

INTERIM CONSOLIDATED FINANCIAL STATEMENTS
For the period ended 30 September 2026
of
ASIA-US INDUSTRIAL JOINT STOCK COMPANY

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Asia-US Industrial Joint Stock Company (“the Company”) presents this report together with the interim consolidated financial statements of the Company for the period ended 30 September 2026.

CORPORATE INFORMATION

Asia-US Industrial Joint Stock Company was established and operates under Enterprise Registration Certificate for a joint stock company No. 2500552524 issued by the Department of Planning and Investment of Vinh Phuc Province on 25/09/2015, and the fifteenth amendment dated 02/10/2026 issued by the Department of Finance of Phu Tho Province.

The Company's head office is located at Lot 1, Thai Hoa – Lien Son – Lien Hoa Industrial Park, Lien Hoa Commune, Phu Tho Province, Vietnam.

Board of Directors

Members of the Board of Directors during the period and up to the date of this report are:

Mr. Luong Van My	Chairman
Mr. Dinh Quoc Tuan	Vice Chairman
Mr. Tran Tuan Dai	Vice Chairman
Mr. Tran Ngoc Anh	Member
Mr. Nguyen Ngoc Son	Member
Mr. Nguyen Huu Vinh	Member (from 20/4/2026)
Mr. Segura Tomas Alejandro	Member (from 20/4/2026)

Board of Management

Members of the Board of Management during the period and up to the date of this report are:

Mr. Dinh Quoc Tuan	General Director
Mr. Tran Tuan Dai	Deputy General Director
Mr. Tran Ngoc Anh	Production Director
Mr. Nguyen Ngoc Son	Technical Director

Board of Supervisors

Members of the Board of Supervisors during the period and up to the date of this report are:

Mr. Duong Phu Dat	Head of the Board
Ms. Nguyen Thi Thu Huong	Member
Ms. Nguyen Thi Thanh Hoa	Member

LEGAL REPRESENTATIVE

The legal representative of the Company is Mr. Dinh Quoc Tuan - General Director of the Company.

RESPONSIBILITY OF THE BOARD OF MANAGEMENT FOR THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Board of Management is responsible for ensuring that the consolidated financial statements for each financial year give a true and fair view of the consolidated financial position, the consolidated results of operations and the consolidated cash flows of the Company for the year. In preparing these consolidated financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements 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; and

ASIA-US INDUSTRIAL JOINT STOCK COMPANY

Lot 1, Thai Hoa – Lien Son – Lien Hoa Industrial Park, Lien Hoa Commune, Phu Tho Province

- Prepare the consolidated financial statements on the 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 proper accounting records are kept which disclose, with reasonable accuracy at any time, the interim consolidated financial position of the Company and that the accounting records comply with the applied accounting system. The Board of Management is also 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 it has complied with the above requirements in preparing the accompanying interim consolidated financial statements.

STATEMENT BY THE BOARD OF MANAGEMENT

In the opinion of the Board of Management, the accompanying interim consolidated financial statements give a true and fair view of the interim consolidated financial position of the Company as at 30 September 2026, and of its consolidated results of operations and consolidated cash flows for the period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the statutory requirements relevant to the preparation and presentation of interim consolidated financial statements.

On behalf of the Board of Management



Dinh Quoc Tuan

General Director

Phu Tho, 30 October 2026

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Unit: VND

ASSETS	Code	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		4,342,779,857,013	3,692,740,891,025
I. Cash and cash equivalents	110	01	977,082,081,262	292,577,257,952
1. Cash	111		947,972,406,204	47,369,624,069
2. Cash equivalents	112		29,109,675,058	245,207,633,883
II. Short-term financial investments	120		1,051,923,440,455	1,018,820,467,900
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities (*)	122		-	-
3. Short-term held-to-maturity investments	123	02	1,051,923,440,455	1,018,820,467,900
4. Provision for short-term held-to-maturity investments (*)	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments	126		-	-
III. Short-term receivables	130		1,130,717,025,559	1,162,828,501,844
1. Short-term trade receivables	131	03	1,001,310,896,371	1,104,478,363,530
2. Short-term advances to suppliers	132	04	88,606,636,068	51,893,407,798
3. Short-term intra-company receivables	133		-	-
4. Receivables under schedule of construction contracts	134		-	-
5. Other short-term receivables	135	05	86,771,575,135	45,392,606,255
6. Provision for short-term doubtful debts (*)	136	06	(46,053,738,819)	(38,951,811,573)
7. Shortage of assets awaiting resolution	137		81,656,804	15,935,834
IV. Inventories	140	07	989,206,034,291	1,032,415,361,212
1. Inventories	141		1,012,494,611,873	1,052,777,580,330
2. Provision for decline in value of inventories (*)	142		(23,288,577,582)	(20,362,219,118)
V. Short-term biological assets	150		-	-
1. Short-term livestock for one-time harvest	151		-	-
2. Seasonal crops or short-term crops for one-time harvest	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
VI. Other current assets	160		193,851,275,446	186,099,302,117
1. Short-term prepaid expenses	161	11	41,919,464,666	32,121,758,478
2. Deductible value added tax	162		137,106,817,377	138,790,771,310
3. Taxes and other receivables from the State budget	163	17	14,824,993,403	15,186,772,329
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

Unit: VND

B. NON-CURRENT ASSETS	200		1,997,432,729,977	2,057,641,817,546
I. Long-term receivables	210		-	517,544,400
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212	04	-	517,544,400
3. Working capital in dependent units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Provision for long-term doubtful debts (*)	216		-	-
II. Fixed assets	220		1,841,021,990,563	1,614,421,123,230
1. Tangible fixed assets	221	08	1,739,202,016,306	1,511,870,000,725
- Cost	222		3,400,080,225,663	2,962,685,320,207
- Accumulated depreciation	223		(1,660,878,209,357)	(1,450,815,319,482)
2. Finance lease assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	09	101,819,974,257	102,551,122,505
- Cost	228		122,886,059,385	120,357,651,125
- Accumulated depreciation	229		(21,066,085,128)	(17,806,528,620)
III. Long-term biological assets	230		-	-
IV. Investment properties	240		-	-
- Cost	241		-	-
- Accumulated depreciation (*)	242		-	-
V. Long-term assets in progress	250		109,597,054,132	399,293,861,373
1. Long-term work in progress	251		-	-
2. Construction in progress	252	10	109,597,054,132	399,293,861,373
VI. Long-term financial investments	260		15,214,619,178	10,026,258,630
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		-	-
3. Equity investments in other entities	263		-	-
4. Provision for long-term financial investments (*)	264		-	-
5. Long-term held-to-maturity investments	265	02	15,214,619,178	10,026,258,630
VII. Other long-term assets	270		31,599,066,104	33,383,029,913
1. Long-term prepaid expenses	271	12	23,450,987,134	26,705,416,358
2. Deferred tax assets	272		8,148,078,970	6,677,613,555
3. Long-term equipment, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
5. Goodwill	279		-	-
TOTAL ASSETS	280		6,340,212,586,990	5,750,382,708,571

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION (continued)

As at 30 September 2026

Unit: VND

RESOURCES	Code	Notes	Closing balance	Opening balance
C. LIABILITIES	300		4,208,175,325,644	3,977,951,066,163
I. Current liabilities	310		4,110,335,833,849	3,826,287,183,413
1. Short-term trade payables	311	15	498,443,523,974	1,099,539,913,027
2. Short-term advances from customers	312	16	15,296,976,553	49,129,403,090
3. Dividends and profits payable	313		-	-
4. Taxes and amounts payable to the State budget	314	17	109,731,469,774	220,434,337,563
5. Payables to employees	315		27,737,524,742	78,651,372,646
6. Short-term accrued expenses	316	18	60,749,166,036	39,339,413,969
7. Short-term intra-company payables	317		-	-
8. Payables under schedule of construction contracts	318		-	-
9. Short-term unearned revenue	319	20	8,000,000	25,000,000
10. Other short-term payables	320	19	800,768,960,859	12,603,716,672
11. Short-term borrowings and finance lease liabilities	321	13	2,597,600,211,911	2,326,564,026,446
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		-	-
14. Price stabilisation fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Non-current liabilities	330		97,839,491,795	151,663,882,750
1. Long-term trade payables	331		-	4,118,048,632
2. Long-term advances from customers	332	16	-	-
3. Long-term borrowings and finance lease liabilities	339	14	97,839,491,795	147,545,834,118
D. OWNERS' EQUITY	400	21	2,132,037,261,346	1,772,431,642,408
1. Owners' contributed capital	411		1,444,568,110,000	1,070,050,530,000
- Ordinary shares with voting rights	411a		1,444,568,110,000	1,070,050,530,000
- Preference shares	411b		-	-
2. Share premium	412		(3,081,725,086)	-
3. Investment and development fund	418		-	-
4. Other funds belonging to owners' equity	419		-	-
5. Undistributed earnings	420		458,684,556,294	470,603,214,339
- Undistributed earnings accumulated to the end of the p	420a		96,028,142,895	46,599,169,588
- Undistributed earnings of the current period	420b		362,656,413,399	424,004,044,751
6. Non-controlling interests	429		231,866,320,138	231,777,898,069
TOTAL RESOURCES	440		6,340,212,586,990	5,750,382,708,571

