



**VIETNAM GERMANY STEEL PIPE JOINT STOCK COMPANY**

European class | ISO 9001: 2015 | ISO 14001: 2015

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**CONSOLIDATED FINANCIAL STATEMENTS FOR THE  
FISCAL YEAR ENDED AS AT 31/12/2025  
(Audited)**



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## **REPORT OF THE BOARD OF MANAGEMENT**

The Board of Management of Vietnam Germany Steel Pipe Joint Stock Company (“the Company”) presents its report and the Company’s Consolidated Financial Statements for the fiscal year ended as at 31 December 2025.

### **THE COMPANY**

Vietnam Germany Steel Pipe Joint Stock Company which was established and operating activities under the Business License No 2500267703 dated the January 01, 2010 issued by Vinh Phuc Department of Investment and Planning for the first time on January 31, 2007, 14th re-registered on July 30, 2025.

The Company’s head office is located at: Binh Xuyen Industrial Park, Xuan Lang Commune, Phu Tho Province.

### **BOARD OF DIRECTOR, BOARD OF MANAGEMENT AND BOARD OF SUPERVISION**

Members of The Board of Director during the fiscal year and to the reporting date are:

Mrs. Nguyen Thi Thanh Thuy	Chairman	Appointed on April 05, 2025
Mr. Le Minh Hai	Chairman	Resigned on April 05, 2025
Mr. Le Quoc Khanh	Vice Chairman	
Mr. Nguyen Huu The	Member	
Mr. Nguyen Trong Dac	Member	
Mr. Bui Van Hieu	Member	
Mrs. Nguyen Thi Nhi	Member	Resigned on April 05, 2025

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

Mr. Nguyen Huu The	General Director
Mr. Dang Dinh Mieng	Vice General Director

Members of the Board of Supervision are:

Mrs. Vu Thi Son	The Chief Controller	Appointed on November 07, 2025
Mr. Ngo Vi Anh Tu	The Chief Controller	Resigned on November 07, 2025
Mrs. Nguyen Thi Thu Huong	Member	Appointed on November 07, 2025
Mr. Pham Quoc Hung	Member	Appointed on November 07, 2025
Mr. Le Anh Chung	Member	Resigned on November 07, 2025
Mrs. Nguyen Thi Hoa	Member	Resigned on November 07, 2025

### **LEGAL REPRESENTATIVE**

The legal representative of the Company during the year and until the preparation of this Consolidated Financial Statements is Mr. Nguyen Huu The – General Director.

### **AUDITORS**

The auditors of the AASC Auditing Firm Company Limited have taken the audit of Consolidated Financial Statements for the Company.

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

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

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

The Board of Management is responsible for ensuring that accounting records are kept to reflect the financial position of the Company, with reasonable accuracy at any time and to ensure that the Consolidated Financial Statements comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Consolidated Financial Statements give a true and fair view of the financial position at December 31, 2025, its operations and cash flows in the year 2025 of the Company in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and statutory requirements relevant to the preparation and presentation of Consolidated Financial Statements.

**Other commitments**

The Board of Management pledges that the Company complies with Decree No. 155/2020/ND-CP dated December 31, 2020 on detailing and guiding the implementation of a number of articles of the Law on Securities and the Company does not violate the obligations of information disclosure in accordance with the regulations of the Circular No. 96/2020/TT-BTC dated November 16, 2020 issued by the Ministry of Finance guiding the disclosure of information on Securities Market and the Circular No. 68/2024/TT-BTC dated September 18, 2024 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 96/2020/TT-BTC.

On behalf of The Board of Management



**Nguyen Huu The**  
**General Director**

*Phu Tho, March 24, 2026*

## INDEPENDENT AUDITORS' REPORT

**To: Shareholders, Board of Director and Board of Management  
Vietnam Germany Steel Pipe Joint Stock Company**

We have audited the accompanying Consolidated Financial Statements of Vietnam Germany Steel Pipe Joint Stock Company prepared on March 24, 2026 from pages 06 to 42 including: Consolidated Statement of Financial Position as at December 31, 2025, Consolidated Statement of Income, Consolidated Statement of Cash flows and Notes to Consolidated Financial Statements for the fiscal year ended as at 31 December 2025.

### Board of Management' Responsibility

The Board of Management is responsible for the preparation of Consolidated Financial Statements that give a true and fair view in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Consolidated Financial Statements and for such internal control as directors determines is necessary to enable the preparation and presentation of Consolidated Financial Statements that are free from material misstatement, whether due to fraud or error.

### Auditor's Responsibility

Our responsibility is to express an opinion on these Consolidated Financial Statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with standards, ethical requirements; plan and perform the audit to obtain reasonable assurance about whether the Consolidated Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the Consolidated Financial Statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the Consolidated Financial Statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the entity's preparation of Consolidated Financial Statements that give a true and fair view in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the entity's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by The Board of Management, as well as evaluating the overall presentation of the Consolidated Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## Auditor's opinion

In our opinion, the Consolidated Financial Statements give a true and fair view, in all material respects, of the Financial Position of Vietnam Germany Steel Pipe Joint Stock Company as at December 31, 2025, its operating results and its cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of Financial Statements.

### AASC Auditing Firm Company Limited



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**Vu Xuan Bien**

Deputy General Director

Certificate of registration to audit practice

No: 0743-2023-002-1

*Hanoi, March 24, 2026*

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**Nguyen Tuan Anh**

Auditor

Certificate of registration to audit practice

No: 5305-2025-002-1



## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2025

Code	ASSETS	Note	31/12/2025	01/01/2025
			VND	VND
100	<b>A. CURRENT ASSETS</b>		<b>1,238,928,268,728</b>	<b>1,326,965,172,915</b>
110	<b>I. Cash and cash equivalents</b>	3	<b>60,338,803,898</b>	<b>135,720,622,428</b>
111	1. Cash		60,338,803,898	20,720,622,428
112	2. Cash equivalents		-	115,000,000,000
120	<b>II. Short-term investments</b>	4	<b>295,000,000,000</b>	-
123	1. Held to maturity investments		295,000,000,000	-
130	<b>III. Short-term receivables</b>		<b>344,585,839,739</b>	<b>643,909,000,987</b>
131	1. Short-term trade receivables	5	262,614,945,584	569,888,993,480
132	2. Short-term prepayments to suppliers		45,526,613,410	38,226,804,338
136	3. Other short-term receivables	7	62,670,997,172	60,562,829,319
137	4. Provision for short-term doubtful debts (*)		(26,226,716,427)	(24,769,626,150)
140	<b>IV. Inventories</b>	9	<b>531,443,280,452</b>	<b>546,239,593,389</b>
141	1. Inventories		531,443,280,452	546,239,593,389
150	<b>V. Other short-term assets</b>		<b>7,560,344,639</b>	<b>1,095,956,111</b>
151	1. Short-term prepaid expenses	12	-	85,883,588
152	2. Deductible VAT		7,559,385,462	1,010,072,523
153	3. Taxes and other receivables from State budget	15	959,177	-
200	<b>B. NON-CURRENT ASSETS</b>		<b>1,090,465,633,226</b>	<b>1,007,130,621,446</b>
210	<b>I. Long-term receivables</b>		<b>187,300,000</b>	<b>187,300,000</b>
216	1. Other long-term receivables	7	187,300,000	187,300,000
220	<b>II. Fixed assets</b>		<b>104,701,711,501</b>	<b>107,541,566,692</b>
221	1. Tangible fixed assets	13	90,777,884,366	93,180,505,801
222	- Historical costs		481,885,657,401	476,981,794,043
223	- Accumulated depreciation (*)		(391,107,773,035)	(383,801,288,242)
227	2. Intangible fixed assets	11	13,923,827,135	14,361,060,891
228	- Historical costs		20,526,167,088	20,526,167,088
229	- Accumulated amortization (*)		(6,602,339,953)	(6,165,106,197)
240	<b>IV. Long-term assets in progress</b>		<b>809,205,050,703</b>	<b>763,660,335,488</b>
242	1. Construction in progress	10	809,205,050,703	763,660,335,488
250	<b>V. Long-term investments</b>	4	<b>168,094,345,926</b>	<b>124,535,105,162</b>
252	1. Investments in joint ventures and associates		168,094,345,926	124,535,105,162
260	<b>VI. Other long-term assets</b>		<b>8,277,225,096</b>	<b>11,206,314,104</b>
261	1. Long-term prepaid expenses	12	8,277,225,096	11,206,314,104
270	<b>TOTAL ASSETS</b>		<b>2,329,393,901,954</b>	<b>2,334,095,794,361</b>

## CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at December 31, 2025

(continue)

Code CAPITAL	Note	31/12/2025	01/01/2025
		VND	VND
<b>300 C. LIABILITIES</b>		<b>1,033,651,665,482</b>	<b>1,249,515,215,589</b>
<b>310 I. Current liabilities</b>		<b>825,601,310,148</b>	<b>1,043,784,376,803</b>
311 1. Short-term trade payables	14	128,835,167,766	393,220,676,221
312 2. Short-term prepayments from customers		1,523,150,331	648,773,882
313 3. Taxes and other payables to State budget	15	17,238,610,563	18,882,711,036
314 4. Payables to employees		35,468,584,506	12,998,784,559
315 5. Short-term accrued expenses	16	870,251,606	663,902,685
318 6. Short-term unearned revenue		1,012,912,531	2,133,592,781
319 7. Other short-term payments	17	685,780,678	1,379,190,348
320 8. Short-term borrowings and finance lease liabilities	19	571,928,558,706	580,607,802,602
321 9. Provisions for short-term payables	18	31,374,992,000	-
322 10. Bonus and welfare fund		36,663,301,461	33,248,942,689
<b>330 II. Non-current liabilities</b>		<b>208,050,355,334</b>	<b>205,730,838,786</b>
337 1. Other long-term payables	17	208,050,355,334	3,930,838,786
338 2. Long-term borrowings and finance lease liabilities	19	-	201,800,000,000
<b>400 D. OWNER'S EQUITY</b>		<b>1,295,742,236,472</b>	<b>1,084,580,578,772</b>
<b>410 I. Owner's equity</b>	<b>20</b>	<b>1,295,742,236,472</b>	<b>1,084,580,578,772</b>
411 1. Contributed capital		615,241,550,000	559,321,260,000
411a Ordinary shares with voting rights		615,241,550,000	559,321,260,000
412 2. Share Premium		69,835,386,699	69,835,386,699
414 3. Other capital		48,000,000,000	48,000,000,000
418 4. Development and investment funds		59,766,437,613	56,463,085,499
420 5. Other reserves		11,582,581,167	11,582,581,167
421 6. Retained earnings		491,156,908,347	339,239,576,583
421a Retained earnings accumulated to previous year		283,319,286,583	240,975,182,737
421b Retained earnings of the current year		207,837,621,764	98,264,393,846
429 8. Non – Controlling Interests		159,372,646	138,688,824
<b>440 TOTAL CAPITAL</b>		<b>2,329,393,901,954</b>	<b>2,334,095,794,361</b>

