

U&I LOGISTICS CORPORATION

SEPARATE INTERIM FINANCIAL STATEMENTS

**FOR THE ACCOUNTING
PERIOD ENDED 31 DECEMBER 2025**

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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of U&I Logistics Corporation (hereinafter referred to as "the Corporation") presents this statement together with the Separate Interim Financial Statements for the accounting period ended 31 December 2025.

Business highlights

U&I Logistics Corporation has been operating in line with the Business Registration Certificate No. 3700492666, initially registered on 19 March 2003 and 18th amended on 29 March 2024, granted by Binh Duong Province Department of Planning and Investment.

Head office

- Address : No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City
- Tel. : +84 (0274) 3822 908
- Fax : +84 (0274) 3832 751

Principal business activities of the Corporation are:

- To provide transport-related support services such as: to consign goods; to arrange and organize transport activities by rail, road and sea; to act as a sea and air cargo transport agent; to provide import and export forwarding services; to receive and deliver transport documents and bills of lading, to act as a customs clearance agent; to act as a ship and aircraft charter broker, to pack goods, to provide ship agent services;
- To transport goods by inland waterway;
- To provide direct support services for waterway, road and rail transport;
- To provide warehousing and goods storage services;
- To load and unload goods;
- To produce solar power;
- To process mechanical products, treat and coat metals;
- To wholesale metals and metal ores;
- To wholesale materials and other installation equipment in construction;
- To wholesale industrial chemicals, primary plastics, rubber, textile fibers, pulp, scrap, metal and non-metal wastes, materials for regeneration;
- To wholesale automobiles and other motor vehicles;
- To wholesale spare parts and auxiliary parts of automobiles and other motor vehicles;
- To wholesale agricultural and forestal materials (except for wood, bamboo, neohouzeaua) and live animals;
- To wholesale foodstuff;
- To wholesale fabrics, ready-made garments, footwear;
- To wholesale perfumes, cosmetics and hygiene products; ceramic, porcelain and glass products; household electrical appliances, lamps and luminaires; beds, cabinets, tables, chairs and similar furniture;
- To wholesale computers, peripherals and software;
- To wholesale electronic and telecommunications equipment and components;
- To wholesale agricultural machinery, equipment and spare parts;
- To wholesale mining, construction machinery, equipment and spare parts; electrical machinery and equipment; weaving, sewing and leather machinery, equipment and spare parts; office machinery, equipment and spare parts, and computer-controlled machine tools; machine tools for all types of materials;
- To act as an insurance agent and broker;
- To trade in real estate, land use right of owners, users or lessees;
- To lease motor vehicles;
- To act as a cargo agent, broker and auctioneer;
- To provide computer programming service;
- To provide computer consultancy and computer system administration services;
- To provide information technology service and other computer-related services;
- To provide data processing, lease and related services;
- To design website;
- To publish software.

U&I LOGISTICS CORPORATION**STATEMENT OF THE BOARD OF MANAGEMENT (cont.)****Board of Directors, Supervisory Board and Executive Board**

The Board of Directors, the Supervisory Board and the Executive Board of the Corporation during the year and as of the date of this statement include:

The Board of Directors

Full name	Position	Appointing/reappointing date
Mr. Mai Huu Tin	Chairman	Reappointed on 06 October 2021
Mr. Nguyen Xuan Phuc	Vice Chairman	Reappointed on 06 October 2021
Mr. Luong Duy Hoai	Independent Member	Appointed on 06 October 2021

The Supervisory Board

Full name	Position	Appointing date
Ms. Doan Thuy Diem Huyen	Head of the Board	Appointed on 01 February 2024
Mr. Truong Phuc Khai	Member	Appointed on 06 October 2021
Ms. Nguyen Thi Kim Linh	Member	Appointed on 01 February 2024

The Executive Board

Full name	Position	Appointing/reappointing date
Mr. Nguyen Xuan Phuc	General Director	Reappointed on 01 October 2020
Ms. Doan Kim Phuc	Chief Accountant	Appointed on 01 June 2023

Legal Representative

The Corporation's legal representative during the year and as of the date of this statement is Mr. Nguyen Xuan Phuc - General Director (reappointed on 01 October 2020).

Auditors

A&C Auditing and Consulting Co., Ltd. has been appointed to perform the audit on the Corporation's Financial Statements for the fiscal year ended 31 December 2025.

Responsibilities of the Board of Management

The Board of Management is responsible for the preparation of the Financial Statements to give a true and fair view of the financial position, the financial performance and the cash flows of the Corporation during the year. In order to prepare these Financial Statements, the Board of Management must:

- select appropriate accounting policies and apply them consistently;
- make judgments and estimates reasonably and prudently;
- state clearly whether the accounting standards applied to the Corporation are followed or not, and all the material differences from these standards are disclosed and explained in the Financial Statements;
- prepare the Financial Statements of the Corporation on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate;
- design and implement effectively the internal control system to minimize the risks of material misstatements due to frauds or errors in the preparation and presentation of the Financial Statements.

The Board of Management hereby ensures that all the proper accounting books of the Corporation have been fully recorded and can fairly reflect the financial position of the Corporation at any time, and that all the accounting books have been prepared in compliance with the applicable Accounting System. The Board of Management is also responsible for managing the Corporation's assets and consequently has taken appropriate measures to prevent and detect frauds and other irregularities.

The Board of Management hereby commits to the compliance with the aforementioned requirements in preparation of the Financial Statements.

U&I LOGISTICS CORPORATION

STATEMENT OF THE BOARD OF MANAGEMENT (cont.)

Approval of the Financial Statements

The Board of Management hereby approves the accompanying Financial Statements, which give a true and fair view of the financial position as of 31 December 2025 of the Corporation, its financial performance and its cash flows for the fiscal year then ended, in conformity with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant statutory requirements on the preparation and presentation of the Financial Statements.

For and on behalf of the Board of Management,



Nguyễn Xuân Phúc
General Director

Date: 30 January 2026

U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

SEPARATE INTERIM BALANCE SHEET

As of 31 December 2025

SEPARATE INTERIM BALANCE SHEET

As of 31 December 2025

Unit: VND

ITEMS	Code	Note	31 December 2025	01 January 2025
A - CURRENT ASSETS	100		406.881.281.690	241.998.499.872
I. Cash and cash equivalents	110	V.1	178.234.132.322	23.389.033.813
1. Cash	111		88.234.132.322	23.389.033.813
2. Cash equivalents	112		90.000.000.000	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provisions for devaluation of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		187.746.827.465	176.082.871.368
1. Short-term trade receivables	131	V.2	152.967.278.939	167.511.143.867
2. Short-term prepayments to suppliers	132	V.3	29.888.246.233	837.780.163
3. Short-term inter-company receivables	133		-	-
4. Receivables according to the progress of construction contract	134		-	-
5. Receivables for short-term loans	135		-	-
6. Other short-term receivables	136	V.4a	4.926.356.111	8.297.362.698
7. Allowance for short-term doubtful debts	137	V.5	(35.053.818)	(563.415.360)
8. Deficit assets for treatment	139		-	-
IV. Inventories	140		615.161.333	581.913.559
1. Inventories	141	V.6	615.161.333	581.913.559
2. Allowance for devaluation of inventories	149		-	-
V. Other current assets	150		40.285.160.570	41.944.681.132
1. Short-term prepaid expenses	151	V.7a	2.632.921.431	4.332.137.725
2. Deductible VAT	152		37.348.362.046	37.612.543.407
3. Taxes and other receivables from the State	153		303.877.093	-
4. Trading Government bonds	154		-	-
5. Other current assets	155		-	-

U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

As of 31 December 2025

Separate Interim Balance Sheet (cont.)