Prepared by

Chief Accountant

Phu Tho, 30 October 2026

General Director



Tran Quang Su



Tran Thi Thanh Nga



Dinh Quoc Tuan

INTERIM CONSOLIDATED INCOME STATEMENT

Quarter III and year-to-date 2026

Unit: VND

ITEMS	Code	Notes	QUARTER III		YEAR-TO-DATE	
			Current year	Previous year	Current year	Previous year
1. Revenue from sales of goods and rendering of services	01	01	1,663,569,484,131	2,417,656,707,069	5,185,391,158,406	5,454,749,268,695
2. Revenue deductions	02	02	113,211,048,549	120,413,091,362	282,141,489,120	269,615,785,943
3. Net revenue from sales of goods and rendering of services	10		1,550,358,435,582	2,297,243,615,707	4,903,249,669,286	5,185,133,482,752
4. Cost of goods sold	11	03	1,314,766,234,894	1,885,142,537,650	4,044,208,926,684	4,158,258,921,973
5. Gross profit from sales of goods and rendering of services	20		235,592,200,688	412,101,078,057	859,040,742,602	1,026,874,560,779
6. Gain/(loss) from sale and disposal of investment properties	21		-	-	-	-
7. Financial income	22	04	25,451,089,931	33,725,290,405	88,425,143,896	88,963,179,127
8. Financial expenses	23	05	50,441,779,342	38,100,565,737	135,227,055,499	104,092,421,247
9. - In which: Interest expenses	24		42,320,566,471	27,893,780,257	114,334,313,080	74,310,720,157
10. Selling expenses	25	06	63,764,347,568	66,252,395,846	218,579,321,737	172,147,278,427
11. General and administrative expenses	26	07	35,273,067,255	29,160,742,129	113,720,181,404	85,434,857,892
12. Net operating profit	30		111,564,096,454	312,312,664,750	479,939,327,858	754,163,182,340
13. Other income	31	08	349,175,485	1,028,478,451	7,092,488,386	1,517,853,340
14. Other expenses	32	09	272,271,987	1,700,025,085	790,924,037	6,870,514,644
15. Other profit	40		76,903,498	(671,546,634)	6,301,564,349	(5,352,661,304)
16. Total accounting profit before tax	50		111,640,999,952	311,641,118,116	486,240,892,207	748,810,521,036
17. Current corporate income tax expense	51		23,087,559,091	63,745,097,018	105,424,013,594	166,856,462,299
18. Deferred corporate income tax expense	52		6,668,088,127	8,220,482,613	(1,470,465,415)	(2,351,912,347)
19. Profit after corporate income tax	60		81,885,352,734	239,675,538,485	382,287,344,028	584,305,971,084
Profit after tax attributable to the parent company	61		66,813,639,910	225,656,884,243	362,656,413,403	553,576,337,608
Profit after tax attributable to non-controlling interests	62		15,071,712,824	14,018,654,242	19,630,930,625	30,729,633,476
20. Basic earnings per share	70	11	463	1,573	2,510	3,860
21. Diluted earnings per share	71		463	1,573	2,510	3,860

Prepared by



Tran Quang Su

Chief Accountant



Tran Thi Thanh Nga

General Director



INTERIM CONSOLIDATED CASH FLOW STATEMENT

Indirect method

From 01/01/2026 to 30/09/2026

Unit: VND

ITEMS	Code	Notes	Current year	Previous year
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		486,240,892,207	748,810,521,036
2. Adjustments for				
- Depreciation of fixed assets and investment properties	02		214,693,810,349	182,577,131,547
- Provisions	03		10,344,319,902	-
- Foreign exchange (gains)/losses from revaluation of monetary items	04		(4,893,610,522)	-
- (Gains)/losses from investing and financing activities	05		(62,593,843,797)	(32,093,804,501)
- Borrowing costs	06		114,334,313,080	74,310,720,157
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		758,125,881,219	973,604,568,239
- (Increase)/decrease in receivables	09		22,293,183,150	(566,286,343,695)
- (Increase)/decrease in inventories	10		39,966,934,265	170,054,461,300
- Increase/(decrease) in payables (excluding interest payable and corp	11		(511,592,072,049)	(107,557,451,070)
- (Increase)/decrease in prepaid expenses	12		(6,746,310,106)	6,116,342,156
- (Increase)/decrease in trading securities	13		-	3,000,000,000
- Borrowing costs paid	14		(114,001,702,189)	(75,806,410,872)
- Corporate income tax paid	15		(209,021,842,270)	(204,553,455,923)
- Other receipts from operating activities	16		-	-
- Other payments for operating activities	17		-	-
Net cash flows from operating activities	20		(20,975,927,980)	198,571,710,135
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchases and construction of fixed assets and other long-term asset	21		(305,780,026,568)	(317,219,687,694)
2. Proceeds from disposals of fixed assets and other long-term assets	22		543,914,695	783,636,364
3. Loans to other entities and purchases of debt instruments of other en	23		(1,263,658,092,745)	(798,950,807,589)
4. Collections of loans and proceeds from sales of debt instruments of	24		1,234,726,986,916	766,921,617,550
5. Payments for equity investments in other entities	25		-	-
6. Proceeds from equity investments in other entities	26		-	400,000,000
7. Interest, dividends and profits received	27		46,567,465,897	43,949,312,405
Net cash flows from investing activities	30		(287,599,751,805)	(304,115,928,964)
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and owners' capital contributions	31		784,208,274,914	-
2. Proceeds from borrowings	33		4,105,752,472,595	3,811,771,464,584
3. Repayments of borrowings	34		(3,877,268,541,090)	(3,154,998,494,020)
4. Dividends and profits paid to owners	36		(19,600,000,000)	(696,114,533,686)
Net cash flows from financing activities	40		993,092,206,419	(39,341,563,122)
NET CASH FLOWS DURING THE PERIOD	50		684,516,526,634	(144,885,781,951)
Cash and cash equivalents at the beginning of the period	60		292,577,257,952	632,493,092,077
Effect of foreign exchange rate changes	61		(11,703,324)	-
Cash and cash equivalents at the end of the period	70		977,082,081,262	487,607,310,126

Prepared by

Chief Accountant



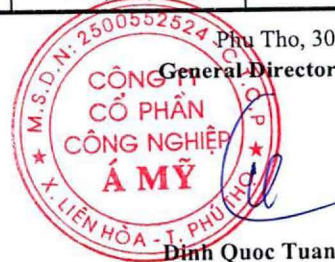
Tran Quang Su



Tran Thi Thanh Nga

Phu Tho, 30 October 2026

General Director



Dinh Quoc Tuan

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS*For the period ended 30 September 2026***I. CORPORATE INFORMATION*****Form of ownership***

Asia-US Industrial Joint Stock Company (“the Company”) is a joint stock company established under the Law on Enterprises of Vietnam pursuant to Enterprise Registration Certificate No. 2500552524 issued by the Department of Planning and Investment of Vinh Phuc Province on 25 September 2015, and the subsequent amended Enterprise Registration Certificates, the latest of which was dated 02 October 2026.

