

Số/No: 12 -26/CV-CTTK

TP.HCM/Hochiminh city, ngày/date 20 tháng/month 03 năm/year 2026

CÔNG BỐ THÔNG TIN
TRÊN CÔNG THÔNG TIN ĐIỆN TỬ CỦA ỦY BAN
CHỨNG KHOÁN NHÀ NƯỚC VÀ SỞ GIAO DỊCH
CHỨNG KHOÁN TP.HCM

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

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

- Tên tổ chức: Công ty cổ phần Sợi Thể Kỹ
Organization name: Century Synthetic Fiber Corporation
- Mã chứng khoán/Ticker: STK
- Địa chỉ trụ sở chính: Lô B1-1, Khu công nghiệp Tây Bắc Củ Chi, xã Tân An Hội, TP.HCM
Headquarter office: Lot B1-1, North West Cu Chi Industrial Zone, Tan An Hoi Commune, HCMC.
- Điện thoại/Tel.: (+84.276) 388 7565 Fax: (+84.276) 388 7566
- Người thực hiện công bố thông tin: Đặng Triệu Hòa - Chức vụ: Chủ tịch HĐQT
Spokesman: Dang Trieu Hoa - Title: Chairman of the BOD
- Loại thông tin công bố/Type of information disclosure:
 định kỳ/periodic bất thường/irregular 24h/24 hours theo yêu cầu/on demand

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

1. Giải trình chênh lệch lợi nhuận năm 2025 so với cùng kỳ/ Explanation of profit differences FY2025 year over year;
2. Báo cáo tài chính hợp nhất kiểm toán năm 2025/ 2025 Annual Audited Consolidated Financial Statements;
3. Báo cáo tài chính riêng kiểm toán năm 2025/ 2025 Annual Audited Separate Financial Statements.

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 20/03/2026 tại đường dẫn:
<https://theky.vn>

This information was published on the Company's website on 20/03/2026 at the link: <https://theky.vn>

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

We hereby declare to be responsible for the accuracy and completeness of the above information.

Tài liệu đính kèm/Attachments

- Tài liệu liên quan đến việc CBTT.
Documents related to the information disclosure.

ĐẠI DIỆN TỔ CHỨC/ON BEHALF OF THE COMPANY
NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT
LEGAL REPRESENTATIVE
CHỦ TỊCH HĐQT/CHAIRMAN OF THE BOD Ms. Chi





No: 70 -26./CV-CTTK

Ho Chi Minh City, March 18, 2026.

Re: Explanation of profit fluctuations between the two reporting periods.

To:

- State Securities Commission.
- Ho Chi Minh City Stock Exchange (HOSE)

Century Synthetic Fiber Corporation hereby provides an explanation of the fluctuations in post-audit net profit of the Parent Company and the Consolidated Group for 2025 compared to the audited results of 2024, based on the audited financial statements dated March 18, 2026, as follows:

a/ Parent Company:

Unit: VND

No	Item	Year 2025	Year 2024	Increase (+)/ Decrease (-)	
1	Net revenue	1,355,662,143,425	1,249,263,243,772	106,398,899,653	8.5%
2	Gross profit	295,190,712,698	154,964,509,013	140,226,203,685	90.5%
3	Profit before tax	203,040,349,050	58,380,039,577	144,660,309,473	247.8%
4	Net profit after tax	159,996,333,011	51,544,794,024	108,451,538,987	210.4%

b/ Consolidated:

Unit: VND

No.	Item	Year 2025	Year 2024	Increase (+)/ Decrease (-)	
1	Net revenue	1,352,999,170,902	1,210,252,569,729	142,746,601,173	11.8%
2	Gross profit	273,324,690,892	163,226,887,815	110,097,803,077	67.5%
3	Profit before tax	93,374,751,547	18,901,045,047	74,473,706,500	394.0%
4	Net profit after tax	49,996,284,751	12,402,343,658	37,593,941,093	303.1%

Reasons:

During the year, revenue and average sales volume exceeded the same period last year, resulting in the Parent Company's net revenue increasing by VND 106.38 billion, equivalent to a growth of 8.5%, while Consolidated revenue rose by VND 142.7 billion, equivalent to a growth of 11.8%.

Gross profit: The Parent Company recorded an increase of VND 140.2 billion, equivalent to 90.5%; Consolidated gross profit rose by VND 110 billion, equivalent to 67.5%, primarily driven by a reduction in unit cost of goods sold while average selling prices increased slightly.

Profit before tax: The Parent Company's profit before tax increased by VND 144.66 billion, equivalent to 247.8%; profit after tax rose by VND 108.45 billion, equivalent to 210.4% compared to the same period, mainly attributable to the improvement in gross profit.



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CÔNG TY CỔ PHẦN SỢI THỂ KỶ
CENTURY SYNTHETIC FIBER CORPORATION

Consolidated profit before tax increased by VND 74.47 billion, equivalent to 394%; **profit after tax** rose by VND 37.59 billion, equivalent to 303.1%, primarily due to the impact of higher gross profit and increased financial expenses.

We sincerely thank you and extend our best regards.

Recipients:

- SSC, HOSE;
- Company Website;
- Office archives.

Century Synthetic Fiber Corporation
Information Disclosure Officer



DANG TRIEU HOA
CHAIRMAN OF THE BOARD OF DIRECTORS



Century Synthetic Fiber Corporation

Consolidated financial statements

For the year ended 31 December 2025



Century Synthetic Fiber Corporation

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Century Synthetic Fiber Corporation

GENERAL INFORMATION

THE COMPANY

Century Synthetic Fiber Corporation (“the Company”) is currently a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificates No. 0302018927 issued by the Department of Finance of Ho Chi Minh City dated 11 April 2005, as amended.

The Company listed its shares on the Ho Chi Minh Stock Exchange with trading code STK in accordance with Decision No. 410/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange on 10 September 2015.

The current principal activity of the Company is to manufacture synthetic yarn and knitting.

The Company's registered head office is located at Lot B1-1 North West Cu Chi Industrial Zone, Tan An Hoi Commune, Ho Chi Minh City, Vietnam. In addition, the Company has Trang Bang Branch, located at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province, and one representative office, located at 102-104-106 Bau Cat Street, Tan Binh Ward, Ho Chi Minh City, Vietnam.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and at the date of this report are:

Mr Dang Trieu Hoa	Chairman	appointed on 9 April 2025
	Vice Chairman	resigned on 9 April 2025
Ms Dang My Linh	Chairwomen	resigned on 9 April 2025
	Vice Chairwomen	appointed on 9 April 2025
Mr Dang Huong Cuong	Member	
Ms Cao Thi Que Anh	Member	
Mr Vo Quang Long	Member	
Mr Chen Che Jen	Independence member	
Mr Nguyen Quoc Huong	Independence member	

BOARD OF SUPERVISION

Members of the Board of Supervision during the year and at the date of this report are:

Mr Nguyen Tu Luc	Former Head	passed away on 23 September 2025
Ms Ha Kiet Tran	Head	appointed on 17 December 2025
Ms Dinh Ngoc Hoa	Member	
Ms Nguyen Thi Sang	Member	appointed on 10 December 2025

MANAGEMENT

Members of the management during the year and at the date of this report are:

Mr Dang Trieu Hoa	General Director	resigned on 9 April 2025
Ms Nguyen Phuong Chi	Chief Strategic Officer	
Mr Phan Nhu Bich	Chief Financial Officer	

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and at the date of this report is Mr Dang Trieu Hoa.

AUDITOR

The auditor of the Company is Ernst & Young Vietnam Limited.