ITEMS	Code	Note	31 December 2025	01 January 2025
B- NON-CURRENT ASSETS	200		680.002.773.596	722.381.199.852
I. Long-term receivables	210		540.402.500	2.319.601.159
1. Long-term trade receivables	211		-	-
2. Long-term prepayments to suppliers	212		-	-
3. Working capital in affiliates	213		-	-
4. Long-term inter-company receivables	214		-	-
5. Receivables for long-term loans	215		-	-
6. Other long-term receivables	216	V.4b	540.402.500	2.319.601.159
7. Allowance for long-term doubtful debts	219		-	-
II. Fixed assets	220		55.721.444.435	64.314.041.667
1. Tangible fixed assets	221	V.8	55.721.444.435	64.287.013.909
- Historical cost	222		211.354.448.099	208.175.178.099
- Accumulated depreciation	223		(155.633.003.664)	(143.888.164.190)
2. Financial leased assets	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.9	-	27.027.758
- Initial cost	228		2.864.513.285	2.864.513.285
- Accumulated amortization	229		(2.864.513.285)	(2.837.485.527)
III. Investment property	230	V.10	85.788.977.864	108.810.070.726
- Historical costs	231		375.804.494.871	375.804.494.871
- Accumulated depreciation	232		(290.015.517.007)	(266.994.424.145)
IV. Long-term assets in process	240		14.031.584.373	13.427.837.373
1. Long-term work in process	241		-	-
2. Construction-in-progress	242	V.11	14.031.584.373	13.427.837.373
V. Long-term financial investments	250		199.132.908.000	204.577.908.000
1. Investments in subsidiaries	251	V.12	199.132.908.000	204.577.908.000
2. Investments in joint ventures and associates	252		-	-
3. Investments in other entities	253	V.12	2.000.000.000	2.000.000.000
4. Provisions for devaluation of long-term financial investments	254	V.12	(2.000.000.000)	(2.000.000.000)
5. Held-to-maturity investments	255		-	-
VI. Other non-current assets	260		324.787.456.424	328.931.740.927
1. Long-term prepaid expenses	261	V.7b	324.787.456.424	328.931.740.927
2. Deferred income tax assets	262		-	-
3. Long-term components and spare parts	263		-	-
4. Other non-current assets	268		-	-
TOTAL ASSETS	270		1.086.884.055.286	964.379.699.724

U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

As of 31 December 2025

Separate Interim Balance Sheet (cont.)

ITEMS	Code	Note	31 December 2025	01 January 2025
C - LIABILITIES	300		206.679.837.623	182.715.406.923
I. Current liabilities	310		185.044.955.808	155.014.398.516
1. Short-term trade payables	311	V.13	51.792.259.374	39.177.870.890
2. Short-term advances from customers	312	V.14	565.819.873	451.054.760
3. Taxes and other obligations to the State Budget	313	V.15	19.687.114.337	19.920.929.463
4. Payables to employees	314	V.16	14.331.608.414	12.675.738.000
5. Short-term accrued expenses	315	V.17	6.842.107.398	5.441.668.428
6. Short-term inter-company payables	316		-	-
7. Payables according to the progress of construction contracts	317		-	-
8. Short-term unearned revenue	318	V.18	4.086.068.616	4.086.068.616
9. Other short-term payables	319	V.19a	18.785.419.325	43.781.830.282
10. Short-term borrowings and financial leases	320	V.20a	59.374.625.786	23.862.712.307
11. Provisions for short-term payables	321		-	-
12. Bonus and welfare funds	322	V.21a	9.579.932.685	5.616.525.770
13. Price stabilization fund	323		-	-
14. Trading Government bonds	324		-	-
II. Non-current liabilities	330		21.634.881.815	27.701.008.407
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term accrued expenses	333		-	-
4. Inter-company payables for working capital	334		-	-
5. Long-term inter-company payables	335		-	-
6. Long-term unearned revenue	336	V.18	4.086.068.634	8.172.137.250
7. Other long-term payables	337		4.676.826.739	4.530.371.157
8. Long-term borrowings and financial leases	338	V.20b	12.140.500.000	14.998.500.000
9. Convertible bonds	339		-	-
10. Preferred shares	340		-	-
11. Deferred income tax liability	341		-	-
12. Provisions for long-term payables	342		-	-
13. Science and technology development fund	343	V.21b	731.486.442	-

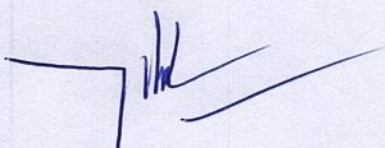
U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

As of 31 December 2025

Separate Interim Balance Sheet (cont.)

ITEMS	Code	Note	31 December 2025	01 January 2025
D - OWNER'S EQUITY	400		880.204.217.663	781.664.292.801
I. Owner's equity	410		880.204.217.663	781.664.292.801
1. Owner's capital	411	V.22	720.000.000.000	720.000.000.000
- Ordinary shares carrying voting rights	411a		720.000.000.000	720.000.000.000
- Preferred shares	411b		-	-
2. Share premiums	412		-	-
3. Bond conversion options	413		-	-
4. Other sources of capital	414		-	-
5. Treasury stocks	415		-	-
6. Differences on asset revaluation	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		2.097.229.663	1.000.000.000
9. Business arrangement supporting fund	419		-	-
10. Other funds	420		-	-
11. Retained earnings	421	V.22	158.106.988.000	60.664.292.801
- Retained earnings accumulated to the end of the previous period	421a		53.349.428.380	45.689.970.699
- Retained earnings of the current period	421b		104.757.559.620	14.974.322.102
12. Construction investment fund	422		-	-
II. Other sources and funds	430		-	-
1. Sources of expenditure	431		-	-
2. Fund to form fixed assets	432		-	-
TOTAL LIABILITIES AND OWNER'S EQUITY	440		1.086.884.055.286	964.379.699.724


Doan Kim Phuc
 Chief Accountant/Preparer



Nguyễn Xuân Phúc
 General Director



U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

SEPARATE INTERIM INCOME STATEMENT

For the accounting period ended 31 December 2025

SEPARATE INTERIM INCOME STATEMENT

For the 4th Quarter of the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	4th Quarter		Accumulated from the beginning of the year	
			Current year From 01 October 2025 to 31 December 2025	Previous year From 01 October 2024 to 31 December 2024	Current year From 01 January 2025 to 31 December 2025	Previous year From 01 January 2024 to 31 December 2024
1. Revenue from sales of goods and provisions of services	01	VI.1	172.788.755.658	205.845.312.464	651.746.340.326	695.887.428.364
2. Revenue deductions	02		-	-	-	-
3. Net revenue	10		172.788.755.658	205.845.312.464	651.746.340.326	695.887.428.364
4. Cost of sales	11	VI.2	144.268.820.663	184.198.505.924	526.614.875.314	591.950.402.671
5. Gross profit	20		28.519.934.995	21.646.806.540	125.131.465.012	103.937.025.693
6. Financial income	21	VI.3	964.273.249	1.524.775.249	59.038.007.303	9.889.569.182
7. Financial expenses	22	VI.4	1.294.412.960	3.176.453.808	3.136.544.026	7.916.065.126
In which: Interest expenses	23		520.399.114	613.879.645	1.847.904.340	3.820.677.002
8. Selling expenses	25		-	-	-	-
9. General and administration expenses	26	VI.5	19.182.191.970	15.411.731.278	55.086.490.148	50.606.724.370
10. Net operating profit	30		9.007.603.313	4.583.396.703	125.946.438.141	55.303.805.379
11. Other income	31	VI.7	287.813.942	2.084.275.909	559.626.333	1.240.703.372
12. Other expenses	32	VI.6	1.003.350.515	1.265.815.933	2.061.390.514	459.007.484
13. Other profit/(loss)	40		(715.536.573)	818.459.976	(1.501.764.181)	781.695.888
14. Total accounting profit before tax	50		8.292.066.740	5.401.856.678	124.444.673.960	56.085.501.267