Business sector and principal activities

The principal activities of the Company are:

- Import and export of goods traded by the Company in accordance with the provisions of law;
- Production of construction materials;
- Trading of construction materials, plastic products and chemicals;
- Manufacturing of ceramic and porcelain products, including household ceramics;
- Manufacturing of other ceramic and porcelain products;
- Trading of ceramic and porcelain products, construction materials, and household ceramics. Wholesale of other construction materials and installation equipment;
- Installation of electrical systems;
- Installation of other construction systems. Details: installation of water supply and drainage systems and other equipment in construction works;
- Specialised design activities. Details: design of civil, transportation, irrigation, industrial, and electrical works; site levelling design; and technical infrastructure design;
- Wholesale of other construction materials and installation equipment. Details: trading of construction materials; trading of tiles and sanitary equipment; and
- Other activities in accordance with the registered business lines.

Normal operating cycle

The normal operating cycle of the Company is 12 months.

Corporate information

The Company's head office is located at Lot 1, Thai Hoa – Lien Son – Lien Hoa Industrial Park, Lien Hoa Commune, Phu Tho Province, Vietnam.

Number of employees

The total number of employees of the Company as at 30 September 2026 was 2,093 (31/12/2025: 2,208)

Organisational structure

As at 30 September 2026, the Company had 03 subsidiaries as follows:

Company name	As at 30/09/2026		As at 31/12/2025		Address	Principal activities
	Ownership interest	Voting rights	Ownership interest	Voting rights		
AMY Hoa Son Ceramics Joint Stock Company	99.83%	99.83%	99.83%	99.83%	Thai Hoa – Lien Son – Lien Hoa Industrial Park, Lien Hoa Commune, Phu Tho Province, Vietnam	Manufacture of building materials
Hera Industrial Joint Stock Company	51%	51%	51%	51%	Thi Tu Area, Lien Hoa Commune, Phu Tho Province, Vietnam	Manufacture of ceramic products and building materials
ACT Construction Investment and Trading Company Limited	100%	100%	100%	100%	Thai Hoa – Lien Son – Lien Hoa Industrial Park, Lien Hoa	Trading of building materials

II. BASIS OF PREPARATION

1. Purpose of preparing the financial statements

The Company has prepared these financial statements to meet information disclosure requirements, specifically those set out in Circular No. 96/2020/TT-BTC guiding information disclosure on the securities market.

2. Applied accounting standards and system

The consolidated financial statements of the Company are presented in Vietnam Dong (“VND”) in accordance with the Vietnamese Accounting System and Vietnamese Accounting Standards (“VAS”) issued by the Ministry of Finance.

Accordingly, the accompanying consolidated financial statements and their utilisation are not designed for those who are not informed about Vietnam's accounting procedures, principles and practices and furthermore are not intended to present the consolidated financial position, consolidated results of operations and consolidated cash flows of the Company in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

3. Applied accounting documentation system

The Company's applied accounting documentation system is the General Journal system.

4. Fiscal year

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

5. Accounting currency

The consolidated financial statements are prepared in VND, the Company's accounting currency.

III. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

1. Basis of consolidation

The consolidated financial statements comprise the financial statements of Asia-US Industrial Joint Stock Company and its subsidiaries (collectively referred to as “the Company”).

Subsidiaries are fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continue to be consolidated until the date on which the Company ceases to control the subsidiaries.

Where necessary, the interim financial statements of the subsidiaries are adjusted so that the accounting policies applied by the Company and its subsidiaries are consistent.

All intra-group transactions and balances are eliminated on consolidation.

Non-controlling interests represent the portion of profit or loss and net assets of subsidiaries not held by the Company and are presented separately in the consolidated income statement and within equity in the statement of financial position, separately from the equity attributable to the Company's shareholders.

Losses incurred by a subsidiary are allocated to non-controlling interests in proportion to their ownership, even if such losses exceed the non-controlling interests' share of the subsidiary's net assets.

The effects of changes in the ownership interest in a subsidiary that do not result in a loss of control are recognised in undistributed earnings.

2. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash at banks and short-term investments with an original maturity of not more than three months that are highly liquid, readily convertible into known amounts of cash and subject to an insignificant risk of changes in value.

3. Financial investments

Held-to-maturity investments;

Held-to-maturity investments include term deposits at banks, valuable papers (including treasury bills, promissory notes and certificates of deposit), bonds, preference shares classified as liabilities, Held-to-maturity loans receivable for the purpose of earning periodic interest, and other held-to-maturity investments of a similar nature, excluding derivative instruments.

Held-to-maturity investments are recorded at cost. Cost is determined as the actual amount paid at the transaction date.

Investments in subsidiaries

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the power to govern the financial and operating policies of an investee so as to obtain benefits from its activities.

4. Receivables

Receivables are presented in the consolidated statement of financial position at the carrying amounts of trade and other receivables after deducting the provision for doubtful debts.

The provision for doubtful debts represents the portion of receivables that the Company does not expect to recover at the end of the accounting period. Increases or decreases in the provision balance are recorded as general and administrative expenses in the consolidated income statement. When bad debts are determined to be irrecoverable and are written off, the difference between the provision for doubtful debts and the original amount of the receivables is recognised in the consolidated income statement.

5. Inventories

Inventories are stated at cost. Cost of inventories comprises purchase costs and conversion costs (including raw materials, direct labour, other directly attributable costs and related production overheads allocated on the basis of normal operating capacity) incurred in bringing the inventories to their present location and condition.

Where the net realisable value is lower than cost, inventories are stated at net realisable value.

Net realisable value is the estimated selling price of inventories in the ordinary course of business less the estimated costs of completion and the estimated selling expenses.

The value of inventories is determined using the weighted average method.

Inventories are accounted for under the perpetual method.

Provision for decline in value of inventories

A provision for decline in value of inventories is made for the estimated loss arising from the diminution in value (due to price decline, damage, deterioration, etc.) of raw materials and goods owned by the Company, based on reasonable evidence of impairment at the end of the accounting period.

Increases or decreases in the provision for decline in value of inventories are recorded in cost of goods sold in the consolidated income statement. When inventories are destroyed due to expiry, deterioration, damage or loss of usefulness, the difference between the provision made and the cost of the inventories is recognised in the consolidated income statement.

6. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of a fixed asset comprises its purchase price and any directly attributable costs of bringing the asset to working condition for its intended use.

Expenditures for additions, improvements and renewals of tangible fixed assets are added to the carrying amount of the assets, and expenditures for maintenance and repairs are charged to the consolidated income statement as incurred.

When tangible fixed assets are sold or disposed of, any gain or loss resulting from their disposal (being the difference between the net disposal proceeds and the carrying amount of the assets) is recognised in the consolidated income statement.

7. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises its purchase price and any directly attributable costs of bringing the asset into use as intended.

Expenditures for upgrades and renewals of intangible fixed assets are added to the carrying amount of the assets, and other expenditures are charged to the consolidated income statement as incurred.

When intangible fixed assets are sold or disposed of, any gain or loss resulting from their disposal (being the difference between the net disposal proceeds and the carrying amount of the assets) is recognised in the consolidated income statement.

8. Depreciation and amortisation

Depreciation of tangible fixed assets and amortisation of intangible fixed assets are calculated on a straight-line basis over the estimated useful lives of the assets as follows:

- Buildings and structures	5 - 25 years
- Machinery and equipment	3 - 10 years
- Motor vehicles and transmission equipment	1 - 10 years
- Office equipment	3 - 10 years
- Perennial plants, working and producing animals	- years
- Computer software	2 years
- Land use rights	49 years

9. Borrowing costs

Borrowing costs comprise interest on borrowings and other costs incurred in connection with the Company's borrowings.

Borrowing costs directly attributable to the construction or production of any qualifying asset are capitalised during the period necessary to complete and prepare the asset for its intended use. Other borrowing costs are recognised in the income statement.

10. Prepaid expenses

Prepaid expenses comprise short-term and long-term prepaid expenses in the statement of financial position and are allocated over the prepayment period or the period in which the related economic benefits are generated.

The following expenses are recorded as long-term prepaid expenses and are gradually allocated to the income statement:

- Prepaid infrastructure and land rentals;
- Tools and supplies of significant value used over multiple years;
- One-off major repair costs of fixed assets; and
- Other expenses.