Vo Thi Hong Tham  
Preparer

Phu Tho, March 24, 2026

Nguyen Thi Thuy  
Chief Accountant



Nguyen Huu The  
General Director

## CONSOLIDATED STATEMENT OF INCOME

Year 2025

Code ITEM	Note	Year 2025	Year 2024	
		VND	VND	
01	1. Revenue from sales of goods and rendering of services	22	7,379,958,291,373	7,352,018,843,064
02	2. Revenue deductions	23	61,367,727,196	30,153,013,518
10	3. Net revenue from sales of goods and rendering of services		7,318,590,564,177	7,321,865,829,546
11	4. Cost of goods sold and services rendered	24	7,032,910,983,186	7,099,875,137,596
20	5. Gross profit from sales of goods and rendering of services		285,679,580,991	221,990,691,950
21	6. Financial income	25	35,323,018,496	954,582,719
22	7. Financial expense	26	17,985,211,809	20,792,591,140
23	<i>In which: Interest expenses</i>		17,944,804,652	20,776,916,785
24	8. Share of joint ventures and associates' profit or loss		43,559,240,764	10,896,556,109
25	9. Selling expense	27	61,760,347,943	51,372,220,400
26	10. General and administrative expenses	28	32,189,004,427	26,780,880,223
30	11. Net profit from operating activities		252,627,276,072	134,896,139,015
31	12. Other income	29	1,890,715,452	242,984,301
32	13. Other expense	30	424,627,188	218,404,787
40	14. Other profit		1,466,088,264	24,579,514
50	15. Total net profit before tax		254,093,364,336	134,920,718,529
51	16. Current corporate income tax expenses	31	37,052,347,864	25,050,855,209
60	18. Profit after corporate income tax		217,041,016,472	109,869,863,320
61	19. Profit after tax attributable to owners of the parent		217,018,034,447	109,854,603,864
62	20. Profit after tax attributable to non-controlling interest		22,982,025	15,259,456
70	21. Basic earnings per share	32	3,432	1,678

Vo Thi Hong Tham  
Preparer  
Phu Tho, March 24, 2026

Nguyen Thi Thuy  
Chief Accountant



Nguyen Huu The  
General Director

## CONSOLIDATED STATEMENT OF CASH FLOWS

Year 2025  
 (Indirect method)

Code ITEM	Note	Year 2025	Year 2024
		VND	VND
<b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>			
01	1. Profit before tax	254,093,364,336	134,920,718,529
02	- Depreciation and amortization of fixed assets and investment properties	12,008,564,879	12,620,205,325
03	- Provisions	32,832,082,277	(20,000,000)
04	- Exchange gains / losses from retranslation of monetary items denominated in foreign currency	(1,879,824)	(115,542)
05	- Gains / losses from investment activities	(79,620,809,188)	(48,408,658,595)
06	- Interest expense	17,944,804,652	20,776,916,785
07	- Other adjustments	10,743,944	-
08	3. Operating profit before changes in working capital	237,266,871,076	119,889,066,502
09	- Increase/decrease in receivables	290,745,350,942	274,323,251,394
10	- Increase/decrease in inventories	14,796,312,937	(118,759,008,973)
11	- Increase/decrease in payables (excluding interest payable/ corporate income tax payable)	(47,276,832,325)	(156,479,608,216)
12	- Increase/decrease in prepaid expenses	3,014,972,596	15,041,357,347
14	- Interest paid	(17,898,125,891)	(20,835,925,881)
15	- Corporate income tax paid	(37,502,655,265)	(17,025,375,769)
16	- Other receipts from operating activities	-	122,400,000
17	- Other payments on operating activities	(2,465,000,000)	(2,710,000,000)
20	Net cash flows from operating activities	440,680,894,070	93,566,156,404
21	1. Purchase or construction of fixed assets and other long-term assets	(46,959,022,058)	(77,014,824,527)
22	2. Proceeds from disposals of fixed assets and other long-term assets	3,056,928,283	46,267,675,457
23	3. Loans and purchase of debt instruments from other entities	(295,000,000,000)	-
27	4. Interest and dividend received	33,319,985,247	910,178,040
30	Net cash flows from investing activities	(305,582,108,528)	(29,836,971,030)
33	1. Proceeds from borrowings	4,425,039,790,845	4,985,037,688,365
34	2. Repayment of principal	(4,635,519,034,741)	(5,075,353,698,430)
36	3. Dividends or profits paid to owners	(3,240,000)	-
40	Net cash flows from financing activities	(210,482,483,896)	(90,316,010,065)
50	Net cash flows in the year	(75,383,698,354)	(26,586,824,691)

## CONSOLIDATED STATEMENT OF CASH FLOWS

*Year 2025*  
*(Indirect method)*

Code ITEM	Note	Year 2025	Year 2024
		VND	VND
60	Cash and cash equivalents at the beginning of the year	135,720,622,428	162,307,331,577
61	Effect of exchange rate fluctuations	1,879,824	115,542
70	Cash and cash equivalents at the end of the year	60,338,803,898	135,720,622,428



**Vo Thi Hong Tham**  
Preparer



**Nguyen Thi Thuy**  
Chief Accountant




**Nguyen Huu The**  
General Director

*Phu Tho, March 24, 2026*

## NOTES TO CONSOLIDATED FINANCIAL STATEMENTS

Year 2025

### 1 . GENERAL INFORMATION

#### Form of Ownership

Vietnam Germany Steel Pipe Joint Stock Company which was established and operating activities under the Business License No 2500267703 dated the January 01, 2010 issued by Vinh Phuc Department of Investment and Planning for the first time on January 31, 2007, 14th re-registered on July 30, 2025.

The Company's head office is located at: Binh Xuyen Industrial Park, Xuan Lang Commune, Phu Tho Province.

The Company's registered charter capital is VND 615,241,550,000, the actual contributed charter capital as of December 31, 2025 is VND 615,241,550,000; equivalent to 61,524,155 shares, the par value of one share is VND 10,000.

The number of employees of the Parent Company as at December 31, 2025 is 327 people (as at December 31, 2024: 320 people).

The number of employees of the Subsidiary Company as at December 31, 2025 is 97 people (as at December 31, 2024: 91 people).

#### Business field

Industrial production and commercial business.

#### Business activities

Main business activities of the Company include:

- Manufacture of steel pipes, stainless steel pipes; Manufacture of steel products; Manufacture of safes, steel cabinets, safes, steel ladders, enamel-coated iron items; Manufacture of steel components for construction (steel bridge beams, girders, bracing rods, tower columns, television antenna poles, etc.);
- Manufacture of steel frames (building frames, warehouses, etc.); Drawing of steel wires; Weaving of steel and metal nets; Manufacture of stainless steel;
- Hotel services business; Full-service catering business;
- Passenger and cargo transportation, ready-mix concrete road transport by automobile;
- Cargo handling; Warehousing services;
- Renting houses for business purposes (kiosks, shopping centers); Renting warehouses, parking lots;
- Real estate business, land use rights ownership, or lease.

#### The Company's operation in the year that affects the Consolidated Financial Statements

In 2025, steel consumption experienced many favorable conditions, and the business performance of the Parent Company, its subsidiaries, and associated companies showed strong growth compared to the previous year. As a result, total profit before tax increased significantly compared to 2024 by VND 119.17 billion, equivalent to 88.33%.

## **Group structure**

The Company has one subsidiary consolidated into its financial statements as of December 31, 2025, which is Viet Duc Steel Joint Stock Company. Viet Duc Steel Joint Stock Company is located in Phu Tho province, and its main business activity is the production of cold-rolled steel sheets. The Company's ownership interest and voting interest in the subsidiary are 99.94%.

## **2 . ACCOUNTING SYSTEM AND ACCOUNTING POLICY**

### **2.1 . Accounting period and accounting currency**

Annual accounting period commences from 1st January and ends as at 31st December.

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

### **2.2 . Standards and Applicable Accounting Policies**

#### *Applicable Accounting Policies*

The Company applies Corporate Accounting System issued under the Circular No. 200/2014/TT-BTC dated December 22, 2014 by the Ministry of Finance, the Circular No. 53/2016/TT-BTC dated March 21, 2016 issued by Ministry of Finance amending and supplementing some articles of the Circular No. 200/2014/TT-BTC and the Circular No. 202/2014/TT-BTC dated December 22, 2014 by the Ministry of Finance guiding the preparation and presentation of Consolidated Financial Statements.

#### *Declaration of compliance with Accounting Standards and Accounting System*

The Company applies Vietnamese Accounting Standards and supplementary documents issued by the State. Financial Statements are prepared and presented in accordance with regulations of each standard and supplementary document as well as with current Accounting Standards and Accounting System.

### **2.3 . Basis for preparation of consolidated financial statements**

Consolidated Financial Statements are prepared based on consolidating Separate Financial Statements of the Company and Financial Statements of its subsidiaries under its control as at 31st December annually. Control right is achieved when the company has power to govern the financial and operating policies of invested companies to obtain benefits from their activities.

Consistent accounting policies are applied in Financial Statements of subsidiaries and the Company. If necessary, adjustments are made to the Financial Statements of subsidiaries to ensure the consistency of application of accounting policies among the Company and its subsidiaries.

Balance, main incomes and expenses, including unrealized profits from intra-group transactions are eliminated in full from Consolidated financial statements.

Non – controlling interests

Non - controlling interests represents the portion of profit or loss and net assets not held by owners.

## 2.4 . Accounting estimates

The preparation of Consolidated Financial Statements in conformity with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent liabilities and assets at the date of the Consolidated Financial Statements and the reported amounts of revenues and expenses during the accounting year.

