and supplies	84,122,009,233	107,327,632,049
Tools and instruments ;	842,938,614	942,855,976
Production costs of unfinished business	15,012,164,387	20,354,922,983
Finished products	30,868,490,883	34,977,498,008
Merchandise	4,482,450,989	4,645,106,690
Provision for devaluation of	-2,007,652,964	-2,007,652,964
Finished products	-1,723,262,405	-1,723,262,405
Materials and supplies	-284,390,559	-284,390,559
Total	133,320,401,142	166,240,362,742

6. Prepaid expenses	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short - term		
Tools, instruments and consumables ;		47,894,983
Others ;	253,340,823	332,070,124
Total	253,340,823	379,965,107
b) Long-term		
Tools, instruments and consumables ;	770,722,587	1,412,352,321
Others ;	3,388,070,716	3,006,668,349
Total	4,158,793,303	4,419,020,670

7. Taxes and other amounts payable to the State

	Opening	Total payable in	The number was actually paid	Closing
a, Payable				
VAT on local sales		6,310,724,442	6,310,724,442	
VAT on imports	85,481	391,228,215	389,009,005	2,304,691
- Import, export tax		107,488,956	104,402,316	3,086,640
- Income tax from enterprise	-316,219,226			-316,219,226
- Personal income tax	199,929,280	521,427,773	703,858,891	17,498,162
- Environmental protection and other				
- Land and house tax, land lease	17,469,914	280,256,703		297,726,617
Total	-98,734,551	7,611,126,089	7,507,994,654	4,396,884

b, Receivable

VAT on imports
- Income tax from enterprise
Total

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

8. Increase or decrease in tangible fixed assets :

Description	Buildings and Architecture	Machinery and equipment	Transportation and transmit instrument	Instruments, tools for management	Total
Cost of fixed assets					
Opening	127,400,602,344	253,143,982,591	18,755,888,939	16,763,445,524	416,063,919,398
Increases in year		456,467,675			456,467,675
- New purchase		456,467,675			456,467,675
- Finished construction					
- Others					
- Switch to real estate investment					
- Liquidation					
- Others					
Closing	127,400,602,344	253,600,450,266	18,755,888,939	16,763,445,524	416,520,387,073
Accumulated depreciation					
Opening	74,731,244,553	183,256,486,737	14,060,899,047	9,604,847,142	281,653,477,479
- Charge for the year	903,276,582	3,353,175,641	199,879,170	337,257,801	4,793,589,194
- Accumulated depreciation increased					
- Switch to real estate investment					
- Liquidation					
- Others					
Closing	75,634,521,135	186,609,662,378	14,260,778,217	9,942,104,943	286,447,066,673
Net book value					
- Opening	52,669,357,791	69,887,495,854	4,694,989,892	7,158,598,382	134,410,441,919
- Closing	51,766,081,209	66,990,787,888	4,495,110,722	6,821,340,581	130,073,320,400

- Original cost of fixed assets at end of year and still in use: 160.693.793.247 VND

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

9. Increase or decrease in intangible fixed assets :

Description	Computer software	Other intangible fixed assets	Copyrights, patents	Trademarks	Total
Cost of fixed assets					
Opening	4,505,881,498	134,052,500			4,639,933,998
- New purchase					
- Others					
- Liquidation					
- Others					
Closing	4,505,881,498	134,052,500			4,639,933,998
Accumulated depreciation					
Opening	3,860,989,115	134,052,500			3,995,041,615
- Charge for the year	59,725,272				59,725,272
- Accumulated depreciation increased					
- Liquidation					
- Others					
Closing	3,920,714,387	134,052,500			4,054,766,887
Net book value					
- Opening	644,892,383				644,892,383
- Closing	585,167,111				585,167,111

10. Investments in joint ventures, associates

	<u>Ending balance</u>	<u>Beginning balance</u>
Invest in joint venture companies	29,036,701,068	29,036,701,068
TOYOTA BOSHOKU HA NOI Limited liability	16,336,701,068	16,336,701,068
Xuan Hoa Elevator Joint Stock Company	3,800,000,000	3,800,000,000
Demy furniture joint stock company	3,800,000,000	3,800,000,000
Xuan Hoa Power Joint Stock Company	3,400,000,000	3,400,000,000
Xuan Hoa Vietnam Joint Stock Company - Southern Region	1,700,000,000	1,700,000,000
Invest in subsidiaries	2,500,000,000	2,000,000,000
NETT Vietnam Joint Stock Company	2,500,000,000	2,000,000,000
Total	31,536,701,068	31,036,701,068

11. Other payables

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short - term		
Social insurance	963,468,890	68,701,824
Union fees	21,739,100	
Dividends must be paid to shareholders	121,926,000	121,926,000
Sales discount	2,090,087,717	1,154,654,524
Agent year target bonus	855,000,000	887,221,223
Other payables and payables	1,198,937,224	1,538,469,954