U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

SEPARATE INTERIM INCOME STATEMENT


For the accounting period ended 31 December 2025

SEPARATE INTERIM INCOME STATEMENT

For the 4th Quarter of the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	4th Quarter		Accumulated from the beginning of the year	
			Current year From 01 October 2025 to 31 December 2025	Previous year From 01 October 2024 to 31 December 2024	Current year From 01 January 2025 to 31 December 2025	Previous year From 01 January 2024 to 31 December 2024
15. Current income tax	51		5,502,497,929	5,692,532,603	19,687,114,340	19,511,179,165
16. Deferred income tax	52		-	-	-	-
17. Profit/(loss) after tax	60		2,789,568,811	(290,675,925)	104,757,559,620	36,574,322,102
18. Basic earnings per share	70					
19. Diluted earnings per share	71					

Doan Kim Phuc
Chief Accountant/Preparer

U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

SEPARATE INTERIM CASH FLOW STATEMENT

For the accounting period ended 31 December 2025

SEPARATE INTERIM CASH FLOW STATEMENT

(Indirect method)

For the 4th Quarter of the fiscal year ended 31 December 2025

Unit: VND

ITEMS	Code	Note	Accumulated from the beginning of the year	
			Current year From 01 January 2025 to 31 December 2025	Previous year From 01 January 2024 to 31 December 2024
I. Cash flows from operating activities				
1. Profit before tax	01		124.444.673.960	56.085.501.267
2. Adjustments:				
- Depreciation/(Amortization) of fixed assets and investment properties	02	V.8, 9, 10	36.022.310.460	39.447.325.344
- Provisions and allowances	03	V.6, 13	(528.361.542)	1.443.186.731
- Exchange gain/(loss) due to revaluation of monetary items in foreign currencies	04	VI.4	(247.763.642)	629.012.690
- Gain/(loss) from investing activities	05	VI.3, 6	(58.695.267.874)	(6.062.501.786)
- Interest expenses	06	VI.4	1.847.904.340	3.820.677.002
- Others	07		-	-
3. Operating profit before changes of working capital	08		102.843.495.702	95.363.201.248
- Increase/(decrease) of receivables	09		(9.396.091.629)	(41.907.607.654)
- Increase/(decrease) of inventories	10		(33.247.774)	116.553.829
- Increase/(decrease) of payables	11		6.963.531.386	1.283.115.171
- Increase/(decrease) of prepaid expenses	12		5.843.500.797	29.059.964.266
- Increase/(decrease) of trading securities	13		-	-
- Interest paid	14	VI.4	(1.847.904.340)	(3.820.677.002)
- Corporate income tax paid	15	V.15	(19.070.768.862)	(19.411.541.135)
- Other cash inflows	16		-	-
- Other cash outflows	17	V.22	(1.522.741.400)	(1.383.474.230)
Net cash flows from operating activities	20		83.779.773.880	59.299.534.493
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other non-current assets	21	V.9, 12	(4.444.270.000)	(6.550.489.546)
2. Proceeds from disposals of fixed assets and other non-current assets	22	V.9, VI.6	432.000.000	1.298.545.000
3. Cash outflow for loans, buying debt instruments of other entities	23		-	-

U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

For the accounting period ended 31 December 2025

Separate Interim Cash Flow Statement (cont.)

ITEMS	Code	Note	Current year	Previous year
			From 01 January 2025 to 31 December 2025	From 01 January 2024 to 31 December 2024
4. Cash recovered from loans, selling debt instruments of other entities	24	V.4	-	15.000.000.000
5. Investments in other entities	25	V.13	-	(396.000.000)
6. Withdrawals of investments in other entities	26		5.107.021.979	-
7. Interest earned, dividends and profits received	27	V.12, VI.3	58.668.895.529	5.555.413.147
Net cash flows from investing activities	30		59.763.647.508	14.907.468.601
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33	V.20a, b	59.837.553.696	178.343.923.215
4. Repayment for borrowing principal	34	V.21a, b	(27.183.640.217)	(190.458.215.154)
5. Payments for financial lease principal	35		-	-
6. Dividends and profit paid to the owners	36	V.22a	(21.600.000.000)	(63.000.000.000)
Net cash flows from financing activities	40		11.053.913.479	(75.114.291.939)
Net cash flows during the year	50		154.597.334.867	(907.288.845)
Beginning cash and cash equivalents	60	V.1	23.389.033.813	24.241.976.418
Effects of fluctuations in foreign exchange rates	61		247.763.642	54.346.240
Ending cash and cash equivalents	70	V.1	178.234.132.322	23.389.033.813



Doan Kim Phuc
Chief Accountant/Preparer

Ho Chi Minh City, 30 January 2026



Nguyen Xuan Phuc
General Director

U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

As of 31 December 2025 and for the accounting period then ended

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

As of 31 December 2025 and for the accounting period then ended

I. GENERAL INFORMATION**1. Ownership form**

U&I Logistics Corporation (hereinafter referred to as “the Corporation”) is a joint stock company.

2. Business field

The Corporation’s business field is servicing.

3. Principal business activities

The Corporation’s principal business activities are to consign goods; to arrange and organize transport activities; to act as a cargo transport agent; to provide import and export forwarding services; to act as a customs clearance agent; to lease and operate bonded warehouses.

4. Normal operating cycle

The normal operating cycle of the Corporation is within 12 months.

5. Structure of the Corporation***Subsidiaries***

Subsidiaries	Address	Principal business activities	Percentage of equity	Percentage of benefit	Percentage of voting right
U&I Transport Corporation	No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City	Transporting goods by road	91,05%	91,05%	91,05%
Rubber - Goods Service and Transport - Warehouse Joint Stock Company	No. 45 Street 11, Quarter 4, Linh Xuan Ward, Ho Chi Minh City	Leasing warehouses and yards and providing goods storage services	93,62%	93,62%	93,62%
U&I Warehousing Corporation	No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City	Providing services of leasing warehouses, yards, and transporting goods by road	98,00%	98,00%	98,00%
U&I Logistics - Northern Joint Stock Company	Room 1451M, Hapro Building, No. 11B Cat Linh Street, O Cho Dua Ward, Hanoi City	Providing transport-related support services	55,00%	55,00%	55,00%
U&I Transport Northern Joint Stock Company	Saigon Bank Tower, No. 2, Lot 3B, Le Hong Phong Street, Ngo Quyen Ward, Hai Phong City	Transporting goods by road	55,00%	55,00%	55,00%

The Corporation held 544.500 shares, equivalent to 55,00% of charter capital of U&I Transport Northern Joint Stock Company. As of 21 June 2025, U&I Transport Northern Joint Stock Company completed dissolution procedures according to the Minutes No. 03/2025/BBH-DHĐCĐ of the General Meeting of Shareholders.

U&I LOGISTICS CORPORATION

Address: No. 158 Ngo Gia Tu Street, Thu Dau Mot Ward, Ho Chi Minh City

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

As of 31 December 2025 and for the accounting period then ended

Affiliates that are not legal entities and do accounting works dependently

Affiliate	Address
Branch 1 - U&I Logistics Corporation	Lot L, Road D5, Nam Tan Uyen Industrial Park, Tan Hiep Ward, Ho Chi Minh City
Ho Chi Minh Branch - U&I Logistics Corporation	No. 05 Giang Van Minh Street, An Khanh Ward, Ho Chi Minh City

6. Statement of information comparability on the Financial Statements

The corresponding figures of the previous period can be comparable with the figures of the current period.

7. Headcount

As of the balance sheet date, the Corporation's headcount is 256 (beginning balance: 258).

II. FISCAL YEAR AND ACCOUNTING CURRENCY UNIT

1. Fiscal year

The fiscal year of the Corporation is from 01 January to 31 December annually.