The estimates and assumptions that have a material impact in the Consolidated Financial Statements include:

- Provision for doubtful debts;
- Provision for devaluation of inventory;
- Provision for payables;
- Estimated allocation of prepaid expenses;
- Estimated useful life of fixed assets;
- Estimated income tax.

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a financial impact on the Company's Consolidated Financial Statements and that are assessed by the Board of Management to be reasonable under the circumstances.

## 2.5 . Financial Instruments

### *Initial recognition*

#### Financial assets

Financial assets of the Company include cash, cash equivalents, trade receivables, other receivables, loans. At initial recognition, financial assets are identified by purchasing price/issuing cost plus other expenses directly related to the purchase and issuance of those assets.

#### Financial liabilities

Financial liabilities of the Company include borrowings, trade payables, other payables and accrued expenses. At initial recognition, financial liabilities are determined by issuing price plus other expenses directly related to the issuance of those liabilities.

### *Subsequent measurement after initial recognition*

Financial assets and financial liabilities are not revalued according to fair value at the end of the year because the Circular No.210/2009/TT-BTC and prevailing statutory regulations require to present Financial statements and Notes to financial instruments but not provide any relevant instruction for assessment and recognition of fair value of financial assets and financial liabilities.

## 2.6 . Foreign currency transactions

Foreign currency transactions during the year are translated into Vietnam Dong using the actual rate at transaction date.

Real exchange rate when revaluating monetary items denominated in foreign currencies at the reporting date of Consolidated Financial Statements is determined under the following principles:

- For asset accounts, applying the bid rate of the commercial bank where the Company regularly conducts transaction;
- For cash deposited in bank, applying the bid rate of the commercial bank where the Company opens its foreign currency accounts;

- For liability accounts, applying the offer rate of the commercial bank where the Company regularly conducts transaction.

All actual exchange rate differences arising during the period and differences due to revaluation of balances of foreign currency items at the date of preparing the Financial Statements are recorded in the business results of the fiscal year.

## 2.7 . Cash

Cash comprises cash on hand, demand deposits.

Cash equivalents are short-term investments with the maturity of not over than 3 months from the date of investment, that are highly liquid and readily convertible into known amount of cash and that are subject to an insignificant risk of conversion into cash.

## 2.8 . Financial investments

Investments in joint ventures and associates: During the year, the buyer determines the date of purchase and the cost of investments and implements accounting procedures in accordance with the Accounting Standards on "Financial reporting of interest in joint ventures" and "Accounting for investments in associates".

In the Consolidated Financial Statements, investments in joint ventures and associates are accounted for using equity method. Under this method, the investments are initially recognised at cost and adjusted thereafter for the post acquisition change in the Group's share in net assets of the associate after acquisition date. Goodwill incurred from the investment in the associates is reflected in the carrying amount of the investment in the associate. The Group will not allocate such goodwill but assess annually to determine whether the goodwill is under impaired loss or not.

For the adjustment of the value of investments in joint ventures and associates from the date of investment to the beginning of the reporting year, the Company shall:

- For the adjustment to the income statement of previous years: make an adjustment to the undistributed profit after tax according to net adjusted accumulated amount to the beginning of the reporting year.
- For the adjustment due to the difference in revaluation of assets and the difference in foreign exchange rates, recorded in the balance sheet of the previous years: determine the adjustment to the corresponding items on the Statement of Financial Position according to net accumulated adjusted amount.

For the adjustment of the value of investments in joint ventures and associates arising in the year, the Company shall exclude the preferred dividends of other shareholders (if preferred shares are classified as Owner's capital); expected number of deductions for bonus and welfare funds of joint ventures and associates; share of profits related to transactions of joint ventures, associates contributing capital or selling assets to the Company before determining the Company's share in the profit or loss of the joint venture or associated company during the reporting year. The Company then adjusts the value of the investment in proportion to its share in profits and losses of joint ventures and associates and immediately recognizes it in the Consolidated Income Statement.

Financial Statements of associates are prepared in the same period with the Group's consolidated financial statements and use the consistent accounting policies with the Group's policies. Adjustment shall be made if necessary to ensure the consistence with the Group's accounting policies.

## 2.9 . Receivables

The receivables shall be recorded in details in terms of due date, entities receivable, types of currency and other factors according to requirements for management of the Company. The receivables shall be classified into short-term receivables or long-term receivables on the consolidated financial statements according to their remaining terms at the reporting date.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing or estimating possible losses.

## 2.10 . Inventories

Inventories are initially recognized at original cost including purchase price, processing cost and other costs incurred in bringing the inventories to their location and condition at the time of initial recognition. After initial recognition, at the reporting date, inventories are stated at the lower of cost and net realizable value.

Net realizable value is estimated based on the selling price of the inventory minus the estimated costs for completing the products and the estimated costs needed for their consumption.

The cost of inventory is calculated by weighted average method.

Inventory is recorded by perpetual method.

Method for valuation of work in process at the end of the year: The value of work in progress is recorded based on raw materials actual cost incurred for each unfinished product.

Provision for devaluation of inventories made at the end of the year is based on the excess of original cost of inventory over their net realizable value.

## 2.11 . Fixed assets

Fixed assets (tangible and intangible) are initially stated at the historical cost. During the using time, fixed assets (tangible and intangible) are recorded at cost, accumulated depreciation and carrying amount.

### *Subsequent measurement after initial recognition*

If these costs aument future economic benefits obtained from the use of tangible fixed assets are extended to their initial standards conditions, these costs are capitalized as an incremental in their historical cost.

Other costs incurred after tangible fixed assets have been put into operation such as repair, maintenance and overhaul costs are recognized in the Consolidated Statement of income in the period in which the costs are incurred.

Fixed assets are depreciated (amortised) using the straight-line method over their estimated useful lives as follows:

- Buildings, structures	05 - 30 years
- Machinery, equipment	03 - 18 years
- Vehicles, Transportation equipment	04 - 08 years
- Office equipment and furniture	02 - 05 years
- Management software	03 - 05 years

Intangible fixed assets are land use rights, including the actual costs incurred to acquire the land use rights, and are depreciated using the straight-line method over the usage period, as follows:

- Land use rights for 55,056 m2 in Xuan Lang Commune, Phu Tho Province, with a usage period of 50 years, expiring on December 04, 2051;
- Land use rights for 2,720 m2 in Quang Minh Town, Me Linh District, Hanoi City, with a usage period of 49 years from January 01, 2010;
- Land use rights for 1,577 m2 in No. 8, Ton Duc Thang Street, Vinh Phuc Ward, Phu Tho Province, with a usage period of 49 years from January 01, 2010;
- Land use rights for 330 m2 in the villa and garden area, Quang Minh commune, Hanoi City, is a long-term land use right and is not subject to depreciation;
- The land use right for 270.3 m2 at BT5-C12B, Lot BT 101-Area BT5, Bac An Khanh New Urban Area investment project, Son Dong commune, Hanoi City is a long-term land use right and is not subject to depreciation.

#### **2.12 . Construction in progress**

Construction in progress includes fixed assets which is being purchased and constructed as at the balance sheet date and is recognised in historical cost. This includes costs of construction, installation of equipment and other direct costs.

#### **2.13 . Operating lease**

Operating leases is fixed asset leasing in which a significant portion of the risks and rewards of ownership are retained by the lessor. Payments made under operating leases are charged to Statement of Income on a straight-line basis over the period of the lease.

#### **2.14 . Prepaid expenses**

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods.

The calculation and allocation of long-term prepaid expenses to operating expenses in each accounting period should be based on the nature of those expenses to select a reasonable allocation method and criteria.

Types of prepaid expenses include:

- Major repairs of fixed assets include fixed asset repair costs that occur once with a large value. Major repairs of fixed assets are recorded at original cost and are amortized using the straight-line method, for a maximum of 3 years.
- Tools and supplies include assets which are possessed by the Company in an ordinary course of business, with historical cost of each asset less than 30 million dongs and therefore not eligible for recording as fixed asset under current legal regulations. The historical cost of tools and supplies are allocated on the straight-line basis from 03 to 36 months.
- Warehouse rental and office rental costs are recognized at their original cost and allocated using the straight-line method over the lease term of the company.
- The value of the business advantage from land use rights is the revalued amount related to the land use rights at the Binh Xuyen Industrial Park when the company was established and is allocated based on the remaining land use period at that time.
- Other prepaid expenses are recorded at their historical costs and allocated on the straight-line basis not exceeding 3 years.

### **2.15 . Payables**

The payables shall be recorded in details in terms of due date, entities payable, types of currency and other factors according to the requirements for management of the Company. The payables shall be classified into short-term payables or long-term payables on the consolidated financial statements according to their remaining terms at the reporting date.

### **2.16 . Borrowings**

Borrowings shall be recorded in details in terms of lending entities, loan agreement and terms of borrowings. In case of borrowings in foreign currency, they shall be recorded in details in terms of types of currency.

### **2.17 . Borrowing costs**

Borrowing costs are recognized as operating expenses in the year, in which it is incurred excepting those which are directly attributable to the construction or production of a qualifying asset are capitalized as part of the cost of that asset in accordance with VAS No. 16 "Borrowing costs". Besides, regarding borrowings serving the construction of fixed assets and investment properties, the interests shall be capitalized even when the construction duration is under 12 months.

### **2.18 . Accrued expenses**

Accrued expenses include payables to goods or services received from the suppliers or provided for the customers during the reporting period, but the payments for such goods or services have not been made and other payables such as interest expenses, ... which are recorded as operating expenses of the reporting year.

The recording of accrued expenses as operating expenses during the year shall be carried out under the matching principle between revenues and expenses during the year. Accrued expenses are settled with actual expenses incurred. The difference between accrued and actual expenses is reverted.

### **2.19 . Provision for payables**

Provision for payables is only recognized when meeting all of the following conditions:

- The Company has a present debt obligation (legal obligation or joint obligation) as a result of past events;
- It is probable that the decrease in economic benefits may lead to the requirement for debt settlement;
- Debt obligation can be estimated reliably.

Value recorded as a provision for payables is the most reasonably estimated amount required to settle the current debt obligation at the end of the accounting year.

Only expenses related to the previously recorded provision for payables shall be offset by that provision for payables.