11. Payables and accrued expenses

Payables and accrued expenses are recognised for amounts to be paid in the future for goods and services received, whether or not billed to the Company.

12. Advances from customers

Amounts received in advance from customers for the future purchase of goods or services that do not yet qualify for recognition as revenue in the year are presented as “Advances from customers” under liabilities in the consolidated statement of financial position.

13. Foreign currency transactions

Transactions in currencies other than the Company's accounting currency (VND) are recorded at the actual exchange rate on the transaction date, being the average buying and selling transfer rate of the commercial bank with which the Company regularly transacts.

At the end of the accounting period, monetary items denominated in foreign currencies are revalued at the average buying and selling transfer rate of the commercial bank with which the Company regularly transacts.

All foreign exchange differences arising are recognised in the income statement.

14. Profit distribution

Net profit after corporate income tax may be distributed to shareholders after approval by the General Meeting of Shareholders and after appropriation to reserve funds in accordance with the Company's Charter and Vietnamese regulations.

15. Revenue recognition

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, sales allowances and sales returns. The following specific recognition criteria must also be met before revenue is recognised:

Sale of goods

Revenue is recognised to the extent that it is probable that the economic benefits will flow to the Company and can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, net of trade discounts, sales allowances and sales returns. The following specific recognition criteria must also be met before revenue is recognised:

Rendering of services

Where the outcome of a contract can be reliably estimated, revenue from the rendering of services is recognised by reference to the stage of completion. The stage of completion is determined on the basis of the volume of services performed.

Where the outcome of a contract cannot be reliably estimated, revenue is recognised only to the extent of the expenses recognised that are recoverable.

Interest

Interest income is recognised on a time-proportion basis using the actual interest rate for each period.

Dividends

Dividend income is recognised when the Company's right to receive the dividend is established.

16. Taxation*Current income tax*

Current income tax assets and liabilities for the current and prior years are measured at the amount expected to be recovered from or paid to the taxation authorities, using the tax rates and tax laws enacted by the end of the accounting period.

Current income tax is recognised in the consolidated income statement, except when it relates to items recognised directly in equity, in which case the current income tax is also recognised directly in equity.

The Company offsets current income tax assets and current income tax liabilities only when it has a legally enforceable right to set off current income tax assets against current income tax liabilities and intends to settle its current income tax liabilities and assets on a net basis.

Deferred income tax

Deferred income tax is provided on temporary differences at the end of the accounting period between the tax bases of assets and liabilities and their carrying amounts in the consolidated financial statements.

Deferred income tax assets are recognised for all deductible temporary differences, carry-forward of unused tax losses and unused tax credits, to the extent that it is probable that taxable profit will be available against which the deductible temporary differences, unused tax losses and unused tax credits can be utilised.

The carrying amount of deferred income tax assets is reviewed at the end of the accounting period and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred income tax asset to be utilised. Previously unrecognised deferred income tax assets are reassessed at the end of the accounting period and are recognised to the extent that it has become probable that future taxable profit will allow the deferred tax asset to be recovered.

Deferred income tax is recognised in the consolidated income statement, except when it relates to items recognised directly in equity, in which case the deferred income tax is also recognised directly in equity.

17. Related parties

Parties are considered to be related to the Company if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Company and the other party are subject to common control or common significant influence. Related parties may be companies or individuals, including close members of their families.

IV. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	<u>Closing balance</u>	<u>Opening balance</u>
Cash on hand	645,032,716	248,852,737
Demand deposits	934,342,373,488	47,120,771,332
Cash in transit	12,985,000,000	-
Cash equivalents	29,100,949,031	243,597,252,691
Cash equivalents (accrued interest receivable)	8,726,027	1,610,381,192
Total	<u>977,082,081,262</u>	<u>292,577,257,952</u>

	<u>Closing balance</u>	<u>Opening balance</u>
a. Demand deposits		
Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Phuc Branch	13,281,971,158	6,627,953,968
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vinh Phuc Branch	77,508,323,440	6,353,748,031
Vietnam Prosperity Joint Stock Commercial Bank - Head Office	791,196,557	254,703,423
Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Xuyen Branch	806,076,367,365	8,974,714,327
Joint Stock Commercial Bank for Investment and Development of Vietnam - Vinh Phuc Branch	31,216,383,455	19,980,615,997
Ho Chi Minh City Development Joint Stock Commercial Bank - Vinh Phuc Branch	117,527,383	4,540,797,038
Vietnam Maritime Commercial Joint Stock Bank	4,969,312,711	88,973,298
Other banks	381,291,419	299,265,250
	<u>934,342,373,488</u>	<u>47,120,771,332</u>

	<u>Closing balance</u>	<u>Opening balance</u>
b. Cash equivalents		
Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Xuyen Branch	1,400,000,000	101,337,520,548
Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Phuc Branch	-	46,420,472,603
Joint Stock Commercial Bank for Investment and Development of Vietnam - Vinh Phuc Branch	-	96,949,640,732
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vinh Phuc Branch	508,726,027	500,000,000
Vietnam Prosperity Joint Stock Commercial Bank - Head Office	27,200,949,031	-
	<u>29,109,675,058</u>	<u>245,207,633,883</u>

Cash equivalents represent term deposits and certificates of deposit at commercial banks with original maturities of three months or less, bearing interest at rates ranging from 2.1% to 7.7% per annum.

2. Financial investments

Held-to-maturity investments

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
Short-term	1,051,923,440,455	-	1,018,820,467,900	-
Term deposits	791,607,718,919	-	278,083,152,145	-
VPBank SMBC Finance Company Limited	139,634,913,973	-	158,067,754,246	-
Asia Commercial Joint Stock Bank - Vinh Phuc Branch	147,636,859,330	-	60,551,452,055	-
Ho Chi Minh City Development Joint Stock Commercial Bank - Vinh Phuc Branch	201,460,449,960	-	37,650,316,256	-
Joint Stock Commercial Bank for Investment and Development of Vietnam - Vinh Phuc Branch	102,191,194,284	-	17,118,487,671	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Xuyen Branch	50,727,780,823	-	1,022,487,671	-
Joint Stock Commercial Bank for Foreign Trade - Vinh Phuc Branch	-	-	3,672,654,246	-
Vietnam Maritime Commercial Joint Stock Bank - Vinh Phuc Branch	129,263,917,810	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Phuc Branch	20,692,602,739	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Phuc Branch	172,500,000	-	735,131,872,738	-
Short-term bonds	260,143,221,536	-	5,605,443,017	-
Short-term loans	4,009,948,112	-	3,835,420,301	-
Mr. Nguyen Minh Tu	3,056,326,027	-	-	-
Mr. Nguyen Van Hung	1,541,769,863	-	-	-
Mr. Ta Van Toan	250,523,972,603	-	-	-
Minh Tri Financial Services Joint Stock Company	1,011,204,931	-	1,770,022,716	-
Other parties	15,214,619,178	-	10,026,258,630	-
Long-term	-	-	-	-
Term deposits	12,000,000,000	-	10,026,258,630	-
Long-term bonds	3,214,619,178	-	-	-
Long-term loans	3,214,619,178	-	-	-
Mr. Truong Van Thanh	-	-	-	-
Total	1,067,138,059,633	-	1,028,846,726,530	-

The Company and its subsidiaries have not determined the fair value of the bond investments for disclosure in the consolidated financial statements because there are no quoted market prices for these financial instruments and the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System currently provide no guidance on measuring fair value using valuation techniques. The fair value of these financial instruments may differ from their carrying amounts.

As at 30 September 2026, term deposits with a carrying amount of VND 358,012 million (31/12/2025: VND 253,413 million) and bonds with a carrying amount of VND 12,000 million (31/12/2025: VND 157,118 million) were pledged with banks as collateral for the Company's borrowings.