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

Total	5,251,158,931	3,770,973,525
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12. Equity

a) The table of comparison volatility of equity

Note	The item under equity			
	Invested by owners	Profit after tax distribution	Treasury shares	Total
Date 1/1/ 2025	210,965,000,000	154,351,901,380	- 100,000,000	365,216,901,380
- Profits of the year		364,043,742		364,043,742
- Setting aside reward and welfare funds				-
Date 31/03/ 2025	210,965,000,000	154,715,945,122	- 100,000,000	365,580,945,122
Date 1/1/ 2026	210,965,000,000	194,232,520,202	- 100,000,000	405,097,520,202
- Profits of the year		439,503,884		439,503,884
- Setting aside reward and welfare funds				-
Dividends payable to shareholders according to the Resolution of the General Meeting (*)				-
Date 31/03/ 2026	210,965,000,000	194,672,024,086	- 100,000,000	405,537,024,086

b) Details of the owner's investment capital	Proportion (%)	1/1/ 2026	Proportion (%)	31/06/ 2026
VAC Viet Nam JSC	25.73	54,270,000,000	25.73	54,270,000,000
Bao Viet Fund Managerment LLC	11.37	24,000,000,000	11.37	24,000,000,000
Mr Nguyễn Việt Anh	8.36	17,630,430,000	8.36	17,630,430,000
Mr Nguyễn Hoàng Hải	11.33	23,902,820,000	11.33	23,902,820,000
Mr Lê Tú Anh	6.21	13,100,110,000	6.21	13,100,110,000
Mrs Trần Thị Thu Hà	8.13	17,153,960,000	8.13	17,153,960,000
Mrs Nguyễn Thị Minh Hiền	5.89	12,430,230,000	5.89	12,430,230,000
Other shareholders	22.93	48,377,450,000	22.93	48,377,450,000
Treasury shares	0.05	100,000,000	0.05	100,000,000

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

Total	100.00	210,965,000,000	100.00	210,965,000,000
c) Shares			<u>Ending balance</u>	<u>Beginning balance</u>
- The number of registered shares issued			21,096,500	21,096,500
- Number of shares sold to the public			21,096,500	21,096,500
+ Common Stock			21,096,500	21,096,500
+ Preferred stock (type classified as equity)				
- Number of shares acquired (treasury shares)			10,000	10,000
+ Common Stock			10,000	10,000
+ Preferred stock (type classified as equity)				
- Number of shares in issue			21,086,500	21,086,500
+ Common Stock			21,086,500	21,086,500
+ Preferred stock (type classified as equity)				
* Par value of shares outstanding : (VND/shares)			10,000	10,000

13. Loans

	<u>Ending balance</u>	<u>Beginning balance</u>
a) Short-term loans	149,792,655,882	141,518,021,370
Shinhan Bank	49,322,406,336	29,258,236,537
Viettinbank	58,421,793,483	49,746,281,438
Vietcombank		9,324,030,583
Agri bank	30,104,108,665	38,050,625,635
BIDV bank	10,424,083,827	13,618,583,606
Commercial Bank MB bank	1,520,263,571	1,520,263,571
b) Current portion of long-	6,570,000,000	8,760,000,000
Viettinbank	6,570,000,000	8,760,000,000
b) Long-term loans	13,180,257,695	15,370,257,695
Viettinbank	13,180,257,695	15,370,257,695
Total	169,542,913,577	165,648,279,065

VII . Additional information for items presented in the report on results of operations

14. Total revenue from sales and services	<u>Ending balance</u>	<u>Beginning balance</u>
a) Revenue		
- Sales of goods ;	142,006,120,563	119,269,215,427
Total	142,006,120,563	119,269,215,427
15. The deduction from revenue	<u>Ending balance</u>	<u>Beginning balance</u>

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

Among them :

- Commercial discounts ;	2,103,240,000	2,213,999,970
- Goods sold are returned ;		
Total	2,103,240,000	2,213,999,970

16. Cost of goods sold	<u>Ending balance</u>	<u>Beginning balance</u>
- Cost of products, goods sold ;	123,178,448,010	99,665,612,265
Total	123,178,448,010	99,665,612,265

17. Revenue from financing activities	<u>Ending balance</u>	<u>Beginning balance</u>
- Interest on deposits , loans	3,534,983	1,929,737
- Dividends and profits are distributed		
- Interest, exchange rate differences		367,705,342
Total	3,534,983	369,635,079

18. Financial expenses	<u>Ending balance</u>	<u>Beginning balance</u>
- Loan interest ;	2,255,608,237	2,426,664,882
- Payment discount , deferred sales rate ;	94,434,589	122,840,228
- Loss from disposal of financial investments ;		
- Loss of exchange rate differences ;		68,736,868
- Other financial expenses .		
Total	2,350,042,826	2,618,241,978

19. Income tax expense Current	<u>Ending balance</u>	<u>Beginning balance</u>
- The cost of corporate income tax calculated on the taxable income of the current year		
- Total income tax expense Current		

20. Basic earnings per share	<u>Ending balance</u>	<u>Beginning balance</u>
Net profit after tax	439,503,884	364,043,742
Number of shares sold to the public	21,086,500	21,086,500
Profit from basic shares	21	17

21. Comparative data

XUAN HOA VIETNAM JSC

Add: Nguyen Van Linh Str., Xuan Hoa Ward, Phu Tho Provice, Vietnam

For the accounting period of Quarter 1/2026 (From January 1, 2026 to March 31, 2026)

Form No. B09-DN

Issued by No. 99/2025/TT-BTC of the
Minister of Finance on 27/10/2025

NOTES TO THE FINANCIAL STATEMENT

Quarter 1 of 2026

Comparative figures of the Balance Table sheet are figures on the financial statements for the end in 31st-Dec-2024, comparative figures of the Income Statement and Cash Flow Statement are figures on the financial statements for the same period of the previous year. Some comparative figures on the financial statements have been restated to ensure comparability with figures of this period, in accordance with the provisions on preparing financial statements in Circular No. 99/2025/TT-BTC dated 27/10/2025 of the Ministry of Finance guiding the Enterprise Accounting Regime

Phu Tho, April 20th, 2026

Preparer



Dang Thi Hoa

Chief Accountant



Nguyen Thi Hieu



General Director

Nguyen Anh Tuan