Provisions for payables are recorded as operating expenses of the accounting year. In case provision made for the previous accounting year but not used up exceeds the one made for the current accounting year, the difference is recorded as a decrease in operating expenses.

### **2.20 . Unearned revenues**

Unearned revenues include prepayments from customers for one or many accounting periods relating to asset leasing.

Unrealized revenue is carried forward to sales and service provision revenue according to the amount determined in accordance with each fiscal year.

## **2.21 . Owner's equity**

Owner's equity is stated at actually contributed capital of owners.

Share premium is recorded at the difference between the par value with costs directly attributable to the issuance of shares and issue price of shares (including the case of re-issuing treasury shares) and can be a positive premium (if the issue price is higher than par value and costs directly attributable to the issuance of shares) or negative premium (if the issue price is lower than par value and costs directly attributable to the issuance of shares).

Retained earnings are used to present the Company's operating results (profit, loss) after corporate income tax and profits appropriation or loss handling of the Company.

Dividends to be paid to shareholders are recognised as a payable in Statement of Financial position after the announcement of dividend payment from the Board of Directors and announcement of cut-off date for dividend payment of Vietnam Securities Depository and Clearing Corporation.

## **2.22 . Revenue**

Revenue is recognized to extent that it is probable that the economic benefits will flow to the Company and the revenue can be reliably measures regardless of when payment is being made. Revenue is measured at the fair value of the consideration received, excluding discounts, rebates, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

### *Revenue from sale of goods*

- The majority of risks and benefits associated with the right to own the products or goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the goods owner, or the right to control the goods;

### *Revenue from rendering of services*

- The percentage of completion of the transaction at the Balance sheet date can be measured reliably.

### *Financial income*

Financial incomes include income from assets yielding interest, royalties, dividends and other financial gains by the company shall be recognised when the two conditions are satisfied:

- It is probable that the economic benefits associated with the transaction will flow to the Company; and
- The amount of the revenue can be measured reliably.

Dividend income shall be recognised when the Company's right to receive dividend is established or profits from capital contributions.

## **2.23 . Revenue deductions**

Revenue deductions from sales of goods and rendering of services arising in the year include: Trade discounts, sales discounts and sales returns.

Trade discount, sales discount and sales return incurred in the same period of sale of goods and rendering of services are recorded as a decrease in revenue in the incurring period. In case goods and services are sold in the previous periods, but until the next period they are incurred as deductible items, the Company records the decrease in revenue under the following principles: If it is incurred prior to the issuance of Financial Statements, it is then recorded as a decrease in revenue on the Financial Statements of the reporting period (the previous year); and if it is incurred after the issuance of Financial Statements, it is recorded as a decrease in revenue of incurring period (the next year).

#### **2.24 . Cost of goods sold and serviced rendered**

Cost of goods sold and services rendered are cost of finished goods, merchandises, materials sold or services rendered during the year, and recorded on the basis of matching with revenue and on a prudence basis. Cases of loss of materials and goods exceeded the norm, labour cost and fixed manufacturing overheads not allocated to the value of inventory, provision for devaluation of inventory, abnormal expenses and losses of inventories after deducting the responsibility of collective and individuals concerned, etc. is recognized fully and promptly into cost of goods sold in the year even when products and goods have not been determined as sold.

#### **2.25 . Financial expenses**

The expenses recognized in financial expenses include: borrowing costs; foreign exchange losses, etc. These items are recognized based on the total amount incurred during the year and are not offset against financial revenue.

#### **2.26 . Corporate income tax**

##### **a) Current corporate income tax expenses and deferred corporate income tax expenses**

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

##### **b) Current corporate income tax rate**

The fiscal year ended as at December 31, 2025, the Company applies the corporate income tax rate of 20% for the operating activities which has taxable income.

#### **2.27 . Earnings per share**

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Management) by the weighted average number of ordinary shares outstanding during the year.

#### **2.28 . Related Parties**

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and associates;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises that the above-mentioned individuals directly or indirectly hold an important part of the voting power or have significant influence on these enterprises.

In considering the relationship of related parties to serve for the preparation and presentation of Consolidated Financial Statements, the Company should consider the nature of the relationship rather than the legal form of the relationship.

**2.29 . Segment information**

Due to the Company only operates in the field of manufacturing and trading steel products and operates in the territory of Vietnam, the Company does not prepare segment reports by business segment and geographical segment.

**3 . CASH AND CASH EQUIVALENTS**

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Cash on hand	370,979,325	264,320,678
Demand deposits	59,967,824,573	20,456,301,750
Cash equivalents	-	115,000,000,000
	<u><u>60,338,803,898</u></u>	<u><u>135,720,622,428</u></u>

**4 . FINANCIAL INVESTMENTS**

**a) Held to maturity investments**

The investment held until maturity at the end of the fiscal year is a time deposit of VND 295,000,000,000 held in commercial banks with interest rates ranging from 4.75% to 8.0% per year, with terms of 3 to 6 months.

**b) Equity investments in associates and joint - ventures**

The Company's investment and associate at the beginning and end of the fiscal year is the investment in Viet Duc Steel Production Corporation with the equity method value at January 01, 2025 and December 31, 2025 are VND 124,535,105,162 and VND 168,094,345,926 respectively.

The Company's interest rate and voting rate in the associated company are together 28.6%.

**5 . SHORT-TERM TRADE RECEIVABLES**

	<u>31/12/2025</u>		<u>01/01/2025</u>	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Others</i>	<i>262,614,945,584</i>	<i>(26,226,716,427)</i>	<i>569,888,993,480</i>	<i>(24,769,626,150)</i>
HPM Trading JSC	8,291,307,750	-	182,227,233,786	-
Construction Equipment Material Trading Co.,Ltd	8,003,498,521	-	116,702,181,210	-
Asia Green Power Co.,Ltd	69,063,164,336	-	74,072,097,264	-
Ty Van Company Limited	18,078,789,488	-	13,202,444,657	-
Others	159,178,185,489	(26,226,716,427)	183,685,036,563	(24,769,626,150)
	<u><u>262,614,945,584</u></u>	<u><u>(26,226,716,427)</u></u>	<u><u>569,888,993,480</u></u>	<u><u>(24,769,626,150)</u></u>

6 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<i>Others</i>	<b>45,526,613,410</b>	-	<b>38,226,804,338</b>	-
Coteccons	14,045,495,644	-	14,045,495,644	-
Construction JSC				
Huy An Vinh	6,897,537,099	-	6,897,537,099	-
Phuc Tranding and Construction Co, Ltd.				
Construction Equipment	19,453,923,075	-	-	-
Material Trading Co.,Ltd				
Bang Viet Construction Machinery Co.,Ltd	829,440,000	-	3,142,800,000	-
HANOIS JSC	-	-	7,260,000,000	-
Others	4,300,217,592	-	6,880,971,595	-
	<b>45,526,613,410</b>	<b>-</b>	<b>38,226,804,338</b>	<b>-</b>

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7 . OTHER RECEIVABLES

	31/12/2025		01/01/2025	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
<b>a) Short-term</b>				
<b>a.1) Details by content</b>				
Receivables from interest of deposit, loan	1,675,945,206	-	-	-
Advances	-	-	10,000,000	-
Mortgages	486,000,000	-	-	-
Compensation for site clearance (*)	60,290,610,160	-	60,253,559,695	-
Others	218,441,806	-	299,269,624	-
	<b>62,670,997,172</b>	<b>-</b>	<b>60,562,829,319</b>	<b>-</b>
<b>a.2) Detail by object</b>				
Xuan Lang Commune Project Management Board (*)	60,290,610,160	-	60,253,559,695	-
Others	2,380,387,012	-	309,269,624	-
	<b>62,670,997,172</b>	<b>-</b>	<b>60,562,829,319</b>	<b>-</b>
<b>b) Long-term</b>				
<b>b.1) Details by content</b>				
Compensation for site clearance	187,300,000	-	187,300,000	-
	<b>187,300,000</b>	<b>-</b>	<b>187,300,000</b>	<b>-</b>
<b>b.2) Detail by object</b>				
People's Committee of Dao Duc Commune (*)	187,300,000	-	187,300,000	-
	<b>187,300,000</b>	<b>-</b>	<b>187,300,000</b>	<b>-</b>

(\*) This is the payment of compensation for site clearance according to the approved plan of VietDuc Legend City urban area will be deducted from the payable land use levy of the urban area. (For information about the project, see Note No. 10 for details).

8 . DOUBTFUL DEBTS

	31/12/2025		01/01/2025	
	Original cost	Recoverable value	Original cost	Recoverable value
	VND	VND	VND	VND
Total value of receivables are overdue or not due but difficult to be recovered				
- Quoc Dung Co.,Ltd	11,817,847,549	-	11,817,847,549	-
- Phuc Tan Co.,Ltd	3,685,650,153	-	3,685,650,153	-
- Truong Quang Co.,Ltd	9,266,128,448	-	9,266,128,448	-
- Nhat Truong Vinh Co., Ltd	3,386,886,086	1,929,795,809	-	-
	<b>28,156,512,236</b>	<b>1,929,795,809</b>	<b>24,769,626,150</b>	<b>-</b>

9 . INVENTORIES

	31/12/2025		01/01/2025	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods in transit	16,238,993,831	-	-	-
Raw materials	284,041,060,311	-	283,169,889,360	-
Work in process	21,010,555,580	-	3,147,003,622	-
Finished goods	210,010,305,244	-	259,922,700,407	-
Goods	142,365,486	-	-	-
	<b>531,443,280,452</b>	<b>-</b>	<b>546,239,593,389</b>	<b>-</b>

10 . LONG-TERM ASSET IN PROGRESS

	31/12/2025	01/01/2025
	VND	VND
<b>Construction in progress</b>	<b>809,205,050,703</b>	<b>763,660,335,488</b>
- VietDuc Legend City Project (i)	800,630,505,249	755,085,790,034
- Infrastructure of land lot CC4 Van Canh New Urban Area (ii)	8,574,545,454	8,574,545,454
	<b>809,205,050,703</b>	<b>763,660,335,488</b>

During operation, there are a number of transactions between the companies with related parties as follows:

(i): Viet Duc Legend City Urban Area Project

- Investor: VG PIPE - Vietnam - Germany Steel Pipe Joint Stock Company;
- Investment objectives: To invest in the construction of new urban areas and housing for low-income people, officials and employees, modern and synchronous in terms of social and technical infrastructure systems, meeting the needs of socio-economic development;
- Location: Xuan Lang Commune, Phu Tho Province;