ASIA-US INDUSTRIAL JOINT STOCK COMPANY

Lot 1, Thai Hoa – Lien Son – Lien Hoa Industrial Park, Lien Hoa Commune, Phu Tho Province

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

For the period ended 30 September 2026

3. Trade receivables

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
Short-term trade receivables	1,001,310,896,371	(46,053,738,819)	1,104,478,363,530	(38,951,811,573)
Novalis International Limited	394,535,721,639	-	660,215,545,871	-
United Weavers Of America	185,712,621,511	-	47,979,296,712	-
Other parties	364,213,149,085	(46,053,738,819)	381,904,635,796	(38,951,811,573)
Related parties	56,849,404,136	-	14,378,885,151	-
Total	1,001,310,896,371	(46,053,738,819)	1,104,478,363,530	(38,951,811,573)

As at 30 September 2026, trade receivables of Asia-US Industrial JSC and AMY Hoa Son Ceramics JSC with a carrying amount of VND 1,040,146 million (31/12/2025: VND 1,076,481 million) were pledged with banks as collateral for the Company's borrowings.

4. Advances to suppliers

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
Short-term advances to suppliers	88,606,636,068	-	51,893,407,798	-
I4F Licensing NV	25,827,311,340	-	-	-
Cheng Na Pte. Ltd.	11,802,614,979	-	-	-
Hung Yen Construction Mechanical Steel Structure Company Limited	-	-	15,567,312,900	-
Other parties	44,399,658,130	-	36,326,094,898	-
Related parties	6,577,051,619	-	-	-
Long-term advances to suppliers	-	-	517,544,400	-
Hung Yen Construction Mechanical Steel Structure Company Limited	-	-	517,544,400	-
Total	88,606,636,068	-	52,410,952,198	-

5. Other receivables

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
Other short-term receivables	86,771,575,135	-	45,392,606,255	-
Advances to employees	4,248,160,603	-	1,336,223,715	-
Short-term deposits, mortgages and collateral	7,508,659,403	-	4,994,602,367	-
Interest receivable on deposits and loans	865,869,244	-	865,728,168	-
Deposits receivable	24,785,032,445	-	13,680,933,154	-
Receivable for site clearance compensation (Hera Industrial Joint Stock Company)	23,025,584,700	-	-	-
Other parties	11,558,667,517	-	9,735,517,628	-
Related parties	14,779,601,223	-	14,779,601,223	-
Total	86,771,575,135	-	45,392,606,255	-

6. Bad and doubtful debts

	Closing balance		Opening balance	
	Cost	Recoverable amount	Cost	Recoverable amount
GBI Tile & Stone INC	19,326,962,813	9,643,158,066	19,326,962,813	11,826,410,087
Amygres Pte, Ltd	24,107,706,247	-	24,107,706,247	-
Brown Trading Est	2,937,076,970	-	2,937,076,970	-
Cenza Minh Khang Company Limited	2,167,988,228	-	-	-
Hoan Vu Construction Trading Import Export	4,447,823,532	2,206,600,579	-	-
Hoang Thinh Phat Transport Trading Company	726,000,000	-	726,000,000	-
Arab Alsharq Est	671,844,960	-	671,844,960	-
Other parties	4,772,859,550	1,254,764,836	3,975,217,970	966,587,300
Total	59,158,262,300	13,104,523,481	51,744,808,960	12,792,997,387
				(38,951,811,573)

7. Inventories

	Closing balance		Opening balance	
	Cost	Provision	Cost	Provision
Goods in transit	-	-	168,893,468,173	-
Raw materials	464,517,448,798	(8,107,147,000)	373,225,129,610	(8,107,147,000)
Tools and supplies	4,328,013	-	13,781,018	-
Work in progress	44,072,522,847	-	48,117,233,498	-
Finished goods	487,993,313,461	(13,697,974,850)	388,928,045,242	(12,255,072,118)
Merchandise	11,960,988,119	(1,483,455,732)	15,517,717,114	-
Goods on consignment	3,946,010,635	-	58,082,205,675	-
Total	1,012,494,611,873	(23,288,577,582)	1,052,777,580,330	(20,362,219,118)

As at 30 September 2026, inventories with a carrying amount of VND 717,286 million (31/12/2025: VND 695,387 million) were pledged with banks as collateral for the Company's borrowings.

8. Increases and decreases in tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Other fixed assets	Total
COST						
Opening balance	542,749,695,476	2,240,573,036,088	156,393,215,163	5,047,288,444	17,922,085,036	2,962,685,320,207
Purchases during the period	-	1,708,308,743	1,647,895,623	-	-	3,356,204,366
Transfers from construction in progress	50,471,803,316	374,898,395,322	9,943,416,786	(8,502,152)	-	435,305,113,272
Purchase of finance lease assets	-	-	-	-	-	-
Reclassification	-	-	-	-	-	-
Disposals	-	-	(1,266,412,182)	-	-	(1,266,412,182)
Other increases/(decreases)	-	-	-	-	-	-
Closing balance	593,221,498,792	2,617,179,740,153	166,718,115,390	5,038,786,292	17,922,085,036	3,400,080,225,663
ACCUMULATED DEPRECIATION						
Opening balance	(206,937,461,412)	(1,173,853,286,024)	(62,954,236,579)	(3,181,722,127)	(3,888,613,340)	(1,450,815,319,482)
Depreciation for the period	(28,565,689,188)	(166,227,235,606)	(14,586,228,901)	(527,911,980)	(1,324,155,024)	(211,231,220,699)
Purchase of finance lease assets	-	-	-	-	-	-
Reclassification	-	140,086,145	(140,086,145)	-	-	-
Disposals	-	-	1,168,330,824	-	-	1,168,330,824
Other increases/(decreases)	-	-	-	-	-	-
Closing balance	(235,503,150,600)	(1,339,940,435,485)	(76,512,220,801)	(3,709,634,107)	(5,212,768,364)	(1,660,878,209,357)
NET BOOK VALUE						
As at the beginning of the period	335,812,234,064	1,066,719,750,064	93,438,978,584	1,865,566,317	14,033,471,696	1,511,870,000,725
As at the end of the period	357,718,348,192	1,277,239,304,668	90,205,894,588	1,329,152,186	12,709,316,672	1,739,202,016,306

As at 30 September 2026, the cost of fully depreciated fixed assets still in use was VND 711,096 million (31/12/2025: VND 622,530 million)

As at 30 September 2026, fixed assets with a net book value of VND 1,268,155 million (31/12/2025: VND 1,397,118 million) were pledged with banks as collateral for the Company's borrowings.

9. Increases and decreases in intangible fixed assets

	Land use rights	Computer software	Intellectual property rights	Total
COST				
Opening balance	119,342,951,125	1,014,700,000	-	120,357,651,125
Purchases during the period	-	2,528,408,260	-	2,528,408,260
Closing balance	119,342,951,125	3,543,108,260	-	122,886,059,385
ACCUMULATED DEPRECIATION				
Opening balance	(17,177,106,398)	(629,422,222)	-	(17,806,528,620)
Depreciation for the period	(3,024,595,908)	(234,960,600)	-	(3,259,556,508)
Closing balance	(20,201,702,306)	(864,382,822)	-	(21,066,085,128)
NET BOOK VALUE				
As at the beginning of the period	102,165,844,727	385,277,778	-	102,551,122,505
As at the end of the period	99,141,248,819	2,678,725,438	-	101,819,974,257

As at 30 September 2026, the cost of fully amortised intangible fixed assets still in use was VND 345 million (31/12/2025: VND 345 million)

As at 30 September 2026, fixed assets with a net book value of VND 61,603 million (31/12/2025: VND 62,666 million) were pledged with banks as collateral for the Company's borrowings.