Century Synthetic Fiber Corporation

REPORT OF MANAGEMENT

Management of Century Synthetic Fiber Corporation ("the Company") is pleased to present this report and the consolidated financial statements of the Company and its subsidiary ("the Group") for the year ended 31 December 2025.

MANAGEMENT'S RESPONSIBILITY IN RESPECT OF THE CONSOLIDATED FINANCIAL STATEMENTS

Management is responsible for the consolidated financial statements of each financial year which give a true and fair view of the consolidated financial position of the Group, and of the consolidated results of its operations and its consolidated cash flows for the year. In preparing those consolidated financial statements, 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
- prepare the consolidated financial statements on the going concern basis unless it is inappropriate to presume that the Group will continue in business.

Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the consolidated financial position of the Group and to ensure that the accounting records comply with the applied accounting system. It is also responsible for safeguarding the assets of the Group and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

Management confirmed that it has complied with the above requirements in preparing the accompanying consolidated financial statements.

STATEMENT BY MANAGEMENT

Management does hereby state that, in its opinion, the accompanying consolidated financial statements give a true and fair view of the consolidated financial position of the Group as at 31 December 2025, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to preparation and presentation of the consolidated financial statements.

For and on behalf of the management: *Niet*



Dang Theu Hoa
Chairman of the Board of Directors

Ho Chi Minh City, Vietnam

18 March 2026



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Ho Chi Minh City, Vietnam

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Website (VN): ey.com/vi_vn

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with confidence**

Reference: 11659174/68606085-HN

INDEPENDENT AUDITORS' REPORT

To: The Shareholders of Century Synthetic Fiber Corporation

We have audited the accompanying consolidated financial statements of Century Synthetic Fiber Corporation ("the Company") and its subsidiary (collectively referred to as "the Group") as prepared on 18 March 2026 and set out on pages 5 to 33, which comprise the consolidated balance sheet as at 31 December 2025, and the consolidated income statement and the consolidated cash flow statement for the year then ended and the notes thereto.

Management's responsibility

Management is responsible for the preparation and true and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and the statutory requirements relevant to the preparation and presentation of the consolidated financial statements, and for such internal control as management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' 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 ethical requirements and 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 auditors' judgment, including the assessment of the risks of material misstatement of the consolidated financial statement, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Group's preparation and true and fair presentation of the consolidated financial statement 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 Group's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by 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.



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Opinion

In our opinion, the consolidated financial statements give a true and fair view, in all material respects, of the consolidated financial position of the Group as at 31 December 2025, and of the consolidated results of its operations and its consolidated cash flows for the year then ended in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprises Accounting System and the statutory requirements relevant to preparation and presentation of the consolidated financial statements.

Ernst & Young Vietnam Limited



Ernest Young Chinh Khang
Deputy General Director
Audit Practicing Registration Certificate
No. 1891-2023-004-1

Pham Ninh Tung
Auditor
Audit Practicing Registration Certificate
No. 5631-2025-004-1

Ho Chi Minh City, Vietnam

18 March 2026

1891-2023-004-1

CONSOLIDATED BALANCE SHEET
as at 31 December 2025

VND

Code	ASSETS	Notes	Ending balance	Beginning balance
100	A. CURRENT ASSETS		1,326,044,872,890	997,061,057,465
110	I. Cash and cash equivalents	4	57,928,953,855	105,602,398,852
111	1. Cash		10,828,953,855	5,402,398,852
112	2. Cash equivalents		47,100,000,000	100,200,000,000
130	II. Current accounts receivable		88,609,195,627	105,312,984,991
131	1. Short-term trade receivables	5	86,043,883,431	92,738,753,955
132	2. Short-term advances to suppliers	6	1,945,048,546	7,104,476,750
135	3. Short-term loan receivable		-	3,471,000,000
136	4. Other short-term receivables	7	620,263,650	1,998,754,286
140	III. Inventories	8	984,257,622,311	616,099,132,887
141	1. Inventories		991,854,782,897	622,696,170,006
149	2. Provision for obsolete inventories		(7,597,160,586)	(6,597,037,119)
150	IV. Other current assets		195,249,101,097	170,046,540,735
151	1. Short-term prepaid expenses	12	4,025,462,730	4,129,693,461
152	2. Value-added tax deductible	15	191,158,286,226	165,766,676,433
153	3. Tax receivable from the State	15	65,352,141	150,170,841
200	B. NON-CURRENT ASSETS		2,829,082,024,496	2,814,182,774,472
220	I. Fixed assets		1,051,713,805,565	560,684,345,537
221	1. Tangible fixed assets	9	1,051,713,805,565	560,684,345,537
222	Cost		2,688,045,291,345	2,103,161,115,998
223	Accumulated depreciation		(1,636,331,485,780)	(1,542,476,770,461)
227	2. Intangible fixed asset	10	-	-
228	Cost		14,385,298,205	14,385,298,205
229	Accumulated amortization		(14,385,298,205)	(14,385,298,205)
240	II. Long-term asset in progress		1,649,605,482,273	2,111,112,394,294
242	1. Construction in progress	11	1,649,605,482,273	2,111,112,394,294
250	III. Long-term investment		-	13,800,000,000
253	1. Investment in other entity		-	13,800,000,000
260	IV. Other long-term assets		127,762,736,658	128,586,034,641
261	1. Long-term prepaid expenses	12	125,098,538,869	125,692,890,034
262	2. Deferred tax assets	26.3	2,664,197,789	2,893,144,607
270	TOTAL ASSETS		4,155,126,897,386	3,811,243,831,937

CONSOLIDATED INCOME STATEMENT
for the year ended 31 December 2025

VND

Code	ITEMS	Notes	Current year	Previous year
01	1. Revenue from sale of goods	20.1	1,354,521,823,686	1,210,456,380,134
02	2. Deductions	20.1	(1,522,652,784)	(203,810,405)
10	3. Net revenue from sale of goods	20.1	1,352,999,170,902	1,210,252,569,729
11	4. Cost of goods sold		(1,079,674,480,010)	(1,047,025,681,914)
20	5. Gross profit from sale of goods		273,324,690,892	163,226,887,815
21	6. Finance income	20.2	28,854,454,561	12,875,707,062
22	7. Finance expenses	21	(135,358,436,355)	(85,768,489,169)
23	<i>In which: Interest expense</i>		(42,918,108,540)	(17,127,583,213)
25	8. Selling expenses	22	(10,295,497,316)	(12,473,186,828)
26	9. General and administrative expenses	23	(56,571,245,796)	(52,322,172,851)
30	10. Operating profit		99,953,965,986	25,538,746,029
31	11. Other income		1,100,600,372	266,173,503
32	12. Other expenses	24	(7,679,814,811)	(6,903,874,485)
40	13. Other loss		(6,579,214,439)	(6,637,700,982)
50	14. Accounting profit before tax		93,374,751,547	18,901,045,047
51	15. Current corporate income tax expense	26.1	(43,149,519,978)	(6,448,574,855)
52	16. Deferred tax expense	26.3	(228,946,818)	(50,126,534)
60	17. Net profit after tax		49,996,284,751	12,402,343,658
61	18. Net profit after tax attributable to shareholders of the parent		49,996,284,751	12,402,343,658
70	19. Basic earnings per share	28	357	89
71	20. Diluted earnings per share	28	357	89