2. Accounting currency unit

The accounting currency unit is Vietnamese Dong (VND) because transactions of the Corporation are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1. Applicable Accounting System

The Corporation applies the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

2. Statement of the compliance with the Accounting Standards and System

The Board of Management ensures to follow all the requirements of the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, which were issued together with the Circular No. 200/2014/TT-BTC dated 22 December 2014, the Circular No. 53/2016/TT-BTC dated 21 March 2016 as well as other Circulars guiding the implementation of the Vietnamese Accounting Standards of the Ministry of Finance in preparation and presentation of the Financial Statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Accounting convention

The Financial Statements are prepared on the accrual basis (except for the information related to cash flows).

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2. Foreign currency transactions

Transactions denominated in foreign currencies are converted at the exchange rate ruling as of the transaction dates. The balances of monetary items denominated in foreign currencies at the end of the accounting period are converted at the exchange rate prevailing on that date.

Foreign exchange differences arisen from foreign currency transactions during the year shall be included into financial income or financial expenses. Foreign exchange differences arising from the revaluation of foreign currency-denominated monetary items at the end of the accounting period, after netting out increases and decreases, shall be included into financial income or financial expenses.

The exchange rate used to convert foreign currency transactions is the actual exchange rate ruling as at the time of these transactions. The actual exchange rates applied to foreign currency transactions are as follows:

- For receivables: the buying rate of foreign currency ruling as at the time of transaction of the commercial bank where the Corporation designates the customers to make payments.
- For payables: the selling rate of foreign currency ruling as at the time of transaction of the commercial bank where the Corporation intends to make payments.
- For acquisition of assets or immediate payments in foreign currency (not included into payable accounts): the buying rate of foreign currency of the commercial bank where the Corporation makes payments.

The exchange rates used to re-evaluate the ending balances of monetary items in foreign currencies are determined according to the following principles:

- For foreign currency deposits: the buying rate of the bank where the Corporation opens its foreign currency account.
- For monetary items denominated in foreign currency classified as other assets: the buying rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Binh Duong Branch where the Corporation regularly conducts transactions.
- For monetary items denominated in foreign currency classified as liabilities: the selling rate of Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Binh Duong Branch where the Corporation regularly conducts transactions.

3. Cash and cash equivalents

Cash includes cash on hand and cash in bank. Cash equivalents are short-term investments with a maturity of three months or less from the date of investment, which can be readily converted into a known amount of cash and are not subject to significant risks in conversion to cash at the reporting date.

4. Financial investments

Loans

Loans are measured at costs less allowance for doubtful debts, which is made on the basis of estimated losses.

Investments in subsidiaries

Subsidiary

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

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Initial recognition

Investments in subsidiaries are initially recognized at costs, including the cost of acquisition or capital contributions plus costs directly attributable to the investments. In cases where the investment is made through non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the time of occurrence.

Dividends incurred prior to the acquisition of investments are deducted into the investment costs. Dividends incurred after the acquisition of investments are recorded into the Corporation's financial income. Particularly, dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

Provisions for impairment of investments in subsidiaries

A provision for impairment of investments in subsidiaries is recognized when a subsidiary incurs losses, with the provision amount determined as the difference between the Corporation's actual investment cost in the subsidiary and the investee's actual equity multiplied (x) by the Corporation's ownership interest in such subsidiary. If the subsidiaries are consolidated into the Consolidated Financial Statements, the basis for impairment provisions is the Consolidated Financial Statements.

Any increase or decrease in the provisions for impairment of investments in subsidiaries required to be recognized as of the balance sheet date is recorded into financial expenses.

Investments in equity instruments of other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Corporation does not have control, joint control or significant influence over the investees.

Investments in equity instruments of other entities are initially recognized at costs, including cost of acquisition plus directly attributable transaction costs incurred in connection with the investment. Dividends incurred prior to the acquisition of investments are deducted into investment costs. Dividends incurred after the acquisition of investments are recorded into the Corporation's financial income.

Provisions for impairment of investments in equity instruments of other entities are made as follows:

- For investments in listed shares or investments whose fair value can be reliably determined, the provision is based on the market value of the shares.
- For investments for which fair value cannot be reliably determined at the reporting date, an impairment provision is recognized based on the losses incurred by the investee, with the provision amount determined as the difference between the total actual capital contributions of all investors in the investee and the investee's actual equity, multiplied by the Corporation's ownership interest in the investee.

Any increase or decrease in the impairment provision for investments in equity instruments of other entities required to be recognized as of the balance sheet date is recorded into financial expenses.

5. Receivables

Receivables are recognized at the carrying amounts less allowances for doubtful debts.

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The classification of receivables as trade receivables and other receivables is made according to the following principles:

- Trade receivables reflect receivables concerning the commercial nature arising from purchase and sale transactions between the Corporation and customers who are independent to the Corporation, inclusive of receivables for the exports entrusted to other entities.
- Other receivables reflect receivables not concerning the commercial nature and irrelevant to purchase and sale transactions.

Allowance is made for each doubtful debt on the basis of the ages of debts after offsetting against liabilities (if any) or estimated loss as follows:

- As for overdue debts:
 - 30% of the value of debts overdue between 6 months and less than 1 year.
 - 50% of the value of debts overdue between 1 year and less than 2 years.
 - 70% of the value of debts overdue between 2 years and less than 3 years.
 - 100% of the value of debts overdue more than 3 years.
- As for doubtful debts: Allowance is made on the basis of the estimated loss.

Any increase or decrease in the allowance for doubtful debts required to be recognized as of the balance sheet date is recorded into general and administration expenses.

6. Inventories

Inventories are recognized at the lower of cost or net realizable value.

Cost of inventories is determined as follows:

- For merchandise: Costs comprise costs of purchases and other directly relevant costs incurred in bringing the inventories to their present location and conditions.
- Work-in-process: Costs comprise labor costs and other directly relevant costs.

Stock-out costs are determined in accordance with the weighted average method and recorded in line with the perpetual method.

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

Allowance for devaluation of inventories is recognized for each type of inventories when their costs are higher than their net realizable values. For services in progress, allowance is recognized for each type of services at their own specific prices. Any increase or decrease in the allowance for devaluation of inventories required to be recognized as of the balance sheet date is recorded into costs of sales.

7. Prepaid expenses

Prepaid expenses comprise actual expenses incurred and relevant to financial performance in several accounting periods. Prepaid expenses of the Corporation mainly include expenses of tools, asset repair expenses and prepaid land rental. These prepaid expenses are allocated over the prepayment period or period in which corresponding benefits are realized.

Expenses of tools

Expenses of tools being put into use are allocated into costs in accordance with the straight-line method for the maximum period of 36 months.

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Asset repair expenses

Asset repair expenses are allocated into costs in accordance with the straight-line method for the maximum period of 36 months.

Prepaid land rental

The prepaid land rental reflects the rental prepaid for the land being used by the Corporation and is allocated into costs in accordance with the straight-line method over the lease term.

8. **Operating leased assets**

A lease is classified as an operating lease if it transfers substantially all the risks and rewards incident to ownership belonging to the lessor. The lease expenses are allocated in the operation costs in accordance with the straight-line method over the lease term and do not depend on the method of lease payment.

9. **Tangible fixed assets**

Tangible fixed assets are presented at historical costs less accumulated depreciation. Historical costs of tangible fixed assets comprise all costs incurred by the Corporation to acquire the assets up to the time when it is brought to its working condition for its intended use. Subsequent costs are added to historical costs of fixed assets only if it is probable that future economic benefits associated with the asset will flow to the Corporation. Subsequent costs that do not meet the above conditions will be recognized as operation costs during the year.

Upon disposal or liquidation of a tangible asset, its historical cost and accumulated depreciation are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

Tangible fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

<u>Fixed assets</u>	<u>Years</u>
Buildings and structures	05 - 20
Machinery and equipment	03 - 07
Vehicles	06 - 07
Office equipment	03 - 05
Other fixed assets	03 - 15

10. **Intangible fixed assets**

Intangible fixed assets are presented at initial costs less accumulated amortization.