**(i): Viet Duc Legend City Urban Area Project (coninued)**

- Project scale: The total land fund for project implementation is 62.17ha. The area of phase I that has been converted to land use purpose for implementation is 27.5 hectares;
- Investment capital: Using the Company's capital as well as other legally mobilized capital sources;
- Project status: Continue to clear the remaining area in phase I and are implementing infrastructure construction for the area that has been allocated land by Vinh Phuc Provincial People's Committee.
- Legal Information:
  - + Decision on investment approval No. 2204/QD-UBND dated August 10, 2010 of the People's Committee of Vinh Phuc province;
  - + Official Letter No. 2124/TTG-KTN dated November 23, 2015 of the Prime Minister agreeing to the People's Committee of Vinh Phuc province to change the land use purpose to implement the project phase 1 with an area of 23.6ha.
  - + Decision No. 3156/QD-UBND of the People's Committee of Vinh Phuc province on approving the adjustment of the 1/500 QHCT of Viet Duc Lengend City urban area in Dao Duc town, Binh Xuyen district, Vinh Phuc province (1st time).
  - + Decision No. 1829/QD-UBND dated July 22, 2020, on the allocation of land (phase 1) to Vietnam Germany Steel Pipe Joint Stock Company to implement the project: Viet Duc Legend-City urban area in Dao Duc town, Binh Xuyen district, Vinh Phuc province.
  - + Decision No. 2954/QD-UBND dated October 26, 2021 on the correction of land allocation content in Decision No. 1829/QD-UBND of Vinh Phuc province dated July 22, 2020 and land allocation (2nd time) stage 1 to Vietnam Germany Steel Pipe Joint Stock Company to implement the project: Viet Duc Legend-City urban area in Dao Duc town, Binh Xuyen district, Vinh Phuc province.
  - + Decision No. 751/QD-UBND dated April 18, 2022 on approving the project of partial adjustment of the Land Planning at the scale of 1/500, Viet Duc Legend City New Urban Area in Dao Duc Town, Binh Xuyen District, Vinh Phuc Province (1st time).
  - + Decision No. 1177/QD-UBND dated May 31, 2023 of the People's Committee of Vinh Phuc province approving the adjustment of investment policies and approving the investor of the Viet Duc Legend City urban area project in Dao Duc town, Binh Xuyen district, Vinh Phuc province.
  - + Decision No. 341/QD-UBND dated Febuary 23, 2024 of the People's Committee of Vinh Phuc province on the adjustment of land allocation according to the partial adjustment of the Land Planning at the scale of 1/500 (approved by the Provincial People's Committee in Decision No. 751/QD-UBND dated April 18, 2022), for Vietnam Germany Steel Pipe Joint Stock Company to implement the Viet Duc Legend - City urban area project in Dao Duc town, Binh Xuyen district, Vinh Phuc province.
  - + The project has been appraised by the Ministry of Construction for the following items: the entire project's technical infrastructure system, low-rise housing (phase 1), high-rise social housing (phase 1), and Wastewater Treatment Plant No. 2, according to Document No. 234/HĐXD-QLKT dated September 22, 2023.
  - + The project's environmental impact assessment report has been approved by the Ministry of Natural Resources and Environment under Decision No. 3501/QD-BTNMT dated November 27, 2023.
  - + The project's fire prevention and firefighting design for Phase 1 technical infrastructure, including access roads for fire trucks and the outdoor fire water supply system, has been reviewed and approved by the Fire Prevention and Rescue Police Department of the Ministry of Public Security, as stated in Certificate No. 509/TD-PCCC dated February 06, 2024.
  - + The project was granted Construction Permit No. 01/GPXD dated April 22, 2024, by the Department of Construction of Vinh Phuc province for Technical Infrastructure - Phase 1 (Items: Land leveling, stone embankment; Transportation; Rainwater drainage, wastewater drainage).
  - + The project was granted Construction Permit No. 02/GPXD dated July 10, 2024, by the Department of Construction of Vinh Phuc province for the Technical Infrastructure category (including: Water supply; Electricity supply and lighting; Telecommunications; Wastewater treatment plant with a capacity of 600m<sup>3</sup>/day - Phase 1).
  - + The project has been granted a certificate for the High-Rise Social Housing Project - Phase 1 by the Fire Prevention and Rescue Police Department of Vinh Phuc Province, according to Fire Prevention and Fighting Design Approval Certificate No. 09/TD-PCCC dated January 13, 2025.
  - + The project was granted Construction Permit No. 01/GPXD dated January 24, 2025, by the Department of Construction of Vinh Phuc province for the High-rise Social Housing Project - Phase 1.

(ii): Infrastructure of land lot CC4 Van Canh New Urban Area

- Investor: Vietnam Germany Steel Pipe Joint Stock Company;
- Investment purpose: Business investment;
- Location: Van Canh urban area, Hoai Duc district, Hanoi city;
- Investment capital: Using the Company's capital as well as other legally mobilized capital sources;
- Project description: According to the overall adjustment project of the detailed planning at the scale of 1/500 approved by the People's Committee of Hanoi City in Decision No. 5092/QĐ-UBND dated July 31, 2017, the CC4 land lot has an adjustment of the land use function from commercial services to public land of residential units: land area from 4,716m<sup>2</sup> to 4,248m<sup>2</sup>; the maximum construction density from 34% to 40%; the maximum height is 5 floors; the land use coefficient from 1.7 times to 2 times;
- Aggregate cost: The aggregate cost is the entire cost of transferring the infrastructure of CC4 land lot in Van Canh new urban area, Hoai Duc district, Hanoi city under the economic contract No. 16/HUD/-SGDBĐS signed on February 29, 2010 with the Housing and Urban Development Corporation.

11 . INTANGIBLE FIXED ASSETS

	<u>Land use rights</u>	<u>Computer software</u>	<u>Cộng</u>
	VND	VND	VND
<b>Historical cost</b>			
Beginning balance	20,257,742,088	268,425,000	20,526,167,088
<b>Ending balance of the year</b>	<u>20,257,742,088</u>	<u>268,425,000</u>	<u>20,526,167,088</u>
<b>Accumulated depreciation</b>			
Beginning balance	6,029,597,866	135,508,331	6,165,106,197
- Depreciation for the year	348,387,600	88,846,156	437,233,756
<b>Ending balance of the year</b>	<u>6,377,985,466</u>	<u>224,354,487</u>	<u>6,602,339,953</u>
<b>Net carrying amount</b>			
Beginning balance	14,228,144,222	132,916,669	14,361,060,891
<b>Ending balance</b>	<u>13,879,756,622</u>	<u>44,070,513</u>	<u>13,923,827,135</u>

12 . PREPAID EXPENSES

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
<b>a) Short-term</b>		
Other short-term prepaid expenses	-	85,883,588
	<u>-</u>	<u>85,883,588</u>
<b>b) Long-term</b>		
Business benefit value of land use rights	4,646,900,993	4,823,365,589
Warehouse rental and office rental costs	1,800,000,000	3,600,000,000
Other long-term prepaid expenses	1,830,324,103	2,782,948,515
	<u>8,277,225,096</u>	<u>11,206,314,104</u>

13 . TANGIBLE FIXED ASSETS

	Buildings, structures	Machinery, equipment	Vehicles, transportation equipment	Management equipment	Total
	VND	VND	VND	VND	VND
<b>Historical cost</b>					
Beginning balance	193,701,172,987	240,551,435,836	41,130,610,502	1,598,574,718	476,981,794,043
- Purchase in the year	-	7,060,000,000	4,100,000,000	-	11,160,000,000
- Liquidation, disposal	-	-	(6,256,136,642)	-	(6,256,136,642)
<b>Ending balance of the year</b>	<b>193,701,172,987</b>	<b>247,611,435,836</b>	<b>38,974,473,860</b>	<b>1,598,574,718</b>	<b>481,885,657,401</b>
<b>Accumulated depreciation</b>					
Beginning balance	111,319,133,458	237,661,246,486	33,222,333,580	1,598,574,718	383,801,288,242
- Depreciation for the year	5,984,215,129	2,503,413,669	3,083,702,325	-	11,571,331,123
- Liquidation, disposal	-	-	(4,264,846,330)	-	(4,264,846,330)
<b>Ending balance of the year</b>	<b>117,303,348,587</b>	<b>240,164,660,155</b>	<b>32,041,189,575</b>	<b>1,598,574,718</b>	<b>391,107,773,035</b>
<b>Net carrying amount</b>					
Beginning balance	82,382,039,529	2,890,189,350	7,908,276,922	-	93,180,505,801
<b>Ending balance</b>	<b>76,397,824,400</b>	<b>7,446,775,681</b>	<b>6,933,284,285</b>	<b>-</b>	<b>90,777,884,366</b>

*In which:*

- The carrying amount of tangible fixed assets pledged as collaterals for borrowings at the end of the year: VND 43,696,193,524.
- Cost of fully depreciated tangible fixed assets but still in use at the end of the year: VND 299,577,711,645.

14 . SHORT-TERM TRADE PAYABLES

	31/12/2025		01/01/2025	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
<i>Others</i>	<i>128,835,167,766</i>	<i>128,835,167,766</i>	<i>393,220,676,221</i>	<i>393,220,676,221</i>
HPM Trading JSC	8,297,255,252	8,297,255,252	182,308,512,390	182,308,512,390
Asia Green Power Co.,Ltd	69,739,464,851	69,739,464,851	74,119,457,940	74,119,457,940
Construction Equipment Material Trading Co.,Ltd	-	-	84,264,934,248	84,264,934,248
Vietnam Construction and Import - Export Joint Stock Corporation	21,333,487,320	21,333,487,320	-	-
Others	29,464,960,343	29,464,960,343	52,527,771,643	52,527,771,643
	<b><u>128,835,167,766</u></b>	<b><u>128,835,167,766</u></b>	<b><u>393,220,676,221</u></b>	<b><u>393,220,676,221</u></b>

**15 . TAX AND PAYABLES FROM STATE BUDGET**

	Receivable at the opening year	Payable at the opening year	Payable arise in the year	Amount paid in the year	Receivable at the closing year	Payable at the closing year
	VND	VND	VND	VND	VND	VND
Value added tax	-	1,279,868,360	73,330,954,368	74,610,822,728	-	-
Export, import duties	-	-	121,790,238	121,790,238	-	-
Corporate income tax	-	17,538,178,454	37,063,091,808	37,502,655,265	-	17,098,614,997
Personal income tax	-	33,351,820	1,457,192,978	1,351,508,409	959,177	139,995,566
Natural resource tax	-	407,400	1,834,700	2,242,100	-	-
Property tax and land rental	-	-	618,929,424	618,929,424	-	-
Other taxes	-	-	121,663,766	121,663,766	-	-
Fees and other obligations	-	30,905,002	115,356,683	146,261,685	-	-
	-	<b>18,882,711,036</b>	<b>112,830,813,965</b>	<b>114,475,873,615</b>	<b>959,177</b>	<b>17,238,610,563</b>

The Company's tax settlements are subject to examination by the tax authorities. Because the application of tax laws and regulations on many types of transactions is susceptible to varying interpretations, amounts reported in the Consolidated Financial Statements could be changed at a later date upon final determination by the tax authorities.