10. Construction in progress

	Closing balance	Opening balance
Large-format tile technology tower system	-	98,841,095,778
Composite wall and floor tile production project - Hoa Son factory	3,813,667,066	42,364,680,595
Machinery under installation - Hoa Son factory	12,390,581,463	20,909,317,312
Digital printing system for large-format tiles	-	26,945,477,351
Glazing and printing line for large-format tiles	-	25,003,764,719
SPC click profiling line No. 9	17,091,133,737	-
Two-storey SPC UV workshop	16,049,141,275	3,900,140,482
AMYGRES office building	23,643,055,777	5,348,851,902
Other items	36,609,474,814	175,980,533,234
Total	109,597,054,132	399,293,861,373

11. Short-term prepaid expenses

	Closing balance	Opening balance
Tools and supplies	20,466,980,144	27,932,676,886
Land rental	38,757,167	-
Repair and maintenance costs	16,179,503,395	3,132,027,089
Insurance	945,350,722	678,623,127
Software costs	1,091,009,373	12,755,377
Other prepaid expenses	3,197,863,865	365,675,999
Total	41,919,464,666	32,121,758,478

12. Long-term prepaid expenses

	Closing balance	Opening balance
Tools and supplies in use	10,824,826,250	21,597,334,032
Land rental	2,889,765,552	3,092,798,694
Repair and maintenance costs	7,481,971,572	1,962,301,373
Software costs	2,018,032,644	-
Other prepaid expenses	236,391,116	52,982,259
Total	23,450,987,134	26,705,416,358

13. Short-term borrowings

Category	Lender	Currency	Interest rate	Opening balance		During the period		Closing balance	
				Principal balance		Increase	Decrease	Principal balance	Exchange differences
Current portion of long-term borrowings	Joint Stock Commercial Bank for Investment and Development of Vietnam - Vinh Phuc Branch	VND	6.6% - 9.5%	94,920,000,000		21,930,914,323	(71,190,000,000)	-	45,660,914,323
Current portion of long-term borrowings	Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Phuc Branch	VND	9.6%	38,110,856,000		19,055,428,000	(28,583,142,000)	-	28,583,142,000
Current portion of long-term borrowings	Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Xuyen Branch	VND	7.4%	17,440,000,000		8,720,000,000	(13,080,000,000)	-	13,080,000,000
Short-term borrowings	Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Xuyen Branch	VND	7.5% - 8.1%	402,284,293,707		1,389,347,177,148	(888,654,990,853)	-	902,976,480,002
Short-term borrowings	Joint Stock Commercial Bank for Investment and Development of Vietnam - Vinh Phuc Branch	VND	7.9% - 8.7%	913,236,282,223		884,331,200,943	(1,408,613,716,412)	-	388,953,766,754
Short-term borrowings	Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Phuc Branch	VND	7.6% - 8.0%	202,467,125,098		773,695,270,589	(494,612,195,646)	-	481,550,200,041
Short-term borrowings	Joint Stock Commercial Bank for Foreign Trade of Vietnam - Vinh Phuc Branch	VND	7.6% - 7.8%	170,289,493,279		452,581,943,686	(387,997,854,156)	-	234,873,582,809
Short-term borrowings	Vietnam Maritime Commercial Joint Stock Bank - Vinh Phuc Branch	VND	7.0%	149,820,446,627		149,919,259,409	(231,349,766,727)	-	68,389,939,309
Short-term borrowings	Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Xuyen Branch	USD	4.5%	193,582,484,270		17,058,992,006	(190,970,958,586)	(2,634,578,376)	17,035,939,314
Short-term borrowings	Joint Stock Commercial Bank for Investment and Development of Vietnam - Vinh Phuc Branch	USD	4.3% - 4.8%	12,024,577,156		376,106,566,661	(19,930,897,630)	(2,840,488,067)	365,359,758,120
Short-term borrowings	Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Phuc Branch	USD	-	132,388,468,086		-	(130,760,757,862)	(1,627,710,224)	-
Short-term borrowings	Joint Stock Commercial Bank for Foreign Trade	USD	4.2%	-		62,712,062,153	(11,524,261,218)	(51,311,696)	51,136,489,239
Total				2,326,564,026,446		4,155,458,814,918	(3,877,268,541,090)	(7,154,088,363)	2,597,600,211,911

14. Long-term borrowings

Category	Lender	Currency	Interest rate	Opening balance		During the period		Closing balance	
				Principal balance		Increase	Decrease	Principal balance	Exchange differences
Long-term borrowings	Vietnam Joint Stock Commercial Bank for Industry and Trade - Binh Xuyen Branch	VND	7.4%	58,645,020,886		-	(8,720,000,000)	-	49,925,020,886
Long-term borrowings	Joint Stock Commercial Bank for Investment and Development of Vietnam - Vinh Phuc Branch	VND	6.6% - 9.5%	40,727,746,143		-	(21,930,914,323)	-	18,796,831,820
Long-term borrowings	Vietnam Joint Stock Commercial Bank for Industry and Trade - Vinh Phuc Branch	VND	9.6%	48,173,067,089		-	(19,055,428,000)	-	29,117,639,089
Total				147,545,834,118		-	(49,706,342,323)	-	97,839,491,795

As at 30 September 2026, these short-term and long-term borrowings were secured by term deposits, bonds, short-term trade receivables, inventories, tangible fixed assets and intangible fixed assets with carrying amounts of VND 358,012 million (Note 2), VND 12,000 million (Note 2), VND 1,040,146 million (Note 3), VND 717,286 million (Note 7), VND 1,268,155 million (Note 8) and VND 61,603 million (Note 9), respectively.

15. Short-term trade payables

	<u>Closing balance</u>	<u>Opening balance</u>
Xincheng International (Hongkong) Co.,Ltd	49,797,442,108	32,325,443,670
IVICT (Singapore) PTE., Ltd	516,803	264,762,563,872
Other parties	436,176,450,485	801,172,524,966
Related parties	12,469,114,578	1,279,380,519
Total	<u>498,443,523,974</u>	<u>1,099,539,913,027</u>

16. Short-term advances from customers

	<u>Closing balance</u>	<u>Opening balance</u>
Hoa Binh Minh Tiles Joint Stock Company	1,879,490,724	5,610,546,025
Other parties	13,417,485,829	43,518,857,065
Total	<u>15,296,976,553</u>	<u>49,129,403,090</u>

ASIA-US INDUSTRIAL JOINT STOCK COMPANY

Lot 1, Thai Hoa – Lien Son – Lien Hoa Commune, Phu Tho Province

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
For the period ended 30 September 2026

17. Taxes and amounts payable to the State budget

Items	Opening balance		Movements during the period		Closing balance	
	Receivable	Payable	Payable	Paid	Receivable	Payable
VAT on domestic goods	5,764,143,158	511,897,185	19,340,741,957	16,405,123,496	5,765,484,690	3,448,857,178
VAT on imported goods	7,026,648	65,423,966	40,269,487,568	40,327,884,886	-	-
Special consumption tax	-	-	4,105,277	4,105,277	-	-
Import and export duties	-	-	1,914,153,230	1,914,153,230	-	-
Corporate income tax	-	207,280,465,315	105,424,013,594	209,021,842,270	1,898,696,284	105,581,332,923
Personal income tax	-	11,550,365,670	2,787,796,060	14,312,870,538	675,988,481	701,279,673
Natural resource tax	-	-	-	-	-	-
Housing and land tax, land rental	4,572,577,221	-	121,888,503	121,888,503	4,572,577,221	-
Environmental protection tax and other taxes	4,580,125,302	-	6,920,023,684	4,252,145,109	1,912,246,727	-
Fees, charges and other payables	262,900,000	1,026,185,427	225,476,737	988,762,164	-	-
Total	15,186,772,329	220,434,337,563	177,007,686,610	287,348,775,473	14,824,993,403	109,731,469,774

18. Short-term accrued expenses

	<u>Closing balance</u>	<u>Opening balance</u>
Interest expenses	2,479,689,977	2,147,079,086
Salaries and related expenses	41,493,325,007	-
Royalty expenses	5,906,951,648	30,358,065,354
Other accruals	10,869,199,404	6,834,269,529
Total	<u>60,749,166,036</u>	<u>39,339,413,969</u>

19. Other short-term payables

	<u>Closing balance</u>	<u>Opening balance</u>
Surplus assets awaiting resolution	12,244,231	5,577,900,491
Trade union fees	1,204,186,410	561,222,160
Advance capital contributions pending charter capital increase	787,290,000,000	-
An Trang Transport and Trading Investment Company Limited	1,020,924,906	1,321,181,393
Mira Group Company Limited	550,094,157	755,542,356
Ho Chi Minh City Development Joint Stock Commercial Bank - Vinh Phuc Branch	-	2,124,121,410
Other parties	10,691,511,155	2,263,748,862
Total	<u>800,768,960,859</u>	<u>12,603,716,672</u>

20. Short-term unearned revenue

	<u>Closing balance</u>	<u>Opening balance</u>
Rental revenue received in advance	8,000,000	25,000,000
Total	<u>8,000,000</u>	<u>25,000,000</u>