Nguyen Thi Hong Tham
Preparer


Phan Nhu Bich
Chief Accountant



Ho Chi Minh City, Vietnam

18 March 2026

CONSOLIDATED CASH FLOW STATEMENT
for the year ended 31 December 2025

VND

Code	ITEMS	Notes	Current year	Previous year
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax		93,374,751,547	18,901,045,047
	<i>Adjustments for:</i>			
02	Depreciation and amortization	9, 10	93,854,715,319	92,837,137,603
03	Provisions		1,000,123,467	286,794,923
04	Foreign exchange (gains) losses arising from revaluation of monetary accounts denominated in foreign currency		(137,125,521)	48,816,257,803
05	Profits from investing activities	20.2	(7,777,175,936)	(358,462,148)
06	Interest expense	21	42,918,108,540	17,127,583,213
08	Operating profit before changes in working capital		223,233,397,416	177,610,356,441
09	Increase in receivables		(12,203,381,694)	(59,386,129,557)
10	Increase in inventories		(369,158,612,891)	(1,362,679,354)
11	(Decrease) Increase in payables		(83,727,874,288)	178,694,932,888
12	Decrease in prepaid expenses		698,581,896	8,678,850,278
14	Interest paid		(42,190,509,275)	(16,881,918,686)
15	Corporate income tax paid	15	(8,762,732,899)	-
20	Net cash flows (used in) from operating activities		(292,111,131,735)	287,353,412,010
	II. CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchase and construction of fixed assets		(108,891,064,623)	(935,121,066,461)
24	Proceeds from bank term deposit		3,471,000,000	54,050,637,373
26	Collection from investment in other entity		21,000,800,000	-
27	Interest received		724,293,440	237,634,370
30	Net cash flows used in investing activities		(83,694,971,183)	(880,832,794,718)
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
33	Drawdown of borrowings	18	3,085,613,029,825	2,120,882,205,187
34	Repayment of borrowings	18	(2,757,381,106,079)	(1,530,306,747,650)
40	Net cash flows from financing activities		328,231,923,746	590,575,457,537



CONSOLIDATED CASH FLOW STATEMENT (continued)
for the year ended 31 December 2025

VND

Code	ITEMS	Notes	Current year	Previous year
50	Net decrease in cash and cash equivalents for the year		(47,574,179,172)	(2,903,925,171)
60	Cash and cash equivalents at the beginning of the year		105,602,398,852	109,476,256,782
61	Impact of exchange rate fluctuation		(99,265,825)	(969,932,759)
70	Cash and cash equivalents at the end of the year	4	57,928,953,855	105,602,398,852



Nguyen Thi Hong Tham
Preparer



Phan Nhu Bich
Chief Accountant



Đang Triều Hoa
Chairman of the Board of Directors

Ho Chi Minh City, Vietnam

18 March 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
as at 31 December 2025 and for the year then ended

1. CORPORATE INFORMATION

Century Synthetic Fiber Corporation ("the Company") is currently a shareholding company incorporated under the Law on Enterprise of Vietnam pursuant to the Enterprise Registration Certificates No. 0302018927 issued by the Department of Finance of Ho Chi Minh City dated 11 April 2005, as amended.

The Company listed its shares on the Ho Chi Minh Stock Exchange with trading code STK in accordance with Decision No. 410/QD-SGDHCM issued by the Ho Chi Minh Stock Exchange on 10 September 2015.

The current principal activity of the Company is to manufacture synthetic yarn and knitting.

The Company's normal course of business cycle is 12 months.

The Company's registered head office is located at Lot B1-1 North West Cu Chi Industrial Zone, Tan An Hoi Commune, Ho Chi Minh City, Vietnam. In addition, the Company has Trang Bang Branch, located at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province, and one representative office, located at 102-104-106 Bau Cat Street, Tan Binh Ward, Ho Chi Minh City, Vietnam.

The number of employees of the Company and its subsidiary ("the Group") as at 31 December 2025 was 968 (31 December 2024: 998).

Corporate structure

As at 31 December 2025, the Company has a subsidiary as follows:

Unitex is a limited company established in Vietnam pursuant to Investment Certificate No. 452033000336 issued by the Management Board of Tay Ninh Economic Zone on 29 June 2015 and Enterprise Registration Certificate ("ERC") No. 3901206611 issued by the Department of Finance of Tay Ninh Province on 29 June 2015, and as subsequently amended.

The principal activity of Unitex is to manufacture fibers and fabrics. The registered head office of Unitex is located at A17.1, C1 Street, Thanh Thanh Cong Industrial Zone, Trang Bang Ward, Tay Ninh Province, Vietnam. Currently, Unitex is in pre-operation progress.

As at 31 December 2025, the Company holds 100% ownership and voting rights of Unitex.

2. BASIS OF PREPARATION

2.1 *Accounting standards and system*

The consolidated financial statements of the Company and its subsidiary ("the Group"), expressed in Vietnam dong ("VND"), are prepared in accordance with Vietnamese Enterprise Accounting System and other Vietnamese Accounting Standards issued by the Ministry of Finance as per:

- Decision No. 149/2001/QD-BTC dated 31 December 2001 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 1);
- Decision No. 165/2002/QD-BTC dated 31 December 2002 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 2);
- Decision No. 234/2003/QD-BTC dated 30 December 2003 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 3);
- Decision No. 12/2005/QD-BTC dated 15 February 2005 on the Issuance and Promulgation of Six Vietnamese Accounting Standards (Series 4); and
- Decision No. 100/2005/QD-BTC dated 28 December 2005 on the Issuance and Promulgation of Four Vietnamese Accounting Standards (Series 5).

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

2. BASIS OF PREPARATION (continued)

2.2 Applied accounting documentation system

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

2.3 Fiscal year

The Group's fiscal year applicable for the preparation of its consolidated financial statements starts on 1 January and ends on 31 December.

2.4 Accounting currency

The consolidated financial statements are prepared in VND which is also the Company's accounting currency.

2.5 Basis of consolidation

The consolidated financial statements comprise the financial statements of the Company and its subsidiary for the year ended 31 December 2025.

Subsidiary is fully consolidated from the date of acquisition, being the date on which the Group obtains control, and continued to be consolidated until the date that such control ceases.

The financial statements of subsidiary are prepared for the same reporting year as the Company, using consistent accounting policies.

All intra-company balances, income and expenses and unrealized gains or losses resulting from intra-company transactions are eliminated in full.

Impact of change in the ownership interest of a subsidiary, without a loss of control, is recorded in undistributed earnings.

2.6 Accounting regulation issued but not yet effective

On 27 October 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC providing guidance on the enterprise accounting regime ("Circular 99"), replacing Circular No. 200/2014/TT-BTC providing guidance on the enterprise accounting regime issued by the Ministry of Finance on 22 December 2014 and several other related regulations. Circular 99 takes effect from 1 January 2026 and applies to enterprises with a financial year beginning on or after 1 January 2026.

The Group is in the process of assessing the impact of Circular 99 on the preparation and presentation of its financial statements and will implement Circular 99 for the financial year ending 31 December 2026.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

3.1 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, cash in banks and short-term, highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of changes in value.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.2 *Inventories*

Inventories are measured at their historical costs. The cost of inventories comprise costs of purchase, costs of conversion (including raw materials, direct labor cost, other directly related cost, manufacturing general overheads allocated based on the normal operating capacity) incurred in bringing the inventories to their present location and condition. In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value.

Net realizable value represents the estimated selling price in the ordinary course of business less the estimated costs to complete and the estimated costs necessary to make the sale.

The perpetual method is used to record inventories, which are valued as follows:

- Raw materials - cost of purchase on a weighted average basis.
- Finished goods - cost of finished good on a weighted average basis.

Provision for obsolete inventories

An inventory provision is created for the estimated loss arising due to the impairment of value (through diminution, damage, obsolescence, etc.) of raw materials, finished goods owned by the Group, based on appropriate evidence of impairment available at the balance sheet date.

Increases or decreases to the provision balance are recorded into the cost of goods sold account in the consolidated income statement. When inventories are expired, obsolescence, damage or become useless, the difference between the provision previously made and the historical cost of inventories are included in the consolidated income statement.