**16 . SHORT-TERM ACCRUED EXPENSES**

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Accrued interest expenses	82,581,446	35,902,685
Remuneration of the Board of Directors, Board of Supervision	-	456,000,000
Other accrued expenses	787,670,160	172,000,000
	<u><b>870,251,606</b></u>	<u><b>663,902,685</b></u>

**17 . OTHER PAYABLES**

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
<b>a) Short-term</b>		
- Trade union fee	61,601,600	837,387,273
- Social insurance	1,696,000	-
- Dividend, profit payables	273,478,788	276,718,788
- Others	349,004,290	265,084,287
	<u><b>685,780,678</b></u>	<u><b>1,379,190,348</b></u>
<b>b) Long-term</b>		
- Vietnam Construction and Import - Export Joint Stock Corporation (i)	204,427,400,548	-
- Long-term deposits, collateral received	3,622,954,786	3,930,838,786
	<u><b>208,050,355,334</b></u>	<u><b>3,930,838,786</b></u>

(i) Capital contribution received under Investment Cooperation Agreement No. 3168/2025/HĐHTĐT/VGP - VCG dated December 30, 2025, on Investment Cooperation, Development and Business of the Viet Duc Legend City Urban Area Project (the Project), with the following details:

- Parties involved: VG PIPE Vietnam-Germany Steel Pipe Joint Stock Company (Party A) and Vietnam Import-Export and Construction Corporation (Vinaconex) (Party B);
- Objective: To collaborate in capital contribution, sharing experience, management capabilities, and resources to invest in infrastructure construction, architectural works, and the successful operation and management of the collaborative project, maximizing profits for all parties while complying with applicable laws.
- Scope of cooperation: Phase 1A of the Project encompasses the entire area of 214,481.4 m2 belonging to Phase 1, for which land has been handed over on-site at the time of signing this Agreement.
- Capital contribution ratio and business profit sharing: The parties agree to contribute capital to implement the Cooperation Project and share profits, products, risks, and losses arising from the Cooperation Project in a 50:50 ratio.
- Capital contribution schedule:  
 First capital contribution: Total capital contribution amount: VND 852,074,004,504;  
 + Party A is considered to have completed the first capital contribution (this capital is part of the total eligible expenses that Party A has actually invested in the Cooperation Project up to the effective date confirmed by the parties);  
 + Party B contributes capital in cash equivalent to VND 426,037,002,252. As at December 31, 2025, Party B has deposited VND 204,427,400,548 according to Deposit Agreement No. 2128/2025/TTĐC/VCG/VGS signed on September 12, 2025, which will be deducted from the first capital contribution.  
 Subsequent capital contributions: In accordance with the capital contribution plan and schedule agreed upon by both parties in the resolution of the Executive Board, that plan and schedule will become an appendix to this contract.

**18 . PROVISIONS FOR PAYABLES**

The short-term provision payable at the end of the fiscal year is the provision for major repairs to fixed assets at the parent company and its subsidiaries.

19 . BORROWINGS

	01/01/2025		During the year		31/12/2025	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
<b>a) Short-term borrowings</b>						
- Short-term bank loans	578,607,802,602	578,607,802,602	4,425,039,790,845	4,431,719,034,741	571,928,558,706	571,928,558,706
- Joint stock Commercial Bank for Investment and Development of Viet Nam – Phuc Yen Branch	414,662,249,719	414,662,249,719	2,932,680,935,393	2,948,523,631,055	398,819,554,057	398,819,554,057
- Vietnam Joint Stock Commercial Bank for Industry and Trade – Binh Xuyen Branch	124,205,552,883	124,205,552,883	1,165,535,709,027	1,188,975,724,345	100,765,537,565	100,765,537,565
- Vietnam International Commercial Joint Stock Bank	23,740,000,000	23,740,000,000	116,355,996,425	128,089,679,341	12,006,317,084	12,006,317,084
- Joint Stock Commercial Bank For Foreign Trade Of Vietnam - Phuc Yen Branch	16,000,000,000	16,000,000,000	208,100,000,000	166,100,000,000	58,000,000,000	58,000,000,000
- Short-term borrowings from individuals	-	-	2,367,150,000	30,000,000	2,337,150,000	2,337,150,000
- Current portion of long-term loan	2,000,000,000	2,000,000,000	-	2,000,000,000	-	-
- Joint stock Commercial Bank for Investment and Development of Viet Nam – Phuc Yen Branch	2,000,000,000	2,000,000,000	-	2,000,000,000	-	-
	<b>580,607,802,602</b>	<b>580,607,802,602</b>	<b>4,425,039,790,845</b>	<b>4,433,719,034,741</b>	<b>571,928,558,706</b>	<b>571,928,558,706</b>
<b>b) Long-term borrowings</b>						
- Joint stock Commercial Bank for Investment and Development of Viet Nam – Phuc Yen Branch	203,800,000,000	203,800,000,000	-	203,800,000,000	-	-
	<b>203,800,000,000</b>	<b>203,800,000,000</b>	<b>-</b>	<b>203,800,000,000</b>	<b>-</b>	<b>-</b>
Amount due for settlement within 12 months	(2,000,000,000)	(2,000,000,000)	-	(2,000,000,000)	-	-
Amount due for settlement after 12 months	<b>201,800,000,000</b>	<b>201,800,000,000</b>				

**VIET NAM GERMANY STEEL PIPE JOINT STOCK COMPANY**

Binh Xuyen Industrial Park, Xuan Lang Commune, Phu Tho Province

**Consolidated Financial Statements**

for the fiscal year ended as at 31/12/2025

**Details of short-term and long-term borrowings as of 31 December 2025:**
*Unit: VND*

TT	Bank name/Credit contract	Credit limit	Loan purpose	Limit grant deadline	Interest rate	Outstanding balance as at 31/12/2025	Form of guarantee
<b>I</b>	<b>Short-term borrowings</b>					<b>571,928,558,706.00</b>	
<b>1</b>	<b>Joint stock Commercial Bank for Investment and Development of Vietnam - Phuc Yen branch</b>					<b>398,819,554,057.00</b>	
1.1	Credit limit contract No. 01/2025/1509578/HDTD dated September 17, 2025	600,000,000,000	Supplementation of working capital, guarantee, opening of L/C	Disbursement period of the credit facility: Until 31 July 2026	Determined according to each specific credit contract	224,819,554,057	Collateral
2.2	Credit limit contract No. 01/2025/1853346/HDTD dated October 01, 2025	400,000,000,000	Supplementing working capital for production and business activities	From the date of signing the credit contract to July 31, 2026	Determined according to each specific credit contract	174,000,000,000	Collateral
<b>2</b>	<b>Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Xuyen branch</b>					<b>100,765,537,565.00</b>	
2.1	Limit Loan Agreement No. 25.41.1812/2025-HDCVHM/NHCT262 - ONG THEP VIET DUC dated March 17, 2025	200,000,000,000	Supplementing working capital for production and business activities	Disbursement period of the credit facility: Until March 12, 2026	Interest rates are adjusted and determined on a case-by-case basis for each promissory note	44,300,000,000	Collateral
2.2	Limit Loan Agreement No. 25.41.07/2025-HDCVHM/NHCT262-CPTHEP dated October 01, 2025	200,000,000,000	Supplementing working capital for production and business activities	From October 01, 2025 to August 27, 2026	Interest rates are adjusted and determined on a case-by-case basis for each promissory note	56,465,537,565	Collateral

Details of short-term and long-term borrowings as of 31 December 2025:

Unit: VND

TT	Bank name/Credit contract	Credit limit	Loan purpose	Limit grant deadline	Interest rate	Outstanding balance as at 31/12/2025	Form of guarantee
<b>3</b>	<b>Vietnam International Commercial Joint Stock Bank</b>					<b>12,006,317,084</b>	
3.1	Credit contract No. 1043538.25 dated May 10, 2025	200,000,000,000	Supplementing working capital for production and business activities in accordance with the business registration of the credit grantee (except for real estate investment and business)	12 months from the date of signing the credit contract	Floating interest rate	12,006,317,084	Collateral
<b>4</b>	<b>Joint Stock Commercial Bank For Foreign Trade Of Vietnam - Phuc Yen Branch</b>					<b>58,000,000,000</b>	
4.1	Credit limit 25PY/DN-DB1P/HDK394 dated August 26, 2025	120,000,000,000	Supplementation of working capital, guarantee, opening of L/C	Until August 01, 2026	Interest rates are determined on a case-by-case basis for each promissory note	58,000,000,000	Collateral
<b>5</b>	<b>Short-term personal loans</b>					<b>2,337,150,000</b>	
<b>5.1</b>	<b>Personal loans – Mr. Le Anh Chung</b>						
-	Personal loan agreement dated December 10, 2025	610,000,000	Supplementing working capital for production and business activities	From December 10, 2025 to January 10, 2026	8%/year	610,000,000	Unsecured
-	Personal loan agreement dated July 19, 2025	1,141,600,000	Supplementing working capital for production and business activities	From July 19, 2025 to January 19, 2026	8%/year	1,141,600,000	Unsecured
<b>5.2</b>	<b>Personal loans – Mr. Pham Trung Phong</b>						
-	Personal loan agreement dated May 28, 2025	350,000,000	Supplementing working capital for production and business activities	From May 28, 2025 to January 28, 2026	8%/year	320,000,000	Unsecured
-	Personal loan agreement dated July 15, 2025	265,550,000	Supplementing working capital for production and business activities	From July 15, 2025 to January 15, 2026	8%/year	265,550,000	Unsecured

(\* ) Loans from banks have been secured by mortgage/pledge/guarantee contracts with the lender and have been fully registered for secured transactions.