The Corporation's intangible fixed asset includes computer software. Expenses attributable to computer software, which is not a part associated with the relevant hardware, will be capitalized. Costs of computer software include all the expenses paid by the Corporation until the date the software is put into use. The computer software is amortized in accordance with the straight-line method from 3 to 5 years.

Upon disposal or liquidation of an intangible asset, its initial costs and accumulated amortization are derecognized, then any gain or loss resulting from such disposal is included in the income or the expenses during the year.

11. **Investment properties**

Investment properties includes warehouses and infrastructure held by the Corporation to earn rentals. Investment properties for lease are stated at cost less accumulated depreciation. The cost of investment property includes all expenditures incurred by the Corporation or the fair value of

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consideration given in exchange to acquire the investment property up to the date of purchase or completion of construction.

Subsequent expenditure relating to investment property incurred after initial recognition is recognized as an expense, unless it is probable that such expenditure will result in future economic benefits from the investment property in excess of the performance assessed at initial recognition, in which case the expenditure is capitalized and added to the costs of the investment property.

When the investment property is sold or disposed, its cost and accumulated depreciation are derecognized, then any gain or loss arising from such disposals is included in the income or the expenses during the year.

Investment property that is used to earn rental income is depreciated using the straight-line method over its estimated useful life. The depreciation years of the investment property are as follows:

<u>Fixed assets</u>	<u>Years</u>
Warehouses	10 - 20
Infrastructure	6

12. Construction-in-progress

Construction-in-progress reflects the expenses (including relevant interest expenses following the accounting policies of the Corporation) directly attributable to assets under construction, machinery and equipment under installation for purposes of production, leasing and management as well as the repair of fixed assets in progress. These assets are recorded at historical costs and not depreciated.

13. Payables and accrued expenses

Payables and accrued expenses are recorded for the amounts payable in the future associated with the goods and services received. Accrued expenses are recorded based on reasonable estimates for the amounts payable.

The classification of payables as trade payables, accrued expenses and other payables is made on the basis of the following principles:

- Trade payables reflect payables of commercial nature arising from the purchase of goods, services, or assets, of which the seller is an independent entity with the Corporation.
- Accrued expenses reflect expenses for goods, services received from suppliers or supplied to customers but have not been paid, invoiced or lack of accounting records and supporting documents; pay on leave payable to employees; and accrual of operation expenses.
- Other payables reflect payables of non-commercial nature and irrelevant to purchase, sales of goods or provisions of services.

The payables and accrued expenses are classified as short-term and long-term items in the Balance Sheet on the basis of their remaining term as of the balance sheet date.

14. Owner's capital

The contributed capital is recorded according to the actual amounts invested by shareholders.

15. Profit distribution

Profit after tax is distributed to the shareholders after appropriation for funds under the Charter of the Corporation as well as legal regulations and approved by the General Meeting of Shareholders.

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The distribution of profits to the shareholders is made with consideration toward non-cash items in the retained earnings that may affect cash flows and payment of dividends such as profit due to revaluation of assets contributed as investment capital, profit due to revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recorded as payables upon approval of the General Meeting of Shareholders.

16. Recognition of revenue and income

Revenue from provisions of services

Revenue from provisions of services shall be recognized when all of the following conditions are satisfied:

- The amount of revenue can be measured reliably. When the contract stipulates that the buyer is entitled to return the services provided under specific conditions, the revenue is recognized only when these specific conditions are no longer existed and the buyer is not entitled to return the services provided.
- The Corporation received or shall probably receive the economic benefits associated with the provision of services.
- The stage of completion of the transaction at the end of reporting period can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

In the case that the services are provided in several accounting periods, the determination of revenue is done on the basis of the volume of work done as of the balance sheet date.

Revenue from operating lease

Revenue from operating lease is recognized in accordance with the straight-line method during the lease term. Rentals received in advance for several periods are allocated to revenues in consistence with the lease term.

Interest

Interest is recorded, based on the term and the actual interest rate applied in each particular period.

Dividends and profit received

Dividends and profit received are recognized when the Corporation has the right to receive dividends or profit from the capital contribution. Particularly, the dividends received in the form of shares are accounted for by tracking only the increase in the number of shares held, with no recognition of the value of the shares received.

17. Borrowing costs

Borrowing costs are interest and other costs that the Corporation directly incurs in connection with the borrowing.

Borrowing costs are recorded as an expense when it is incurred. In case the borrowing costs are directly attributable to the construction or the production of an asset in progress, which takes a substantial period of time (over 12 months) to get ready for intended use or sales of the asset, these costs will be included in the cost of that asset. To the extent that the borrowings are especially for the purpose of construction of fixed assets and investment properties, the interest is eligible for capitalization even if construction period is under 12 months. Incomes arisen from provisional investments as borrowings are recognized as a decrease in the costs of relevant assets.

In the event that general borrowings are partly used for the acquisition, construction or production of an asset in progress, the costs eligible for capitalization will be determined by applying the

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capitalization rate to average accumulated expenditure on construction or production of that asset. The capitalization rate is computed at the weighted average interest rate of the borrowings not yet paid during the year, except for particular borrowings serving the purpose of obtaining a specific asset.

18. Expenses

Expenses are those that result in outflows of the economic benefits and are recorded at the time of transactions or when incurrence of the transaction is reliable regardless of whether payment for expenses is made or not.

Expenses and their corresponding revenues are simultaneously recognized in accordance with the matching principle. In the event that matching principle conflicts with the prudence principle, expenses are recognized based on the nature and regulations of accounting standards in order to guarantee that transactions can be fairly and truly reflected.

19. Corporate income tax

Corporate income tax includes current income tax and deferred income tax.

Current income tax

Current income tax is the tax amount computed based on the assessable income. The assessable income is different from accounting profit due to the adjustments of temporary differences between tax and accounting figures, non-deductible expenses as well as those of non-taxable income and losses brought forward.

Deferred income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the Financial Statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of assessable income in the future against which the temporarily deductible differences can be used.

Carrying values of deferred corporate income tax assets are considered as of the balance sheet date and will be reduced to the rate that ensures enough assessable income against which the benefits from part of or all of the deferred income tax can be used. Deferred corporate income tax assets, which have not been recorded before, are considered as of the balance sheet date and are recorded when there is certainly enough assessable income to use these unrecognized deferred corporate income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rate to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the Income Statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity.

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The Corporation shall offset deferred tax assets and deferred tax liabilities if:

- The Corporation has the legal right to offset current income tax assets against current income tax liabilities; and
- Deferred income tax assets and deferred income tax liabilities are relevant to corporate income tax which is under the management of one tax authority either:
 - Of the same subject to corporate income tax; or
 - The Corporation has intention to pay current income tax liabilities and current income tax assets on a net basis or recover tax assets and settle tax liability simultaneously in each future period to the extent that the majority of deferred income tax liabilities or deferred income tax assets are paid or recovered.

20. Related parties

A party is considered a related party of the Corporation in case that party is able to control the Corporation or to cause material effects on the financial decisions as well as the operations of the Corporation. A party is also considered a related party of the Corporation in case that party is under the same control or is subject to the same material effects.

Considering the relationship of related parties, the nature of the relationship is focused more than its legal form.

V. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED IN THE SEPARATE INTERIM BALANCE SHEET**1. Cash and cash equivalents**

	<u>31 December 2025</u>	<u>01 January 2025</u>
Cash on hand	302.967.010	874.873.001
Cash in bank	87.931.165.312	22.514.160.812
Cash equivalents (bank deposits of which the principal maturity is from 3 months or less)	90.000.000.000	
Total	<u>178.234.132.322</u>	<u>23.389.033.813</u>

In which, the term deposit of VND 90.000.000.000 is held at Vietcombank - Binh Duong Branch, at the interest rates ranging from 3,8%/year to 4,3%/year.