3.3 *Receivables*

Receivables are presented in the consolidated financial statements at the carrying amounts due from customers and other debtors, after the provision for doubtful debts.

The provision for doubtful debts represents the estimated loss due to non-collection of receivables that were outstanding at the balance sheet date. Increases or decreases to the provision balance are recorded as general and administration expense in the consolidated income statement. Increases or decreases to the provision balance are recorded as general and administrative expense in the income statement. When bad debts are determined as unrecoverable and accountant writes off those bad debts, the differences between the provision for doubtful receivables previously made and historical cost of receivables are included in the consolidated income statement.

3.4 *Tangible fixed assets*

Tangible fixed assets are stated at cost less accumulated depreciation.

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

Expenditures for additions, improvements and renewals 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 retired, gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.5 *Intangible fixed assets*

Intangible fixed assets are stated at cost less accumulated amortization.

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

Expenditures for additions, improvements 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 retired, gain or loss resulting from their disposal (the difference between the net disposal proceeds and the carrying amount) is included in the consolidated income statement.

3.6 *Depreciation and amortization*

Depreciation of tangible fixed assets and amortization of intangible fixed asset are calculated on a straight-line basis over the estimated useful life of each asset as follows:

Buildings, structures	4 - 25 years
Machinery and equipment	2 - 15 years
Motor vehicles	4 - 10 years
Office equipment	3 - 5 years
Computer software	4 - 5 years

3.7 *Borrowing costs*

Borrowing costs consist of interest and other costs that the Group incurs in connection with the borrowing of funds.

Borrowing costs are recorded as expense during the year in which they are incurred, except to the extent that they are capitalized as explained in the following paragraph.

Borrowing costs that are directly attributable to the acquisition, construction or production of an asset that necessarily take a substantial period of time to get ready for its intended use or sale are capitalized as part of the cost of the respective asset.

3.8 *Prepaid expenses*

Prepaid expenses are reported either as short-term or long-term prepaid expenses in the consolidated balance sheet and amortized over the year for which the amounts are paid or the year in which economic benefits are generated in relation to these expenses.

The following types of expenses are recorded as long-term prepaid expenses and are amortized to the consolidated income statement:

- ▶ Prepaid rental; and
- ▶ Tools and consumables with large value issued into production and can be used for more than one year.

Prepaid land rental

The prepaid land rental represents the unamortized balance of advance payment made in accordance with the lease contract signed with Cidico Corporation on 3 July 2000 for a period of 50 years and Tay Ninh Industrial Park Infrastructure Development Joint Stock Company on 21 July 2009 for a period of 45 years, and on 31 October 2017 to 14 July 2053 and Thanh Thanh Cong Industrial Zone Joint Stock Company on 30 June 2015 for 43 years.

Such prepaid rental is recognized as a long-term prepaid expense for allocation to the consolidated income statement over the remaining lease year according to Circular 45/2013/TT-BTC issued by the Ministry of Finance on 25 April 2013.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.9 *Construction in process*

Construction in progress represents costs that are directly attributable to the acquisition, construction to produce an asset in the course of construction at the balance sheet date.

3.10 *Business combinations and goodwill*

Business combinations are accounted for using the purchase method. The cost of a business combination is measured as the fair value of assets given, equity instruments issued and liabilities incurred or assumed at the date of exchange plus any costs directly attributable to the business combination. Identifiable assets and liabilities and contingent liabilities assumed in a business combination are measured initially at fair values at the date of business combination.

3.11 *Investments*

Investment in another entity

Investment in another entity is stated at acquisition cost.

Provision for diminution in value of an investment

Provision for the investment is made when there are reliable evidence of the diminution in value of the investment at the balance sheet date.

Increases or decreases to the provision balance are recorded as finance expense in the consolidated income statement.

3.12 *Payables and accruals*

Payables and accruals are recognized for amounts to be paid in the future for goods and services received, whether or not billed to the Group.

3.13 *Accrual for severance pay*

The severance pay to employee is accrued at the end of each reporting period for all employees who have been in service for more than 12 months up to the consolidated balance sheet date at the rate of one-half of the average monthly salary for each year of service up to 31 December 2008 in accordance with the Labor Code and related implementing guidance. The average monthly salary used in this calculation will be revised at the end of each reporting year following the average monthly salary of the 6-month period up to the reporting date. Increase or decrease to the accrued amount other than actual payment to employees will be taken to the consolidated income statement.

This accrued severance pay is used to settle the termination allowance to be paid to employee upon termination of their labor contract following Article 48 of the Labor Code.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.14 *Foreign currency transactions*

The Company applies the guidance of Circular 53/2016/TT-BTC dated 21 March 2016 amending and supplementing some articles of Circular 200/2014/TT-BTC dated 22 December 2014 on foreign currency transactions.

Transactions in currencies other than the Group's accounting currency are recorded at the exchange rate that approximates the average of buying and selling transfer exchange rates announced by the commercial bank where the Group most frequently conducts its transactions ("the average transfer exchange rate"). This approximate exchange rate does not exceed +/- 1% of the average transfer exchange rate. The average transfer exchange rate is determined daily based on the average of daily buying and selling transfer exchange rates of the commercial bank.

At the end of the year, balances of monetary items denominated in foreign currencies are translated at the transfer exchange rate announced by the commercial bank where the Group most frequently conducts its transactions. This transfer exchange rate is the buying transfer exchange rate of the commercial bank.

All foreign exchange differences incurred are taken to the consolidated income statement.

3.15 *Share capital*

Ordinary shares

Ordinary shares are recognized at issuance price less incremental costs directly attributable to the issue of shares, net of tax effects. Such costs are recognized as a deduction from share premium.

Share premium

Share premium is the difference between the par value and the issuance price of the shares, minus the actual expenses incurred for the issuance of the shares.

3.16 *Appropriation of net profit*

Net profit after tax is available for appropriation to shareholders after approval in the shareholders' meeting, and after making appropriation to reserve funds in accordance with the Company's Charter and Vietnam's regulatory requirements.

The Group maintains the following reserve funds which are appropriated from the Group's net profit as proposed by the Board of Directors and subject to approval by shareholders at the annual general meeting.

Investment and development fund

This fund is set aside for use in the Group's expansion of its operation or of in-depth investment.

Bonus and welfare fund

This fund is set aside for the purpose of pecuniary rewarding and encouraging, common benefits and improvement of the employees' benefits and presented as a liability on the consolidated balance sheet.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.17 Revenue recognition

Revenue is recognized to the extent that it is probable that the economic benefits will flow to the Group and the revenue can be reliably measured. Revenue is measured at the fair value of the consideration received or receivable, excluding trade discount, rebate and sales return. The following specific recognition criteria must also be met before revenue is recognized:

Sale of goods

Revenue is recognized when the significant risks and rewards of ownership of the goods have passed to the buyer, usually upon the delivery of the goods.

Interest

Revenue is recognized as the interest accrues unless collectability is in doubt.

3.18 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. The tax rates and tax laws used to compute the amount are those that are enacted as at the balance sheet date.

Current income tax is charged or credited to the consolidated income statement, except when it relates to items recognized directly to equity, in which case the current income tax is also dealt with in equity.

Current income tax assets and liabilities are offset when there is a legally enforceable right for the Group to offset current income tax assets against current income tax liabilities and when the Group intend to settle its current income tax assets and liabilities on a net basis.

Deferred tax

Deferred tax is provided using the liability method on temporary differences at the consolidated balance sheet date between the tax base of assets and liabilities and their carrying amount for financial reporting purposes.