20 . OWNER'S EQUITY

a) Increase and decrease in owner's

	Contributed capital	Share premium	Other capital	Development and investment funds	Other reserves	Retained earnings	Non controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND
<b>Beginning balance of previous year</b>	<b>532,696,700,000</b>	<b>69,835,386,699</b>	<b>48,000,000,000</b>	<b>51,515,183,112</b>	<b>11,582,581,167</b>	<b>267,599,742,737</b>	<b>125,718,286</b>	<b>981,355,312,001</b>
Increase in capital of previous year	26,624,560,000	-	-	-	-	(26,624,560,000)	-	-
Profit/(loss) for previous year	-	-	-	-	-	109,854,603,864	15,259,456	109,869,863,320
Profit distribution at the parent company	-	-	-	3,727,908,878	-	(6,710,235,981)	-	(2,982,327,103)
Profit distribution at subsidiaries	-	-	-	1,219,993,509	-	(4,879,974,037)	(2,288,918)	(3,662,269,446)
<b>Ending balance of previous year</b>	<b>559,321,260,000</b>	<b>69,835,386,699</b>	<b>48,000,000,000</b>	<b>56,463,085,499</b>	<b>11,582,581,167</b>	<b>339,239,576,583</b>	<b>138,688,824</b>	<b>1,084,580,578,772</b>
<b>Beginning balance of current year</b>	<b>559,321,260,000</b>	<b>69,835,386,699</b>	<b>48,000,000,000</b>	<b>56,463,085,499</b>	<b>11,582,581,167</b>	<b>339,239,576,583</b>	<b>138,688,824</b>	<b>1,084,580,578,772</b>
Increase in capital of this year	55,920,290,000	-	-	-	-	(55,920,290,000)	-	-
Profit/(loss) for current year	-	-	-	-	-	217,018,034,447	22,982,025	217,041,016,472
Profit distribution at the parent company (ii)	-	-	-	3,303,352,114	-	(5,505,586,856)	-	(2,202,234,742)
Profit distribution at subsidiaries (iii)	-	-	-	-	-	(3,674,825,827)	(2,298,203)	(3,677,124,030)
<b>Ending balance of current year</b>	<b>615,241,550,000</b>	<b>69,835,386,699</b>	<b>48,000,000,000</b>	<b>59,766,437,613</b>	<b>11,582,581,167</b>	<b>491,156,908,347</b>	<b>159,372,646</b>	<b>1,295,742,236,472</b>

**Additional information regarding changes in equity during the year:**

(i) According to Resolution No. 01/2025/NQ-ĐHĐCĐ-VGS dated April 05, 2025, of the Annual General Meeting of Shareholders, Vietnam-Germany Steel Pipe Joint Stock Company VG-PIPE will pay dividends in shares at the rate of 10%/par value, corresponding to 55,932,126 shares, with a total par value of VND 559,321,260,000. The dividend payment source is from after-tax profit as of December 31, 2024. The Company has completed the issuance of shares to pay dividends and has been notified by the State Securities Commission of receipt of the results of the share issuance to pay dividends in document No. 3520/UBCK-QLCB dated July 16, 2025. The number of shares the Company issued to pay dividends is 5,592,029 shares.

(ii) Based on the Company's charter and Resolution No. 01/2025/NQ-ĐHĐCĐ-VGS dated April 05, 2025, of the Annual General Meeting of Shareholders, the Board of Directors of the Company approves the decision to set up the Reward Fund not exceeding 1% of after-tax profit, the Welfare Fund not exceeding 1% of after-tax profit, and the Investment and Development Fund not exceeding 3% of after-tax profit. The Company has allocated VND 2,202,234,742 to the Reward and Welfare Fund and VND 3,303,352,114 to the Investment and Development Fund from after-tax profit in 2025.

(iii) Pursuant to the articles of the Company, Viet Duc Steel Joint Stock Company, Viet Duc Steel Joint Stock Company appropriates to the Reward and Welfare Fund the sum of: VND 3,677,124,030 (representing 10% of profit after tax).

**b) Details of Contributed capital**

	Rate (%)	31/12/2025 VND	Rate (%)	01/01/2025 VND
Mr. Le Minh Hai	-	-	32.06	179,313,750,000
Mrs. Nguyen Thi Thanh Thuy	25.67	157,937,870,000	10.75	60,103,280,000
Mrs. Nguyen Thi Nhi	-	-	3.09	17,290,000,000
Mrs. Le Khanh Huyen	8.24	50,699,290,000	8.24	46,090,270,000
Mr. Le Quoc Khanh	5.15	31,705,320,000	5.15	28,823,020,000
Others	60.94	374,899,070,000	40.71	227,700,940,000
	<b>100.00</b>	<b>615,241,550,000</b>	<b>100.00</b>	<b>559,321,260,000</b>

**c) Capital transactions with owners and distribution of dividends and profits**

	Year 2025 VND	Year 2024 VND
Owner's contributed capital	615,241,550,000	559,321,260,000
- At the beginning of year	559,321,260,000	532,696,700,000
- Increase in the year	55,920,290,000	26,624,560,000
- At the ending of year	615,241,550,000	559,321,260,000
- Dividend payable at the beginning of the year	276,718,788	276,718,788
- Dividend payable in the year:	55,920,290,000	26,624,560,000
+ Dividend payable from last year's profit	55,920,290,000	26,624,560,000
- Dividend paid in cash in the year	(3,240,000)	-
+ Dividend paid from last year's profit	(3,240,000)	-
- Dividend paid in shares in the year	(55,920,290,000)	(26,624,560,000)
+ Dividend paid from last year's profit	(55,920,290,000)	(26,624,560,000)
- Dividend payable at the end of the year	273,478,788	276,718,788

**d) Share**

	<u>31/12/2025</u>	<u>01/01/2025</u>
Quantity of Authorized issuing shares	61,524,155	55,932,126
Quantity of issued shares and full capital contribution	61,524,155	55,932,126
- <i>Common shares</i>	<i>61,524,155</i>	<i>55,932,126</i>
Quantity of outstanding shares in circulation	61,524,155	55,932,126
- <i>Common shares</i>	<i>61,524,155</i>	<i>55,932,126</i>
Par value per share (VND)	10,000	10,000

**e) Company's reserves**

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
Investment and development fund	59,766,437,613	56,463,085,499
Other funds belonging to owners' equity	11,582,581,167	11,582,581,167
	<u><u>71,349,018,780</u></u>	<u><u>68,045,666,666</u></u>

**21 . OFF STATEMENT OF FINANCIAL POSITION ITEMS AND OPERATING LEASE COMMITMENT**

**a) Operating asset for leasing**

The Company is currently leasing out assets under operating lease agreements. As at December 31, 2025, the total future minimum lease payments receivable under non-cancellable operating leases are presented as follows:

	<u>31/12/2025</u>	<u>01/01/2025</u>
	VND	VND
- Under 1 year	2,250,717,643	3,326,496,674
- From 1 year to 5 years	4,224,807,278	4,345,267,250
	<u><u>6,475,524,921</u></u>	<u><u>7,671,763,924</u></u>

**b) Operating leased assets**

The company signed a land lease contract with the People's Committee of Vinh Phuc province (now Phu Tho province) to use the land for production and business purposes, the lease term is until 2051, the area of the leased land is 55,056 m<sup>2</sup>. According to this contract, the Company must pay the land rent annually until the maturity date of the contract in accordance with current regulations of the State.

Viet Duc Steel Joint Stock Company (a subsidiary) signed a land lease contract with the People's Committee of Vinh Phuc province in Binh Xuyen Industrial Park, Xuan Lang Commune, Phu Tho province for the purpose of using it as a production and business base. The land lease term is 44 years from 2008 to 2051. The area of the leased land is 20,000 m<sup>2</sup>. According to this contract, the Company must pay the land rent annually until the maturity date of the contract in accordance with current regulations of the State.

**c) Foreign currencies**

	<u>31/12/2025</u>	<u>01/01/2025</u>
- USD	26,060.58	1,076.28

**22 . TOTAL REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Revenue from sale of goods	1,711,091,749,939	2,630,849,648,425
Revenue from sale finished products	5,656,316,712,768	4,660,496,953,342
Revenue from providing services	12,549,828,666	14,404,565,840
Revenue from real estate business	-	46,267,675,457
	<u><b>7,379,958,291,373</b></u>	<u><b>7,352,018,843,064</b></u>

**23 . REVENUE DEDUCTIONS**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Trade discounts	60,378,006,370	29,759,770,767
Sales returns	272,093,518	393,242,751
Sale discounts	717,627,308	-
	<u><b>61,367,727,196</b></u>	<u><b>30,153,013,518</b></u>

**24 . COSTS OF GOODS SOLD**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Cost of sale of goods	1,696,844,016,953	2,612,776,927,176
Cost of sale finished products	5,321,222,225,453	4,463,176,973,952
Cost of providing services	14,844,740,780	13,819,230,827
Cost of real estate business	-	10,102,005,641
	<u><b>7,032,910,983,186</b></u>	<u><b>7,099,875,137,596</b></u>

**25 . FINANCE INCOME**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Interest income, interest from loans	8,397,132,170	910,178,040
Interest from deferred payment sale or payment discount	319,516,686	42,960,397
Dividends or profits received	26,598,798,283	-
Gain on exchange difference in the year	5,691,533	1,328,740
Gain on exchange difference at the year - end	1,879,824	115,542
	<u><b>35,323,018,496</b></u>	<u><b>954,582,719</b></u>

In which: Financial expenses paid to related parties  
 (details as in Notes 36)

<u><b>26,598,798,283</b></u>	<u><b>-</b></u>
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**26 . FINANCIAL EXPENSES**

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
Interest expenses	17,944,804,652	20,776,916,785
Loss from disposal of financial investments	-	111,555
Loss on exchange difference in the year	40,407,157	15,562,800
	<u><b>17,985,211,809</b></u>	<u><b>20,792,591,140</b></u>