21. Owners' equity**a. Changes in owners' equity**

	Owners' contributed capital	Share premium	Undistributed earnings	Non-controlling interests	Total
Opening balance of the previous year	870,389,000,000	-	1,061,256,992,938	214,632,719,057	2,146,278,711,995
Increase/(decrease) in contributed capital	8,176,000,000	-	-	-	8,176,000,000
Profit for the period	-	-	716,409,837,110	34,331,494,288	750,741,331,398
Share dividends	191,485,530,000	-	(191,485,530,000)	-	-
Cash dividends	-	-	(1,115,557,762,100)	(17,150,000,000)	(1,132,707,762,100)
Increase/(decrease) in ownership interest	-	-	36,315,276	(36,315,276)	-
Other increases/(decreases)	-	-	(56,638,885)	-	(56,638,885)
Closing balance of the previous year/ opening balance of the current year	1,070,050,530,000	-	470,603,214,339	231,777,898,069	1,772,431,642,408
Increase/(decrease) in contributed capital	-	(3,081,725,086)	-	-	(3,081,725,086)
Profit for the period	-	-	362,656,413,403	19,630,930,621	382,287,344,024
Share dividends	374,517,580,000	-	(374,517,580,000)	-	-
Cash dividends	-	-	-	(19,600,000,000)	(19,600,000,000)
Other increases/(decreases)	-	-	(57,491,448)	57,491,448	-
Closing balance	1,444,568,110,000	(3,081,725,086)	458,684,556,294	231,866,320,138	2,132,037,261,346

At the meeting held on 30 March 2026, the General Meeting of Shareholders of the Company resolved to pay dividends by issuing shares with a value of VND 374,517,580,000 (2025: VND 191,485,530,000).

b. Details of owners' contributed capital

	Ratio (%)	Closing balance	Ratio (%)	Opening balance
Mr. Luong Van My	22.41	323,659,730,000	28.13	301,002,710,000
Mr. Dinh Quoc Tuan	18.80	271,559,280,000	25.75	275,494,010,000
Mr. Tran Tuan Dai	13.34	192,665,110,000	24.79	265,290,520,000
Mr. Tran Ngoc Anh	3.03	43,720,100,000	7.63	81,627,850,000
Mr. Nguyen Ngoc Son	2.27	32,795,330,000	5.72	61,220,890,000
Innotek Holding Joint Stock Company	11.34	163,860,000,000	-	-
VTD Asset Management and Investment JSC	6.83	98,680,000,000	-	-
Viet My Investment and Import Export JSC	5.60	80,860,000,000	-	-
ATD Thinh Vuong JSC	4.57	65,980,000,000	-	-
Other shareholders	11.82	170,788,560,000	7.98	85,414,550,000
Total	100	1,444,568,110,000	100	1,070,050,530,000

c. Capital transactions with owners and distribution of dividends and profits

	Current year	Previous year
- Owners' contributed capital		
+ Opening contributed capital	1,070,050,530,000	870,389,000,000
+ Capital contributed during the year	-	8,176,000,000
+ Share dividends	374,517,580,000	191,485,530,000
+ Capital decreased during the year	-	-
+ Closing contributed capital	1,444,568,110,000	1,070,050,530,000

d. Shares

	Closing balance	Opening balance
- Number of shares registered for issuance		
- Number of shares sold to the public	144,456,811	107,005,053
+ Ordinary shares	144,456,811	107,005,053
+ Preference shares (classified as equity)	-	-
- Number of shares repurchased	-	-
+ Ordinary shares	-	-
+ Preference shares (classified as equity)	-	-
- Number of shares outstanding	144,456,811	107,005,053
+ Ordinary shares	144,456,811	107,005,053
+ Preference shares (classified as equity)	-	-

* Par value of outstanding shares: VND 10,000 per share.

V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT**1. Revenue from sales of goods**

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Merchandise goods and finished goods sold	1,660,429,983,586	2,414,905,643,625	5,176,085,583,111	5,448,887,087,896
Services provided	624,527,594	471,114,032	1,931,688,024	907,801,662
Other revenue	2,514,972,951	2,279,949,412	7,373,887,271	4,954,379,137
Total	1,663,569,484,131	2,417,656,707,069	5,185,391,158,406	5,454,749,268,695

2. Revenue deductions

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Trade discounts	108,605,998,236	98,597,088,795	272,894,598,860	245,392,998,623
Sales allowances	4,605,050,313	21,199,427,651	9,246,890,260	23,244,108,411
Sales returns	-	616,574,916	-	978,678,909
Total	113,211,048,549	120,413,091,362	282,141,489,120	269,615,785,943

3. Cost of goods sold

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Merchandise goods and finished goods sold	1,314,703,178,915	1,884,383,968,186	4,040,688,816,879	4,157,247,429,754
Services provided	63,055,979	758,569,464	277,717,149	1,011,492,219
Provision for decline in value of inventories	-	-	3,242,392,656	-
Total	1,314,766,234,894	1,885,142,537,650	4,044,208,926,684	4,158,258,921,973

4. Financial income

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Interest income from deposits, loans and bonds	18,647,438,747	14,730,211,060	53,066,221,028	32,287,073,208
Gains on disposal of investments	-	400,000,000	-	400,000,000
Realised foreign exchange gains	221,915,616	18,595,079,345	30,465,312,346	56,276,105,919
Unrealised foreign exchange gains	6,581,735,568	-	4,893,610,522	-
Total	25,451,089,931	33,725,290,405	88,425,143,896	88,963,179,127

5. Financial expenses

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Interest expenses on borrowings and bonds	42,320,566,471	27,893,780,257	114,334,313,080	74,310,720,157
Factoring service fees	-	3,860,010,779	2,336,146,386	8,186,481,366
Realised foreign exchange losses	6,405,406,635	6,289,830,879	18,466,068,714	21,435,735,285
Unrealised foreign exchange losses	1,688,125,046	-	-	-
Other financial expenses	27,681,190	56,943,822	90,527,319	159,484,439
Total	50,441,779,342	38,100,565,737	135,227,055,499	104,092,421,247

6. Selling expenses

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Selling services and export entrustment expenses	40,995,550	6,218,728	451,762,341	3,590,366,233
Transportation expenses	43,184,612,306	50,050,555,076	141,888,137,169	128,185,492,748
Staff costs	6,018,661,904	6,646,008,728	18,867,355,944	19,915,156,148
Depreciation of fixed assets	135,319,380	111,126,904	312,858,693	327,966,148
Advertising and marketing expenses	6,810,425,363	99,807,225	36,564,855,133	580,835,140
Outsourced services	1,625,043,698	1,121,972,473	4,270,252,719	3,142,733,475
Other selling expenses	5,949,289,367	8,216,706,712	16,224,099,738	16,404,728,535
Total	63,764,347,568	66,252,395,846	218,579,321,737	172,147,278,427

7. General and administrative expenses

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Administrative staff costs	20,934,383,647	18,298,078,210	56,782,462,614	50,080,345,359
Administrative materials	1,092,959,583	164,184,137	1,800,358,229	412,262,469
Office supplies	154,434,066	464,043,713	468,386,166	1,375,689,621
Depreciation of fixed assets	2,010,626,638	2,167,217,591	5,219,501,076	6,254,518,882
Taxes, fees and charges	1,610,927,940	2,185,290,307	4,627,112,967	9,582,652,730
Provision expenses	-	-	7,101,927,246	-
Outsourced services	5,842,779,861	4,170,571,378	25,206,102,798	12,157,807,789
Other general and administrative expenses	3,626,955,520	1,711,356,793	12,514,330,308	5,571,581,042
Total	35,273,067,255	29,160,742,129	113,720,181,404	85,434,857,892

8. Other income

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Gains on disposal of fixed assets	-	163,636,364	445,833,337	163,636,364
Penalties received	50,522,000	64,436,921	114,166,778	110,482,613
Handling of inventory surplus	-	98,839,940	6,147,689,348	417,032,826
Settlement of payables/receivables	296,150,327	151,270,430	351,615,791	184,930,328
Other income	2,503,158	550,294,796	33,183,132	641,771,209
Total	349,175,485	1,028,478,451	7,092,488,386	1,517,853,340