Deferred tax liabilities are recognized for all taxable temporary differences, except:

- ▶ where the deferred tax liability arises from the initial recognition of an asset or liability in a transaction which at the time of the related transaction affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of taxable temporarily differences associated with investments in subsidiaries and associates, and interests in joint ventures where timing of the reversal of the temporary difference can be controlled and it is probable that the temporary difference will not reverse in the foreseeable future.

Deferred tax assets are recognized for all deductible temporary differences, carried forward unused tax credit and unused tax losses, to the extent that it is probable that taxable profit will be available against which deductible temporary differences, carried forward unused tax credit and unused tax losses can be utilized, except:

- ▶ where the deferred tax asset in respect of deductible temporary difference which arises from the initial recognition of an asset or liability which at the time of the related transaction, affects neither the accounting profit nor taxable profit or loss; and
- ▶ in respect of deductible temporarily differences associated with investments in subsidiaries, associates, and interests in joint ventures, deferred tax assets are recognized only to the extent that it is probable that the temporary differences will reverse in the foreseeable future and taxable profit will be available against which the temporary differences can be utilized.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

3.18 *Taxation* (continued)

Deferred tax (continued)

The carrying amount of deferred tax assets is reviewed at each balance sheet date 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 tax asset to be utilized. Previously unrecognized deferred tax assets are re-assessed at each balance sheet date and are recognized to the extent that it has become probable that future taxable profit will allow the deferred tax assets to be recovered.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the period when the asset is realized or the liability is settled based on tax rates and tax laws that have been enacted at the balance sheet date.

Deferred tax is charged or credited to the consolidated income statement, except when it relates to items recognized directly to equity, in which case the deferred tax is also dealt with in the equity account.

Deferred tax assets and liabilities are offset when there is a legally enforceable right for the Group to off-set current tax assets against current tax liabilities and when they relate to income taxes levied by the same taxation authority on:

- ▶ either the same taxable entity; or
- ▶ when the Group intends either settle current tax liabilities and assets on a net basis or to realize the assets and settle the liabilities simultaneously, in each future period in which significant amounts of deferred tax liabilities or assets are expected to be settled or recovered.

3.19 *Earnings per share*

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

Diluted earnings per share amounts are calculated by dividing the net profit after tax attributable to ordinary equity holders of the Company (after adjusting the interest on the convertible preference shares) by the weighted average number of ordinary shares outstanding during the year plus the weighted average number of ordinary shares that would be issued on conversion of all the dilutive potential ordinary shares into ordinary shares.

3.20 *Segment information*

The Group's principal activities are to manufacture synthetic yarn and knitting. In addition, these activities are mainly taking place within Vietnam. Therefore, the Group's risks and returns are not impacted by the Group's products that the Group is manufacturing or the locations where the Group is trading. As a result, the Group's management is of the view that there is only one segment for business and geography and therefore presentation of segmental information is not required.

3.21 *Related parties*

Parties are considered to be related parties of the Group if one party has the ability to control the other party or exercise significant influence over the other party in making financial and operating decisions, or when the Group and other party are under common control or under common significant influence. Related parties can be enterprise or individual, including close members of their families.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

4. CASH AND CASH EQUIVALENTS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Cash on hand	6,960,423	9,693,533
Cash in banks	10,821,993,432	5,392,705,319
Time deposits at banks (*)	<u>47,100,000,000</u>	<u>100,200,000,000</u>
TOTAL	<u>57,928,953,855</u>	<u>105,602,398,852</u>

(*) These represent short-term deposits at commercial banks with original maturities of less than three (3) months and earn market rate interest.

5. SHORT-TERM TRADE RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Coasts Phong Phu Co., Ltd.	34,091,335,620	30,598,767,067
Nam Phuong Textile and Dyeing Co., Ltd.	21,648,738,193	83,665,034
Van Thinh Trading Service Co., Ltd	2,815,667,153	11,850,307,007
Unifi Asia Pacific (Hong Kong)	-	14,389,550,465
Chori Osaka Ltd Ptd	-	10,479,688,403
Others	<u>27,488,142,465</u>	<u>25,336,775,979</u>
TOTAL	<u>86,043,883,431</u>	<u>92,738,753,955</u>

6. SHORT-TERM ADVANCES TO SUPPLIERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Dang Huynh Industrial Zones Exploitation and Management Joint Stock Company	600,780,000	-
An Tri Viet Technology Electrical Automation Co., Ltd	200,000,000	200,000,000
Tang Nghi Luc One Member Co., Ltd	-	4,509,321,854
Others	<u>1,144,268,546</u>	<u>2,395,154,896</u>
TOTAL	<u>1,945,048,546</u>	<u>7,104,476,750</u>

7. OTHER SHORT-TERM RECEIVABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Insurance	292,544,644	1,530,476,979
Interest deposit	-	147,917,504
Others	<u>327,719,006</u>	<u>320,359,803</u>
TOTAL	<u>620,263,650</u>	<u>1,998,754,286</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

8. INVENTORIES

	VND			
	<i>Ending balance</i>		<i>Beginning balance</i>	
	<i>Cost</i>	<i>Provision</i>	<i>Cost</i>	<i>Provision</i>
Finished goods	777,804,276,122	(2,285,228,702)	412,787,130,094	(2,032,632,169)
Raw materials	202,042,166,873	(5,311,931,884)	186,405,176,481	(4,564,404,950)
Goods in transit	12,008,339,902	-	23,503,863,431	-
TOTAL	<u>991,854,782,897</u>	<u>(7,597,160,586)</u>	<u>622,696,170,006</u>	<u>(6,597,037,119)</u>

Detail of movements of provision for obsolete inventories:

	VND	
	<i>Current year</i>	<i>Previous year</i>
Beginning balance	6,597,037,119	6,310,242,196
Add: Provision made during the year	3,974,524,994	4,574,326,845
Less: Reversal of provision during the year	<u>(2,974,401,527)</u>	<u>(4,287,531,922)</u>
Ending balance	<u>7,597,160,586</u>	<u>6,597,037,119</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

9. TANGIBLE FIXED ASSETS

	Buildings and structures (*)	Machinery and equipment	Motor vehicles	Office equipment	Total
	VND				
Cost:					
Beginning balance	304,608,626,458	1,602,774,097,139	190,986,666,321	4,791,726,080	2,103,161,115,998
Completion from CIP	584,884,175,347	-	-	-	584,884,175,347
Ending balance	889,492,801,805	1,602,774,097,139	190,986,666,321	4,791,726,080	2,688,045,291,345
<i>In which:</i>					
Fully depreciated	88,291,213,410	594,633,996,150	101,587,466,880	4,791,726,079	789,304,402,519
Accumulated depreciation:					
Beginning balance	(178,241,101,465)	(1,179,303,380,697)	(180,140,562,219)	(4,791,726,080)	(1,542,476,770,461)
Depreciation for the year	(9,042,018,316)	(82,755,538,077)	(2,057,158,926)	-	(93,854,715,319)
Ending balance	(187,283,119,781)	(1,262,058,918,774)	(182,197,721,145)	(4,791,726,080)	(1,636,331,485,780)
Net carrying amount:					
Beginning balance	126,367,524,993	423,470,716,442	10,846,104,102	-	560,684,345,537
Ending balance	702,209,682,024	340,715,178,365	8,788,945,176	-	1,051,713,805,565

(*) As at 31 December 2025, factories, office buildings and other constructions located at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province are being used as mortgage for bank loans (Note 18.2).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

10. INTANGIBLE FIXED ASSET

	VND
	<i>Computer software</i>
Cost:	
Beginning and ending balances	<u>14,385,298,205</u>
<i>In which:</i>	
Fully amortized	14,385,298,205
Accumulated amortization:	
Beginning and ending balances	<u>(14,385,298,205)</u>
Net carrying amount:	
Beginning and ending balances	<u>-</u>

11. CONSTRUCTION IN PROGRESS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Unitex factory project (*)	1,634,613,029,391	2,096,119,941,412
Machinery and equipment under installation	14,890,328,496	14,930,784,238
Others	<u>102,124,386</u>	<u>61,668,644</u>
TOTAL	<u>1,649,605,482,273</u>	<u>2,111,112,394,294</u>

(*) As at 31 December 2025, Unitex factory project owned by Unitex Corporation is being used as mortgage for bank loans (Note 18.2).