2. Short-term trade receivables

	<u>31 December 2025</u>	<u>01 January 2025</u>
<i>Receivables from related parties</i>	<i>5.471.180.243</i>	<i>7.290.923.133</i>
Rubber - Goods Service and Transport - Warehouse Joint Stock Company	-	301.694.272
U&I Crafts Co., Ltd.	33.351.474	-
U&I Transport Corporation	-	1.262.250.156
U&I Transport Northern Joint Stock Company	-	-
U&I Logistics - Northern Joint Stock Company	77.479.344	-
U&I Warehousing Corporation	466.605	50.220.000
Truong Thanh Incorporated Company	924.000	9.324.000
Truong Thanh Furniture Corporation	5.358.958.820	5.667.434.705
<i>Receivables from other customers</i>	<i>147.496.098.696</i>	<i>160.220.220.734</i>
Glory Oceanic (Vietnam) Co., Ltd.	29.172.198.030	30.512.969.416

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	31 December 2025	01 January 2025
Grand Wood (Vietnam) One Member Company Limited	16.251.709.528	18.133.586.932
Uniwin Viet Nam Company Limited	273.808.500	1.701.196.410
Vietnam Kingsman Wood Company Limited	6.106.094.603	6.294.093.825
Return Gold International Company Limited	4.680.603.213	3.999.806.529
Other customers	91.011.684.822	99.578.567.622
Total	152.967.278.939	167.511.143.867

3. Short-term prepayments to suppliers

	31 December 2025	01 January 2025
Vietjetair Cargo Joint Stock Company	104.750.202	219.264.907
Beegroup Trading Service and Production Company Limited	-	218.261.500
MSC Vietnam Company Limited	60.277.015	-
Cosco Shipping Lines (Vietnam) Company Limited	91.526.645	63.326.482
OOCL (Vietnam) Co., Ltd	310.640.000	-
Saigon Construction Corporation	25.485.583.242	-
Other suppliers	3.835.469.129	336.927.274
Total	29.888.246.233	837.780.163

In which, the prepayment of VND 25.485.583.242 to Saigon Construction Corporation represents the deposit for leasing land at Cai Mep Industrial Park under the Deposit Contract No. 19/2025/HĐĐC-SGCC dated 16 October 2025, which replaces the canceled Deposit Contract No. 14/2025/HĐĐC-SGCC dated 14 July 2025.

4. Other receivables**4a. Other short-term receivables**

	31 December 2025		01 January 2025	
	Value	Allowance	Value	Allowance
U&I Investment Corporation (a related party) - loan interest ⁽ⁱ⁾	291.986.302	-	291.986.302	-
Advance	213.833.495	-	60.985.855	-
Short-term deposits	243.750.005	-	158.088.789	-
Payments on other's behalf	4.139.147.872	-	7.718.483.834	-
Other receivables	37.638.437	-	67.817.918	-
Total	4.926.356.111	-	8.297.362.698	-

⁽ⁱ⁾ This item reflects the loan to U&I Investment Corporation (a related party) at the interest rate of 7%/year. The loan term is from 14 November 2023 to 31 December 2023. U&I Investment Corporation repaid this loan in March 2024. The loan interest to be received is VND 291.986.302.

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4b. Other long-term receivables

This item reflects long-term deposits for leasing warehouses and offices.

	31 December 2025		01 January 2025	
	Value	Allowance	Value	Allowance
Deposits for leasing warehouses	-	-	1.244.000.000	-
Deposits for leasing offices	540.402.000	-	1.075.601.159	-
Total	540.402.500		2.319.601.159	

5. Overdue debts

The Corporation has trade receivables for service provisions which have been overdue. Details are as follows:

	Overdue period	31 December 2025		Overdue period	01 January 2025	
		Original amount	Recoverable amount		Original amount	Recoverable amount
Klaussner Furniture Industries Inc.		-	-		-	-
Thien An Global Import Export	From 6 months to less than 1 year	-	-	From 6 months to less than 1 year	931.476.575	652.033.602
Production Joint Stock Company	From 6 months to less than 1 year	-	-	From 6 months to less than 1 year	390.912.120	273.638.484
Vietlink Food Export Import Limited Liability Company	From 6 months to less than 1 year	116.846.060	35.053.818			
Casadora Furniture Corporation	From 6 months to less than 1 year	-	-	From 6 months to less than 1 year	555.662.503	388.963.752
Other customers	From 6 months to less than 1 year	-	-	From 6 months to less than 1 year	1.878.051.198	1.314.635.838
Total		116.846.060	35.053.818			

Changes in allowances for doubtful debts are as follows:

	31 December 2025	01 January 2025
Beginning balance	563.415.360	907.105.550
Reversal of allowances	(563.415.360)	(343.690.190)
Allowances made in the current year	35.053.818	
Ending balance	35.053.818	563.415.360

6. Inventories

	31 December 2025		01 January 2025	
	Original costs	Allowance	Original costs	Allowance
Tools	227.865.065	-	156.509.317	-
Work-in-process	387.296.268	-	425.404.242	-
Total	615.161.333		581.913.559	

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7. Prepaid expenses**7a. Short-term prepaid expenses**

	31 December 2025	01 January 2025
Expenses of tools	216.820.963	131.447.532
Asset repair expenses	354.587.117	74.287.500
Prepaid land rental	1.230.822.938	1.185.252.612
Insurance premiums	493.267.396	464.700.529
Other short-term prepaid expenses	337.423.017	2.476.449.552
Total	2.632.921.431	4.332.137.725

7b. Long-term prepaid expenses

	31 December 2025	01 January 2025
Expenses of tools	286.682.898	1.042.316.136
Asset repair expenses	17.154.376.106	9.022.649.955
Prepaid rental for land at Nam Tan Uyen Industrial Park ⁽ⁱ⁾	53.084.479.698	54.930.896.394
Prepaid rental for land at Cai Mep Industrial Park ⁽ⁱⁱ⁾	253.845.641.697	263.485.169.229
Other long-term prepaid expenses	416.276.025	450.709.213
Total	324.787.456.424	328.931.740.927

- (i) The right to use Land Lot No. 528, Map No. 28, Nam Tan Uyen Industrial Park, Tan Hiep Ward, Ho Chi Minh City (Warehouse 10) has been used to secure the Corporation's borrowing from Techcombank – Saigon Branch.
- (ii) The Corporation has leased land to invest in construction of mechanical processing plants and plants and warehouses for lease at Cai Mep Industrial Park, Tan Phuoc Ward, Ho Chi Minh City.

8. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Other tangible fixed assets	Total
Historical costs						
Beginning balance	13.228.044.867	26.172.527.894	54.744.922.133	7.022.571.007	107.007.112.198	208.175.178.099
Acquisition during the year	444.270.000		4.000.000.000			4.444.270.000
Liquidation, disposal			(1.265.000.000)			(1.265.000.000)
Ending balance	13.672.314.867	26.172.527.894	57.479.922.133	7.022.571.007	107.007.112.198	211.354.448.099
In which:						
Assets fully depreciated but still in use	5.549.227.934	17.315.687.468	31.868.684.314	5.193.901.334	25.141.816.712	85.069.317.762
Assets waiting for liquidation	-	-	-	-	-	-
Depreciation						
Beginning balance	9.612.601.951	22.445.248.763	42.883.681.824	6.086.319.513	62.860.312.139	143.888.164.190
Depreciation during the year	435.772.352	1.696.213.989	3.885.721.639	564.903.310	6.391.578.550	12.974.189.840
Liquidation, disposal			(1.229.350.366)			(1.229.350.366)

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Ending balance	10.048.374.303	24.141.462.752	45.540.053.097	6.651.222.823	69.251.890.689	155.633.003.664
Carrying values						
Beginning balance	3.615.442.916	3.727.279.131	11.861.240.309	936.251.494	44.146.800.059	64.287.013.909
Ending balance	3.623.940.564	2.031.065.142	11.939.869.036	371.348.184	37.755.221.509	55.721.444.435
In which:						
Assets temporarily not in use	-	-	-	-	-	-
Assets waiting for liquidation	-	-	-	-	-	-