9. Other expenses

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Losses on disposal of fixed assets	-	-	-	591,942,962
Handling of inventories	14,684,308	27,364,181	14,684,308	44,082,912
Tax arrears, tax penalties, late payment interest	135,156,430	1,433,415,370	382,262,005	5,675,893,179
Settlement of payables/receivables	59,478,994	203,670,434	156,845,273	351,988,410
Other expenses	62,952,255	35,575,100	237,132,451	206,607,181
Total	272,271,987	1,700,025,085	790,924,037	6,870,514,644

10. Production and business costs by nature

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Raw material costs	853,491,788,744	1,304,487,759,126	2,887,093,148,340	3,024,119,215,299
Cost of trading goods	57,073,475,944	41,413,161,018	181,669,406,323	124,772,215,273
Staff costs	110,969,345,055	126,525,430,012	326,673,835,308	339,667,819,915
Depreciation expenses	74,547,763,107	65,921,578,895	214,490,777,194	182,374,098,405
Outsourced services	185,651,270,768	296,935,673,692	692,644,379,137	635,707,808,974
Other cash expenses	2,880,034,060	7,188,228,928	11,253,805,290	22,592,481,902
Provision expenses	-	-	10,344,319,902	-
Total	1,284,613,677,678	1,842,471,831,671	4,324,169,671,494	4,329,233,639,768

11. Basic earnings per share

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Profit after tax attributable to the parent company	66,813,639,910	225,656,884,243	362,656,413,403	553,576,337,608
Weighted average number of ordinary shares outstanding during the year (shares)	144,456,811	143,422,603	144,456,811	143,422,603
Basic earnings per share (VND/share)	463	1,573	2,510	3,860

Details of the weighted average number of ordinary shares outstanding during the year are as follows:

	Current year	Previous year
Ordinary shares issued at the beginning of the year	107,005,053	87,038,900
Effect of ordinary shares issued during the year	-	57,010
Effect of share dividends of the current year	37,451,758	19,148,553
Effect of share dividends of the following year	-	37,178,140
Weighted average number of ordinary shares	144,456,811	143,422,603

VII. OTHER INFORMATION

12. Significant transactions with related parties

Transactions with shareholders

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Mr. Luong Van My				
Share dividends	-	54,279,170,000	105,350,940,000	54,279,170,000
Cash dividends paid	-	35,000,000,000	-	171,799,502,654
Mr. Dinh Quoc Tuan				
Share dividends	-	49,679,240,000	96,422,900,000	49,679,240,000
Cash dividends paid	-	37,000,000,000	-	162,206,324,269
Mr. Tran Tuan Dai				
Share dividends	-	47,839,260,000	92,851,680,000	47,839,260,000
Cash dividends paid	-	35,000,000,000	-	155,569,054,027
Mr. Tran Ngoc Anh				
Share dividends	-	14,719,770,000	28,569,740,000	14,719,770,000
Cash dividends paid	-	22,488,472,675	-	59,586,645,704
Mr. Nguyen Ngoc Son				
Share dividends	-	11,039,830,000	21,427,310,000	11,039,830,000
Cash dividends paid	-	16,866,355,195	-	44,689,982,194

Remuneration of key management personnel

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Mr. Luong Van My	417,053,917	403,550,676	1,226,078,239	1,104,248,676
Mr. Dinh Quoc Tuan	411,463,667	395,370,000	1,202,980,939	1,107,018,000
Mr. Tran Tuan Dai	411,463,667	395,370,000	1,202,980,939	1,107,018,000
Mr. Tran Ngoc Anh	328,710,500	314,338,449	958,389,758	880,611,821
Board of Supervisors	137,886,655	-	318,812,545	-
Total	1,706,578,406	1,508,629,125	4,909,242,420	4,198,896,497

Related companies

Revenue from sales of goods and rendering of services

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Amane Investment JSC	85,486,029	728,597,444	238,455,542	788,944,070
Plastic Materials Technology JSC	17,818,342,037	927,182,940	67,518,080,446	1,339,364,758
PMT. Quang Minh JSC	5,541,823,224	8,139,851,470	20,071,211,149	8,139,851,470
Total	23,445,651,290	9,795,631,854	87,827,747,137	10,268,160,298

Purchases of goods and services

	Q3.2026	Q3.2025	YTD 2026	YTD 2025
Amane Investment JSC	343,279,914	288,079,928	1,108,666,389	931,786,434
Plastic Materials Technology JSC	-	31,808,500,430	7,110,227,466	44,725,227,617
PMT.P&E JSC	-	23,136,666,667	26,905,388,890	23,136,666,667
PMT. Quang Minh JSC	37,887,419,356	-	188,386,119,596	-
Total	38,230,699,270	55,233,247,025	223,510,402,341	68,793,680,718

13. Significant balances with related parties**Short-term trade receivables**

	Closing balance	Opening balance
Amane Investment JSC	34,094,791	50,196,627
Plastic Materials Technology JSC	49,124,109,452	1,960,354,827
PMT. Quang Minh JSC	7,691,199,893	12,368,333,697
Total	56,849,404,136	14,378,885,151

Short-term advances to suppliers

	Closing balance	Opening balance
PMT. Quang Minh JSC	6,577,051,619	-
Total	6,577,051,619	-

Other short-term receivables

	Closing balance	Opening balance
Amane Investment JSC	14,779,601,223	14,779,601,223
Total	14,779,601,223	14,779,601,223

Short-term trade payables

	Closing balance	Opening balance
Amane Investment JSC	115,226,638	286,649,927
Plastic Materials Technology JSC	5,712,663,750	992,730,592
PMT. Quang Minh JSC	6,641,224,190	-
Total	12,469,114,578	1,279,380,519

14. Segment reporting

Segment information is presented according to the Company's primary segment reporting format, which is based on geographical. Segment results include items directly attributable to a segment as well as those that can be allocated on a reasonable basis. Unallocated items comprise assets and liabilities, financial income and financial expenses, selling expenses and general and administrative expenses, other gains and losses, and corporate income tax.

Geographical segments

In presenting information by geographical segment, segment revenue is based on the geographical location of customers in Vietnam ("Domestic") or in countries other than Vietnam ("Overseas").

	Domestic	Overseas	Total
From 01/01/2026 to 30/09/2026			
Net revenue	1,328,179,762,960	3,575,069,906,326	4,903,249,669,286
As at 30 September 2026			
Segment assets	5,504,281,500,745	835,931,086,245	6,340,212,586,990
Capital expenditure	305,780,026,568	-	305,780,026,568

15. Events after the reporting period

On 2 October 2026, the Company was granted the fifteenth amended Enterprise Registration Certificate by the Department of Finance of Phu Tho Province, under which its charter capital was increased from VND 1,444,568,110,000 to VND 1,605,568,110,000, corresponding to the issuance of 16,100,000 additional shares at VND 48,900 per share (par value of VND 10,000 per share). The number of outstanding shares increased from 144,456,811 to 160,556,811.

As at 30 September 2026, the amount of VND 787,290,000,000 received from investors was presented under "Other short-term payables" (Note IV.19), as the capital increase procedures had not been completed. Of this amount, VND 161,000,000,000 representing owners' contributed capital and VND 626,290,000,000 representing share premium will be transferred to the respective accounts upon completion of the capital increase procedures.

16. Comparative information

The comparative information as at 1 January 2026 was brought forward from the Company's audited consolidated financial statements for the year ended 31 December 2025. Certain comparative figures as at 1 January 2026 have been reclassified to conform with the presentation requirements of Circular No. 99/2025/TT-BTC. The comparative figures previously reported, before and after reclassification, are as follows:

		01/01/2026 as reclassified	01/01/2026 as previously reported
Cash equivalents	112	245,207,633,883	243,597,252,691
Held-to-maturity investments - short-term	123	1,018,820,467,900	1,001,682,392,932
Short-term loans receivable		-	5,279,552,178
Other short-term receivables	135	45,392,606,255	58,887,768,867
Held-to-maturity investments - long-term	265	10,026,258,630	10,000,000,000

Prepared by



Tran Quang Su

Chief Accountant



Tran Thi Thanh Nga



Phu Tho, 30 October 2026

General Director

Dinh Quoc Tuan