Detail of costs of the project are as below:

	<i>Ending balance</i>	<i>Beginning balance</i>
Machinery and equipment	1,634,613,029,391	1,595,864,975,672
Buildings and structures	-	<u>500,254,965,740</u>
TOTAL	<u>1,634,613,029,391</u>	<u>2,096,119,941,412</u>

12. PREPAID EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Short-term	4,025,462,730	4,129,693,461
Tools and supplies in use	2,279,756,001	1,827,326,100
Insurance premium	988,229,142	1,907,513,717
Prepaid car rental	320,000,000	320,000,000
Others	437,477,587	74,853,644
Long-term	125,098,538,869	125,692,890,034
Prepaid land rental (*)	106,952,362,227	110,463,566,238
Tools and supplies in use	13,763,572,761	13,041,658,974
Insurance premium	2,006,088,050	-
Others	<u>2,376,515,831</u>	<u>2,187,664,822</u>
TOTAL	<u>129,124,001,599</u>	<u>129,822,583,495</u>

(*) As at 31 December 2025, a part of prepaid land rental of land plot No. 30, map sheet No. 69, Thanh Thanh Cong Industrial Park, Trang Bang Ward, Tay Ninh Province owned by Unitex Corporation and the land plot at Street No.8, Trang Bang Industrial Zone, An Tinh Ward, Tay Ninh Province owned by the Company are being used as mortgage for bank loans (Note 18.2).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

13. SHORT-TERM TRADE PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Hengli Chemical Sales (Suzhou) Co., Ltd	86,497,200,384	-
Vietnam Giza Engineering and Construction Joint Stock Company	71,022,277,660	60,132,019,964
Unifi Textile (Suzhou) Co., Ltd.	50,104,347,800	109,740,846,000
Tainan Spinning Co., Ltd.	35,192,736,890	6,049,887,090
PT Indorama Polychem Indonesia	-	113,245,684,800
Others	88,808,843,807	88,485,883,669
TOTAL	<u>331,625,406,541</u>	<u>377,654,321,523</u>

14. SHORT-TERM ADVANCES FROM CUSTOMERS

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Chori Vietnam Company Limited	2,250,668,318	1,624,570,258
Lear Corporation – Kenansville	2,014,618,870	3,661,809,868
De Licacy Viet Nam Industrial Co., Ltd	408,122,850	12,048,401,928
Others	7,528,429,277	4,887,551,285
TOTAL	<u>12,201,839,315</u>	<u>22,222,333,339</u>

15. STATUTORY OBLIGATIONS

	VND			
	<i>Beginning balance</i>	<i>Increase during the year</i>	<i>Decrease during the year</i>	<i>Ending balance</i>
Payables				
Corporate income tax	4,810,236,925	43,149,519,978	(8,762,732,899)	39,197,024,004
Personal income tax	345,026,575	1,404,299,476	(1,462,178,732)	287,147,319
Value-added tax	1,738,983,028	21,502,068,418	(23,021,885,844)	219,165,602
Import tax	-	260,155,990	-	260,155,990
TOTAL	<u>6,894,246,528</u>	<u>66,316,043,862</u>	<u>(33,246,797,475)</u>	<u>39,963,492,915</u>
Receivables				
Value-added tax deductible	165,766,676,433	64,264,233,268	(38,872,623,475)	191,158,286,226
Export import tax	150,170,841	15,305,037,391	(15,407,856,091)	47,352,141
Others	-	1,063,228,212	(1,045,228,212)	18,000,000
TOTAL	<u>165,916,847,274</u>	<u>80,632,498,871</u>	<u>(55,325,707,778)</u>	<u>191,223,638,367</u>



NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

16. SHORT-TERM ACCRUED EXPENSES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Utilities	4,338,114,525	8,006,818,215
Sales commission	1,927,987,965	1,852,441,266
Interest expense	1,294,476,746	566,877,481
Others	548,601,036	-
TOTAL	<u>8,109,180,272</u>	<u>10,426,136,962</u>

17. SHORT-TERM OTHER PAYABLES

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Union fees	4,639,295,254	3,327,930,639
Dividends	327,500,530	327,500,530
Social insurance	277,001,893	1,815,031,595
Others	2,601,837,148	2,152,642,514
TOTAL	<u>7,845,634,825</u>	<u>7,623,105,278</u>

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

18. LOANS

	Beginning balance	Increase	Decrease	Revaluation due to foreign exchange difference	Reclassification	Ending balance	VND
Short-term	857,624,790,695	1,512,885,029,825	(2,143,777,640,709)	(7,766,841,214)	726,990,363,388	945,955,701,985	
Loans from bank (Note 18.1)	505,125,041,804	1,512,885,029,825	(1,374,062,528,430)	(7,766,841,214)	-	636,180,701,985	
Current portion (Note 18.2)	352,499,748,891	-	(769,715,112,279)	-	726,990,363,388	309,775,000,000	
Long-term	792,463,828,758	1,572,728,000,000	(613,603,465,370)	-	(726,990,363,388)	1,024,598,000,000	
Loan from bank (Note 18.2)	792,463,828,758	1,572,728,000,000	(613,603,465,370)	-	(726,990,363,388)	1,024,598,000,000	
TOTAL	1,650,088,619,453	3,085,613,029,825	(2,757,381,106,079)	(7,766,841,214)	-	1,970,553,701,985	

18.1 Short-term loans

The Company obtained unsecured short-term loans from banks to finance its working capital requirements at interest rates ranging from 4.8% to 7.4% per annum (for foreign currencies) and from 4.9% to 7.4% per annum (for VND). Further details are as follows:

Bank	Ending balance		Original amount	Term and maturity date
	VND	USD		
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch	174,706,819,751	-	-	From 5 January 2026 to 26 June 2026
Vietnam Export Import Commercial Joint Stock Bank – Ho Chi Minh Branch	104,111,714,509	3,992,473	3,992,473	From 15 January 2026 to 26 June 2026
Orient Commercial Joint Stock Bank – Tan Binh Branch	94,035,733,020	-	-	From 28 February 2026 to 22 May 2026
Orient Commercial Joint Stock Bank – Tan Binh Branch	85,262,689,127	3,269,651	3,269,651	From 19 February 2026 to 12 May 2026
Joint Stock Commercial Bank for Foreign Trade of Vietnam – Ho Chi Minh Branch	65,756,696,757	2,521,636	2,521,636	From 14 January 2026 to 29 June 2026
Woori Bank Vietnam Limited – Ho Chi Minh Branch	49,999,197,092	-	-	From 15 February 2026 to 12 May 2026

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

18. LOANS (continued)

18.1 Short-term loans (continued)

Bank	Ending balance VND	Original amount USD	Term and maturity date
Ho Chi Minh City Development Joint Stock Commercial Bank	21,808,785,600	-	From 12 March 2026 to 16 March 2026
Woori Bank Vietnam Limited – Ho Chi Minh Branch	21,608,692,751	828,649	From 5 March 2026 to 17 June 2026
Vietnam Export Import Commercial Joint Stock Bank – Ho Chi Minh Branch	18,890,373,378	-	From 10 January 2026 to 06 May 2026
TOTAL	636,180,701,985	10,612,409	