9. Intangible fixed assets

	Computer software
Initial costs	
01 January 2025	2.864.513.285
31 December 2025	<u>2.864.513.285</u>
Amortization	
01 January 2025	2.837.485.527
Amortization during the period	27.027.758
31 December 2025	<u>2.864.513.285</u>
Carrying values	
01 January 2025	27.027.758
31 December 2025	<u>-</u>

10. Investment property

	Warehouses	Infrastructure	Total
Historical costs			
01 January 2025	366.112.576.083	9.691.918.788	375.804.494.871
31 December 2025	<u>366.112.576.083</u>	<u>9.691.918.788</u>	<u>375.804.494.871</u>
Depreciation			
01 January 2025	257.302.505.357	9.691.918.788	266.994.424.145
Depreciation during the period	23.021.092.862	-	23.021.092.862
31 December 2025	<u>280.323.598.219</u>	<u>9.691.918.788</u>	<u>290.015.517.007</u>
Carrying values			
01 January 2025	108.810.070.726	-	108.810.070.726
31 December 2025	<u>85.788.977.864</u>	<u>-</u>	<u>85.788.977.864</u>

Investment properties for lease are warehouses and infrastructure at Nam Tan Uyen Industrial Park, Tan Hiep Ward, Ho Chi Minh City.

According to the Vietnamese Accounting Standard No. 5 "Investment property", it is required to present the fair value of investment properties as of the balance sheet date. However, the Corporation has not had conditions to measure the fair value of investment properties.

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Warehouse 10, with a carrying value of VND 22.531.525.066, has been pledged as collateral for the Corporation's borrowing from Techcombank – Saigon Branch.

11. Construction-in-progress

	01 January 2025	Increase during the period	31 December 2025
Acquisition of fixed assets	-	-	-
Construction in progress at Cai Mep Industrial Park	13.427.837.373	603.747.000	14.031.584.373
Total	13.427.837.373	603.747.000	14.031.584.373

12. Financial investments

The financial investments of the Corporation only include investments in other entities. The Corporation's financial investments are as follows:

	31 December 2025		01 January 2025	
	Original amount	Provision	Original amount	Provision
<i>Investments in subsidiaries</i>	<i>199.132.908.000</i>	<i>-</i>	<i>204.577.908.000</i>	<i>-</i>
U&I Transport Corporation ⁽ⁱ⁾	18.210.000.000	-	18.210.000.000	-
Rubber - Goods Service and Transport - Warehouse Joint Stock Company ⁽ⁱⁱ⁾	95.206.558.000	-	95.206.558.000	-
U&I Warehousing Corporation ⁽ⁱⁱⁱ⁾	74.716.350.000	-	74.716.350.000	-
U&I Logistics - Northern Joint Stock Company ^(iv)	11.000.000.000	-	11.000.000.000	-
U&I Transport Northern Joint Stock Company ^(v)	-	-	5.445.000.000	-
<i>Investments in another entity</i>	<i>2.000.000.000</i>	<i>(2.000.000.000)</i>	<i>2.000.000.000</i>	<i>(2.000.000.000)</i>
An Thoi Investment in Maritime & Portal Exploitation Corporation ^(vi)	2.000.000.000	(2.000.000.000)	2.000.000.000	(2.000.000.000)
Total	201.132.908.000	(2.000.000.000)	206.577.908.000	(2.000.000.000)

- (i) The Corporation holds 1.821.000 shares, equivalent to 91,05% of charter capital of U&I Transport Corporation.
- (ii) The Corporation holds 2.187.670 shares, equivalent to 93,62% of charter capital of Rubber - Goods Service and Transport - Warehouse Joint Stock Company.
- (iii) The Corporation holds 3.822.004 shares, equivalent to 98,00% of charter capital of U&I Warehousing Corporation.
- (iv) The Corporation holds 1.100.000 shares, equivalent to 55,00% of charter capital of U&I Logistics – Northern Joint Stock Company.
- (v) The Corporation held 544.500 shares, equivalent to 55,00% of charter capital of U&I Transport Northern Joint Stock Company. As of 21 June 2025, U&I Transport Northern Joint Stock Company completed dissolution procedures according to the Minutes No. 03/2025/BBH-ĐHĐCĐ of the General Meeting of Shareholders.

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- (vi) According to the Business Registration Certificate No. 1791954091 dated 16 April 2015, granted by Kien Giang Province Department of Planning and Investment, the Corporation invests in An Thoi Investment in Maritime & Portal Exploitation Corporation an amount of VND 2.000.000.000, equivalent to 13,33% of charter capital.

Fair value

The Corporation has not measured the fair value of the investments because there is no specific instruction on the measurement of fair value.

Operation of subsidiaries

The subsidiaries have been in the normal operation and have not experienced any significant change as compared to that of the previous period.

Transactions with subsidiaries

Significant transactions between the Corporation and its subsidiaries are as follows:

	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
<i>U&I Transport Corporation</i>		
Revenue from provisions of services	861.615.960	699.201.960
Dividends received	-	-
Freight charges	13.001.359.175	18.708.240.429
Payment on this corporation's behalf	9.953.656.500	14.057.837.233
<i>Rubber - Goods Service and Transport - Warehouse Joint Stock Company</i>		
Revenue from provisions of services	164.234.321	279.346.547
<i>U&I Logistics - Northern Joint Stock Company</i>		
Revenue from provisions of services	870.055.037	788.843.411
Freight charges	727.379.242	540.692.227
Payment on this company's behalf	23.653.950	60.000
Dividends received	-	-
<i>U&I Warehousing Corporation</i>		
Leasing forklifts	46.500.000	139.500.000
Other services	460.560	-
Dividends received	-	-

13. Short-term trade payables

	31 December 2025	01 January 2025
<i>Payables to related parties</i>	13.493.119.429	9.404.116.764
U&I Transport Corporation	13.416.799.578	9.211.439.451
Gia Long Express Joint Stock Company	-	177.660.000
U&I Transport Northern Joint Stock Company	-	-
U&I Logistics - Northern Joint Stock Company	76.319.851	15.017.313
<i>Payables to other suppliers</i>	38.299.139.945	29.773.754.126
Thanh Tan Container Company Limited	-	6.150.464.575
Bac Trung Nam Transportation Joint Stock Company	13.715.184.474	9.232.442.479
ES Depot Viet Nam Joint Stock Company	11.603.295.987	-

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	<u>31 December 2025</u>	<u>01 January 2025</u>
Other suppliers	12.980.659.484	14.390.847.072
Total	51.792.259.374	39.177.870.890

The Corporation has no overdue trade payables.

14. Short-term advances from customers

	<u>31 December 2025</u>	<u>01 January 2025</u>
Magnussen Home Furnishings Inc.	308.785.385	433.673.079
Other customers	257.034.488	17.381.681
Total	565.819.873	451.054.760

15. Taxes and other obligations to the State Budget

	<u>Beginning balance</u>		<u>Increase during the year</u>		<u>Ending balance</u>	
	<u>Payables</u>	<u>Receivables</u>	<u>Amount payable</u>	<u>Amount paid</u>	<u>Payables</u>	<u>Receivables</u>
VAT on local sales	-	-	-	-	-	-
Corporate income tax	19.070.768.859	-	19.687.114.340	(19.070.768.862)	19.687.114.337	-
Personal income tax	827.160.604	-	6.349.017.413	(7.480.055.110)	-	303.877.093
Other taxes	23.000.000	-	185.297.875	(208.297.875)	-	-
Fees, legal fees and other duties	-	-	-	-	-	-
Total	19.920.929.463	-	26.221.429.628	(26.759.121.847)	19.687.114.337	303.877.093

Value added tax (VAT)

The Corporation has paid VAT in accordance with the deduction method. The tax rates applied are as follows:

- International freight charges : 0%
- Transporting, inland forwarding, leasing warehouses and other services (i) : 10%

From 01 July 2025 to 31 December 2026, the value-added tax rate applied to some services is 8% according to the Government's Decree No. 174/2025/NĐ-CP dated 30 June 2025 prescribing VAT reduction policy under the Resolution No. 204/2025/QH15 dated 17 June 2025 of the National Assembly.