**27 . SELLING EXPENSES**

	Year 2025	Year 2024
	VND	VND
Raw materials	1,558,533,926	1,197,026,695
Labour expenses	24,377,582,416	15,713,602,358
Depreciation expenses	1,610,560,392	1,208,016,211
Expenses of outsourcing services	29,580,400,420	30,020,506,977
Other expenses in cash	4,633,270,789	3,233,068,159
	<b><u>61,760,347,943</u></b>	<b><u>51,372,220,400</u></b>

**28 . GENERAL ADMINISTRATIVE EXPENSES**

	Year 2025	Year 2024
	VND	VND
Raw materials	520,527,159	1,365,319,118
Labour expenses	19,325,122,737	16,042,563,969
Depreciation and amortisation	1,327,712,431	1,652,197,786
Tax, Charge, Fee	1,459,806,305	1,574,856,797
Provision expenses/Reversal of provision expenses	1,457,090,277	(20,000,000)
Expenses of outsourcing services	4,899,269,524	2,904,844,430
Other expenses in cash	3,199,475,994	3,261,098,123
	<b><u>32,189,004,427</u></b>	<b><u>26,780,880,223</u></b>

29 . OTHER INCOME

	Year 2025	Year 2024
	VND	VND
Gain from liquidation, disposal of fixed assets	1,065,637,971	-
Collected fines	620,425,684	192,476,343
Deductible taxes	76,800,000	50,400,000
Others	127,851,797	107,958
	<b>1,890,715,452</b>	<b>242,984,301</b>

30 . OTHER EXPENSE

	Year 2025	Year 2024
	VND	VND
Remuneration of the Board of Directors, Board of Supervision	228,000,000	112,000,000
Fines and arrears	196,220,830	90,682,206
Others	406,358	15,722,581
	<b>424,627,188</b>	<b>218,404,787</b>

31 . CURRENT BUSINESS INCOME TAX EXPENSE

	Year 2025	Year 2024
	VND	VND
- Current corporate income tax expense in parent company	27,589,919,714	18,859,414,465
- Current corporate income tax expense in subsidiary company	9,462,428,150	6,191,440,744
<b>Current corporate income tax expense</b>	<b>37,052,347,864</b>	<b>25,050,855,209</b>
Adjustment of tax expenses in previous years and tax expenses in the current year	10,743,944	-
Tax payable at the beginning of year	17,538,178,454	9,512,699,014
Tax paid in the year	(37,502,655,265)	(17,025,375,769)
<b>Closing year income tax payable of main business activities</b>	<b>17,098,614,997</b>	<b>17,538,178,454</b>

32 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the company is calculated as follows :

	Year 2025	Year 2024
	VND	VND
Net profit after tax	217,018,034,447	109,854,603,864
Adjustment	(5,877,060,569)	(6,642,307,631)
- <i>Bonus and welfare funds distributed from after tax earning</i>	(5,877,060,569)	(6,642,307,631)
Profit distributed for common stocks	211,140,973,878	103,212,296,233
Average number of outstanding common shares in circulation in the year	61,524,155	61,524,155
<b>Basic earnings per share</b>	<b>3,432</b>	<b>1,678</b>

Basic earnings per share have been adjusted retrospectively as regulated by Vietnamese Accounting Standards No. 30 – Basic earnings per share.

As at December 31, 2025, the Company dose not have shares with dilutive potential for earnings per share.

**33 . BUSINESS AND PRODUCTIONS COST BY ITEMS**

	Year 2025	Year 2024
	VND	VND
Raw materials	5,077,455,847,779	4,387,132,012,525
Labour expenses	117,731,771,229	86,907,734,455
Depreciation and amortisation	12,008,564,879	12,620,205,325
Expenses from external services	174,748,690,037	134,644,835,419
Other expenses by cash	14,565,511,197	8,979,167,133
Provision expenses	1,457,090,277	(20,000,000)
	<u>5,397,967,475,398</u>	<u>4,630,263,954,857</u>

**34 . FINANCIAL INSTRUMENTS**

**Financial risk management**

Financial risks that the Company may face risks including: credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Management of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

**Market risk**

The Company may face with the market risk such as: exchange rates and interest rates.

**Exchange rate risk**

The Company bears the risk of interest rates due to the transaction made in a foreign currency other than VND such as: borrowings and debts, revenue, cost, importing materials, good, machinery and equipment...

**Interest rate risk**

The Company bears the risk of interest rates due to the fluctuation in fair value of future cash flow of a financial instrument in line with changes in market interest rates if the Company has time or demand deposits, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain interest beneficial for its operation purpose.

**Credit Risk**

Credit risk is the risk of financial loss to the Company if a counterparty fails to perform its contractual obligations. The Company has credit risk from operating activities (mainly to trade receivables) and financial activities (including deposits, loans and other financial instruments), detailed as follows:

	<u>Under 1 year</u> VND	<u>From 1 to 5 years</u> VND	<u>Over 5 years</u> VND	<u>Total</u> VND
<b>As at 31/12/2025</b>				
Cash and cash equivalents	59,967,824,573	-	-	59,967,824,573
Trade receivables, other receivables	299,059,226,329	187,300,000	-	299,246,526,329
Loans	295,000,000,000	-	-	295,000,000,000
	<b><u>654,027,050,902</u></b>	<b><u>187,300,000</u></b>	<b><u>-</u></b>	<b><u>654,214,350,902</u></b>
<b>As at 01/01/2025</b>				
Cash and cash equivalents	135,456,301,750	-	-	135,456,301,750
Trade receivables, other receivables	605,682,196,649	187,300,000	-	605,869,496,649
	<b><u>741,138,498,399</u></b>	<b><u>187,300,000</u></b>	<b><u>-</u></b>	<b><u>741,325,798,399</u></b>

**Liquidity Risk**

Liquidity risk is the risk that the Company has trouble in settlement of its financial obligations due to the lack of funds. Liquidity risk of the Company mainly arises from different maturity of its financial assets and liabilities.

Due date for payment of financial liabilities based on expected payment under the contracts (based on cash flow of the original debts) as follows:

	<u>Under 1 year</u> VND	<u>From 1 to 5 years</u> VND	<u>Over 5 years</u> VND	<u>Total</u> VND
<b>As at 31/12/2025</b>				
Borrowings and debts	571,928,558,706	-	-	571,928,558,706
Trade payables, other payables	129,520,948,444	208,050,355,334	-	337,571,303,778
Accrued expenses	870,251,606	-	-	870,251,606
	<b><u>702,319,758,756</u></b>	<b><u>208,050,355,334</u></b>	<b><u>-</u></b>	<b><u>910,370,114,090</u></b>
<b>As at 01/01/2025</b>				
Borrowings and debts	580,607,802,602	201,800,000,000	-	782,407,802,602
Trade payables, other payables	394,599,866,569	3,930,838,786	-	398,530,705,355
Accrued expenses	663,902,685	-	-	663,902,685
	<b><u>975,871,571,856</u></b>	<b><u>205,730,838,786</u></b>	<b><u>-</u></b>	<b><u>1,181,602,410,642</u></b>

The Company believes that risk level of loan repayment is controllable. The Company has the ability to pay due debts from cash flows from its operating activities and cash received from mature financial assets.

**35 . SUBSEQUENT EVENTS AFTER THE REPORTING PERIOD**

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Consolidated Financial Statements.

**36 . TRANSACTION AND BALANCES WITH RELATED PARTIES**

List and relation between related parties and the Company are as follows:

<u>Related parties</u>	<u>Relation</u>
Vietnam Germany Steel Mill Group Joint Stock Company	Parent company

In addition to the information with related parties presented in the Notes above. During the fiscal year, the Company has the transactions and balances with related parties as follows:

	<u>Year 2025</u>	<u>Year 2024</u>
	VND	VND
<b>Dividend payment</b>	<b>26,598,798,283</b>	-
Vietnam Germany Steel Mill Group Joint Stock Company	26,598,798,283	-

Transactions with other related parties:

	<u>Relation</u>	<u>Year 2025</u>	<u>Year 2024</u>
		VND	VND
<b>Manager's income</b>			
Mrs. Nguyen Thi Thanh Thuy	Chairman of the Board of Directors Appointed on 05/04/2025	108,000,000	-
Mr. Le Minh Hai	Chairman of the Board of Directors Resigned on 05/04/2025	36,000,000	144,000,000
Mr. Le Quoc Khanh	Vice Chairman of the Board of Directors	388,580,000	84,000,000
Mr. Nguyen Huu The	General Director Member of the Board of Directors	1,786,692,000	1,317,296,000
Mrs. Nguyen Thi Nhi	Vice General Director Member of the Board of Directors Resigned on 05/04/2025	-	753,120,000
Mr. Nguyen Trong Dac	Member of the Board of Directors	60,000,000	24,000,000
Mr. Bui Van Hieu	Member of the Board of Directors	60,000,000	24,000,000
Mr. Dang Dinh Mieng	Vice General Director Appointed on 16/09/2024	981,207,000	192,170,000
Mrs. Vu Thi Son	The Chief Controller Appointed on 07/11/2025	10,000,000	-
Mrs. Nguyen Thi Thu Huong	Member of the Supervisory Board Appointed on 07/11/2025	212,477,000	-
Mr. Pham Quoc Hung	Member of the Supervisory Board Appointed on 07/11/2025	137,742,000	-
Mr. Ngo Vi Anh Tu	The Chief Controller Resigned on 07/11/2025	50,000,000	24,000,000
Mr. Le Anh Chung	Member of the Supervisory Board Resigned on 07/11/2025	246,078,000	201,781,000
Mrs. Nguyen Thi Hoa	Member of the Supervisory Board Resigned on 07/11/2025	20,000,000	12,000,000

In addition to the above related parties transactions, other related parties did not have any transactions during the period and have no balance at the end of the accounting period with the Company.

**37 . COMPARATIVE FIGURES**

The corresponding figures are those taken from the accounts for the fiscal year ended as at December 31, 2024 which was audited by AASC Auditing Firm Company Limited.



**Vo Thi Hong Tham**  
Preparer



**Nguyen Thi Thuy**  
Chief Accountant



**Nguyen Huu The**  
General Director

*Phu Tho, March 24, 2026*