18.2 Long-term loan

Bank	Ending balance VND	Term and maturity date	Purposes	Descriptions of collateral
Orient Commercial Joint Stock Bank – Tan Binh Branch (*)	756,873,000,000	From 30 March 2026 to 17 January 2028	Factory construction for Unitex Corporation	Factory, land use rights, and machinery & equipment at Unitex (Note 9 and 12)
Orient Commercial Joint Stock Bank – Tan Binh Branch	298,000,000,000	From 26 March 2026 to 10 June 2032	Replenish the funds that had been utilized for investing in the spinning machinery line	Factory and lease rights (Note 9 and 12)
Orient Commercial Joint Stock Bank – Tan Binh Branch	279,500,000,000	From 26 January 2030 to 3 October 2035	Factory construction for Unitex Corporation	Factory, land use rights, and machinery & equipment at Unitex (Note 9 and 12)
TOTAL	1,334,373,000,000			

In which:

Current portion	309,775,000,000
Non-current portion	1,024,598,000,000

(*) Long-term loan from Orient Commercial Joint Stock Bank – Tan Binh Branch: The purpose of the loan is to refinance the credit facility previously granted for the investment project of the synthetic fiber factory at Unitex by the following five banks: Kasikornbank Public Company Limited, The Shanghai Commercial & Savings Bank, Ltd. – Offshore Banking Branch, Entie Commercial Bank, E.Sun Commercial Bank, and CTBC Bank.

Unitex Corporation's credit from Orient Commercial Joint Stock Bank – Tan Binh Branch is secured by Century Fiber Company.

Century Synthetic Fiber Corporation

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

19. OWNERS' EQUITY

19.1 Movements in owners' equity

	Share capital	Share premium	Treasury shares	Investment and development fund	Undistributed earnings	Total	VND
Previous year:							
Beginning balance	966,369,240,000	40,824,578,872	(42,410,550,000)	1,219,011,000	662,887,111,298	1,628,889,391,170	
Re-sell treasury shares	-	23,652,718,980	42,410,550,000	-	-	66,063,268,980	
Net profit for the year	-	-	-	-	12,402,343,658	12,402,343,658	
Ending balance	966,369,240,000	64,477,297,852	-	1,219,011,000	675,289,454,956	1,707,355,003,808	
Current year:							
Beginning balance	966,369,240,000	64,477,297,852	-	1,219,011,000	675,289,454,956	1,707,355,003,808	
Net profit for the year	-	-	-	-	49,996,284,751	49,996,284,751	
Dividend shares (*)	434,862,060,000	-	-	-	(434,862,060,000)	-	
Others	-	6,377,560	-	-	-	6,377,560	
Ending balance	1,401,231,300,000	64,483,675,412	-	1,219,011,000	290,423,679,707	1,757,357,666,119	

(*) In accordance with the Resolution of the Annual General Meeting of Shareholders 2025 dated 28 March 2025 and the Resolution of Board of Director No. 14-2025/NQHDT/TK dated 22 August 2025, Shareholder and Board of Directors approval of the share dividend distribution plan and finalized its completion on 22 December 2025. The plan includes the issuance of shares for dividend payment at the rate of 45% and the treatment of fractional shares.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

19. OWNERS' EQUITY (continued)

19.2 Capital transactions with owners and distribution of dividends

	Current year	VND Previous year
Issued share capital		
Beginning balance	966,369,240,000	966,369,240,000
Dividend shares	434,862,060,000	-
Ending balance	<u>1,401,231,300,000</u>	<u>966,369,240,000</u>
Dividends declared		
Dividends paid in shares	(434,862,060,000)	-

19.3 Shares

	<u>Ending balance</u>		<u>Beginning balance</u>	
	Quantity	Amount (VND)	Quantity	Amount (VND)
Authorized shares	140,123,130	1,401,231,300,000	96,636,924	966,369,240,000
Issued shares				
Ordinary shares	140,123,130	1,401,231,300,000	96,636,924	966,369,240,000
Shares in circulation				
Ordinary shares	140,123,130	1,401,231,300,000	96,636,924	966,369,240,000

Par value of outstanding share: VND 10,000 per share. The holders of the Company's ordinary shares are entitled to receive dividends as and when declared by the Company. Each ordinary share carries one vote per share without restriction.

20. REVENUES

20.1 Revenue from sale of goods

	Current year	VND Previous year
Gross revenue	1,354,521,823,686	1,210,456,380,134
Less:		
Sales returns	(1,522,652,784)	(203,810,405)
Net revenue	<u>1,352,999,170,902</u>	<u>1,210,252,569,729</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

20. REVENUES (continued)

20.2 Finance income

	VND	
	Current year	Previous year
Foreign exchange gains	21,077,278,625	12,517,244,914
Income from disposal of investment	7,200,800,000	-
Interest income	576,375,936	358,462,148
TOTAL	<u>28,854,454,561</u>	<u>12,875,707,062</u>

21. FINANCE EXPENSES

	VND	
	Current year	Previous year
Foreign exchange losses	92,440,327,815	68,640,905,956
Interest expense	42,918,108,540	17,127,583,213
TOTAL	<u>135,358,436,355</u>	<u>85,768,489,169</u>

22. SELLING EXPENSES

	VND	
	Current year	Previous year
Transportation	5,420,502,679	6,400,763,719
Letter of credit and documentary fees	2,536,665,551	3,195,497,469
Commission fee	104,784,405	1,115,428,363
Others	2,233,544,681	1,761,497,277
TOTAL	<u>10,295,497,316</u>	<u>12,473,186,828</u>

23. GENERAL AND ADMINISTRATION EXPENSES

	VND	
	Current year	Previous year
Labor costs	26,401,057,168	26,668,773,327
External services	12,736,834,872	9,504,211,323
Stationery and other tools costs	7,035,211,059	9,008,201,335
Depreciation and amortization	2,725,921,918	1,480,304,462
Others	7,672,220,779	5,660,682,404
TOTAL	<u>56,571,245,796</u>	<u>52,322,172,851</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

24. OTHER EXPENSES

	VND	
	<i>Current year</i>	<i>Previous year</i>
Depreciation and allocation during cessation	6,933,902,788	6,790,462,424
Others	<u>745,912,023</u>	<u>113,412,061</u>
TOTAL	<u>7,679,814,811</u>	<u>6,903,874,485</u>

25. PRODUCTION AND OPERATING COSTS

	VND	
	<i>Current year</i>	<i>Previous year</i>
Raw materials	766,366,491,429	733,217,021,641
External services	169,599,572,340	164,236,319,565
Depreciation and amortization (Notes 9 and 10)	93,854,715,319	92,837,137,603
Labor costs	90,679,714,318	92,451,098,481
Others	<u>26,040,729,716</u>	<u>29,079,464,303</u>
TOTAL	<u>1,146,541,223,122</u>	<u>1,111,821,041,593</u>

26. CORPORATE INCOME TAX

The applicable corporate income tax ("CIT") rates to the Company are as follows:

- For the Cu Chi Operation, the CIT rate is 20% of taxable profit.
- For the Trang Bang Branch, the CIT is applied according to each product type. In particular:
 - Income from Fully Drawn Yarn (FDY) and Drawn Textured Yarn (DTY) products onwards was exempted for four years (2011 - 2014) and is subject to 50% deduction in the following nine years (2015 - 2023). The applicable rate is 10% for 15 years from 2011.
 - Income from FDY and DTY products of expansion projects was exempted for four years (2016 - 2019) and is subject to 50% deduction in the following nine years (2020 - 2028). The applicable rate is 10% for 15 years from 2016.
 - Income from Partially Oriented Yarn (POY) products at stage 3 was exempted for two years (2016 - 2017) and is subject to 50% deduction in the following four years (2018 - 2021). The applicable rate is 10% for 15 years from 2016.

The tax returns filed by the Group are subject to examination by the tax authorities. Therefore, the application of tax laws and regulations is susceptible to varying interpretations, the amounts reported in the consolidated financial statements could change at a later date upon final determination by the tax authorities.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

26. CORPORATE INCOME TAX (continued)

26.1 CIT expense

	VND	
	<i>Current year</i>	<i>Previous year</i>
Current tax expense	41,499,597,630	5,481,093,224
Adjustment for under accrual of CIT from prior years	1,649,922,348	967,481,631
Total current income tax expense	<u>43,149,519,978</u>	<u>6,448,574,855</u>
Deferred tax expense	228,946,818	50,126,534
TOTAL	<u>43,378,466,796</u>	<u>6,498,701,389</u>

Reconciliation between CIT expense and the accounting profit before tax multiplied by CIT rate is presented below:

	VND	
	<i>Current year</i>	<i>Previous year</i>
Accounting profit before tax	<u>93,374,751,547</u>	<u>18,901,045,047</u>
At the applicable CIT rate for the Group	18,674,950,309	3,780,209,011
<i>Adjustments:</i>		
Non-deductible expenses	661,742,419	7,252,956,634
Tax incentive for the Trang Bang branch	(2,638,067,813)	(3,649,716,451)
Adjustment for under accrual of tax from prior years	1,986,466,513	967,481,631
Unrealized profit (loss)	14,527,323,906	(273,240,773)
(Utilize tax loss) tax loss carrying forward	<u>10,166,051,462</u>	<u>(1,578,988,662)</u>
CIT expense	<u>43,378,466,796</u>	<u>6,498,701,389</u>

26.2 Current CIT

The current CIT payable is based on taxable profit for the current year. The taxable profit of the Group for the year differs from the accounting profit before tax as reported in the consolidated income statement because it excludes items of income or expense that are taxable or deductible in other years and it further excludes items that are not taxable or deductible. The Group's liability for current tax is calculated using tax rates that have been enacted at the consolidated balance sheet date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

26. CORPORATE INCOME TAX (continued)

26.3 *Deferred tax*

The deferred tax asset items recognized by the Group, and the movements thereon, are as follows:

	<i>Consolidated balance sheet</i>		<i>Consolidated income statement</i>	
	<i>Ending balance</i>	<i>Beginning balance</i>	<i>Current year</i>	<i>Previous year</i>
Accrued expenses	1,538,669,948	1,587,585,218	(48,915,270)	(432,241,759)
Provision for obsolete inventories	1,060,927,036	965,286,634	95,640,402	88,162,967
Foreign exchange arising from revaluation of monetary accounts denominated in foreign currency (gains)/losses	19,873,114	295,622,864	(275,749,750)	293,201,233
Accrual for severance pay	44,727,691	44,649,891	77,800	751,025
TOTAL	<u>2,664,197,789</u>	<u>2,893,144,607</u>		
<i>Net deferred tax credit to consolidated income statement</i>			<u>(228,946,818)</u>	<u>(50,126,534)</u>

27. TRANSACTIONS WITH RELATED PARTIES

The related parties with the Company as at 31 December 2025 are as follows:

<i>Related party</i>	<i>Relationship</i>
Hung Loi Service Trading Investment Company Limited	Related party due to a BOD member of the Group investing therein
P.A.N Asia Co., Ltd	Related party due to a BOD member of the Company investing therein

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

27. TRANSACTIONS WITH RELATED PARTIES (continued)

Details of remuneration of the Board of Directors ("BOD"), Board of Supervision ("BOS") and management are as follows:

Individuals	Position	VND	
		Current year	Previous year
Mr Dang Trieu Hoa	Chairman of BOD	1,246,630,769	1,492,450,300
Ms Dang My Linh	Vice Chairwoman of BOD	150,000,000	150,000,000
Mr Dang Huong Cuong	Member of BOD	150,000,000	150,000,000
Mr Chen Che Jen	Member of BOD	225,000,000	225,000,000
Ms Cao Thi Nguyet Anh	Member of BOD	150,000,000	150,000,000
Mr Vo Quang Long	Member of BOD	150,000,000	150,000,000
Mr Nguyen Quoc Huong	Member of BOD	225,000,000	225,000,000
Mr Nguyen Tu Luc	Former Head of BOS	45,000,000	60,000,000
Ms Ha Kiet Tran	Head of BOS	60,000,000	60,000,000
Ms Dinh Ngoc Hoa	Member of BOS	60,000,000	198,714,294
Ms Nguyen Thi Sang	Member of BOS	15,000,000	-
Ms Nguyen Phuong Chi	Director	1,574,811,141	1,472,785,551
Mr Phan Nhu Bich	Financial Director cum Chief Accountant	999,021,996	936,636,843
TOTAL		5,050,463,906	5,270,586,988

28. EARNINGS PER SHARE

The following reflects the income and shares data used in the basic and diluted earnings per share computations:

	VND	
	Current year	Previous year (restated)
Net profit after tax attributable to ordinary equity holders adjusted for the effect of dilution	49,996,284,751	12,402,343,654
Weighted average number of ordinary shares for basic earnings per share (i)	140,123,130	140,123,130
Earnings per share (par value of VND 10,000/share)		
- Basic	357	89
- Diluted	357	89

(i) The weighted average number of shares in circulation for the year ended 31 December 2024 were adjusted to reflect the issuance of 43,486,206 ordinary shares from undistributed earnings to pay dividends.

There have been no ordinary dilutive shares during the year and the date of completion of these consolidated financial statements.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (continued)
as at 31 December 2025 and for the year then ended

29. OPERATING LEASE COMMITMENTS

The Group leases assets under an operating lease arrangement, with future minimum lease commitments due as follows:

	VND	
	<i>Ending balance</i>	<i>Beginning balance</i>
Less than 1 year	347,058,793	1,227,965,559
From 1 to 5 years	2,172,800,833	2,103,976,448
More than 5 years	8,755,100,455	8,896,236,498
TOTAL	<u>11,274,960,081</u>	<u>12,228,178,505</u>

30. OFF CONSOLIDATED BALANCE SHEET ITEM

	<i>Ending balance</i>	<i>Beginning balance</i>
Major foreign currency:		
United States dollar (USD)	84,490.66	38,844
EURO	126.26	25
JPY	585,428	418,231

31. PROFESSIONAL SERVICE FEES

Professional service fees with the global network of EY firms ("EY Firms") incurred in current year and prior year were as follows:

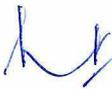
	VND	
	<i>Current year</i>	<i>Previous year</i>
Audit and review fees of separate and consolidated financial statements of the Group	360,000,000	310,000,000
Audit fee of financial statements of the subsidiary	100,000,000	50,000,000
Review fees special purpose financial statements of the Group	100,000,000	100,000,000
TOTAL	<u>560,000,000</u>	<u>460,000,000</u>

32. EVENT AFTER THE BALANCE SHEET DATE

There is no matter or circumstance that has arisen since the consolidated balance date that requires adjustment or disclosure in the consolidated financial statements of the Group.



Nguyen Thi Hong Tham
Preparer



Phan Nhu Bich
Chief Accountant



Dang Trieu Hoa
Chairman of the Board of Directors

Ho Chi Minh City, Vietnam

18 March 2026

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