Corporate income tax

Income from other activities is subject to the corporate income tax at the rate of 20%.

The estimated corporate income tax payable is as follows:

	<u>From 01 October 2025 to 31 December 2025</u>	<u>From 01 October 2024 to 31 December 2024</u>
Total accounting profit before tax	8.292.066.740	5.402.359.085
Increases/(decreases) of accounting profit to determine taxable income:		
- Increases	21.736.359.898	25.901.412.905
- Decreases	(2.515.936.998)	(4.111.875.186)
Taxable income	27.512.489.640	27.191.896.804
Income exempted from tax	-	-
Assessable income	27.512.489.640	27.191.896.804

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	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Corporate income tax rate	20%	20%
<i>Corporate income tax payable</i>	<i>5.502.497.929</i>	<i>5.438.379.361</i>
<i>Adjustments of corporate income tax of the previous years</i>	<i>-</i>	<i>254.153.242</i>
Total corporate income tax payable	5.502.497.929	5.692.532.603

Determination of corporate income tax liability of the Corporation is based on currently applicable regulations on tax. Nonetheless, these tax regulations may change from time to time and tax regulations applicable to variety of transactions can be interpreted differently. Hence, the tax amounts presented in the Financial Statements can be changed upon the inspection of tax authorities.

Other taxes

The Corporation has declared and paid these taxes in line with the prevailing regulations.

16. Payables to employees

This item reflects the salary to be paid to employees and the compensation to the Board of Directors and the Supervisory Board.

	31 December 2025	01 January 2025
Salary	13.719.608.414	11.983.738.000
Compensation to the Board of Directors and the Supervisory Board	612.000.000	692.000.000
Total	14.331.608.414	12.675.738.000

17. Short-term accrued expenses

	31 December 2025	01 January 2025
Land rental	1.852.403.478	1.787.582.298
Management fees	-	-
Power charges	290.889.875	359.479.045
International freight charges and sales commissions	4.498.814.045	3.094.607.085
Other short-term accrued expenses	200.000.000	200.000.000
Total	6.842.107.398	5.441.668.428

18. Unearned revenues

This item reflects the bonded warehouse rental paid in advance by Interwood Vietnam Company Limited.

19. Other payables**19a. Other short-term payables**

	31 December 2025	01 January 2025
<i>Payables to related parties</i>	<i>-</i>	<i>8.438.073.600</i>
U&I Investment Corporation - dividends payable		6.334.743.600
Dividends payable to the Board of Directors, the Supervisory Board and the Board of Management		2.103.330.000

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	<u>31 December 2025</u>	<u>01 January 2025</u>
Compensation to the Board of Directors, the Supervisory Board		-
<i>Payables to other organizations and individuals</i>	<i>18.785.419.325</i>	<i>35.343.756.682</i>
Receipts of short-term deposits for warehouse lease	17.067.834.798	18.717.170.653
Dividends payable		13.161.926.400
Other short-term payables	1.717.584.527	3.464.659.629
Total	<u>18.785.419.325</u>	<u>43.781.830.282</u>

19b. Other long-term payables

This item reflects receipts of long-term deposits for warehouse lease.

19c. Overdue debts

The Corporation has no other overdue payables.

20. Borrowings**20a. Short-term borrowings**

	<u>31 December 2025</u>	<u>01 January 2025</u>
Borrowing from Vietcombank - Binh Duong Branch	56.516.625.786	21.004.712.307
Current portions of long-term borrowings	2.858.000.000	2.858.000.000
Total	<u>59.374.625.786</u>	<u>23.862.712.307</u>

The borrowing from Vietcombank – Binh Duong Branch is to supplement the short-term working capital for business operations at the interest rate specified in each borrowing contract. The borrowing term is 04 months.

The Corporation is solvent over short-term borrowings.

Details of increases/(decreases) of short-term borrowings are as follows:

	<u>Beginning balance</u>	<u>Increases during the year</u>	<u>Transfer from long-term borrowings</u>	<u>Amount repaid during the year</u>	<u>Ending balance</u>
Current year					
Short-term borrowings from banks	21.004.712.307	59.837.553.696	-	(24.325.640.217)	56.516.625.786
Current portions of long-term borrowings	2.858.000.000	-	2.858.000.000	(2.858.000.000)	2.858.000.000
Total	<u>23.862.712.307</u>	<u>59.837.553.696</u>	<u>2.858.000.000</u>	<u>(27.183.640.217)</u>	<u>59.374.625.786</u>
Previous year					
Short-term borrowings from banks	50.975.504.246	158.343.923.215	-	(188.314.715.154)	21.004.712.307
Current portions of long-term borrowings	-	-	2.858.000.000	-	2.858.000.000
Total	<u>50.975.504.246</u>	<u>158.343.923.215</u>	<u>2.858.000.000</u>	<u>(188.314.715.154)</u>	<u>23.862.712.307</u>

20b. Long-term borrowings

The borrowing of VND 20 billion from Techcombank – Saigon Branch is to cover the financial expenses for Nam Tan Uyen Bonded Warehouse project (Warehouse 10) at the interest rate

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specified in each contract. The borrowing term is 84 months. This borrowing is secured by land use right and land-attached assets according to the Certificate of land use right, ownership of house and land-attached assets at Nam Tan Uyen Industrial Park, Tan Hiep Ward, Ho Chi Minh City.

The Corporation is solvent over long-term borrowing.

Repayment schedule of long-term borrowings is as follows:

	<u>31 December 2025</u>	<u>01 January 2025</u>
1 year or less	2.858.000.000	2.858.000.000
More than 1 year to 5 years	11.432.000.000	11.432.000.000
More than 5 years	708.500.000	3.566.500.000
Total	<u>14.998.500.000</u>	<u>17.856.500.000</u>

Details of increases/(decreases) of long-term borrowings are as follows:

	<u>31 December 2025</u>	<u>01 January 2025</u>
Beginning balance	14.998.500.000	-
Increases	-	20.000.000.000
Amount repaid	-	(2.143.500.000)
Transfer to short-term borrowings	(2.858.000.000)	(2.858.000.000)
Ending balance	<u>12.140.500.000</u>	<u>14.998.500.000</u>

20c. Overdue borrowings

The Corporation has no overdue borrowings.

21. Bonus and welfare funds and Science and technology development fund**21a. Bonus and welfare funds**

	<u>31 December 2025</u>	<u>01 January 2025</u>
Beginning balance	5.616.525.770	-
Increase due to appropriation from profit	5.486.148.315	7.000.000.000
Disbursement	(1.522.741.400)	(1.383.474.230)
Ending balance	<u>9.579.932.685</u>	<u>5.616.525.770</u>

21b. Science and technology development fund

	<u>31 December 2025</u>	<u>01 January 2025</u>
Beginning balance	-	-
Increase due to appropriation from profit	731.486.442	-
Disbursement	-	-
Ending balance	<u>731.486.442</u>	<u>-</u>

22. Owner's equity**22a. Statement of changes in owner's equity**

	<u>Owner's capital</u>	<u>Investment and development fund</u>	<u>Retained earnings</u>	<u>Total</u>
01 January 2024	600.000.000.000		236.689.970.699	836.689.970.699

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	Owner's capital	Investment and development fund	Retained earnings	Total
Capital increase from profit in the previous period	120.000.000.000	-	(120.000.000.000)	-
Profit in the previous period	-	-	36.574.322.102	36.574.322.102
Appropriation for funds in the previous period	-	1.000.000.000	(8.000.000.000)	(7.000.000.000)
Dividend distribution in the previous period	-	-	(63.000.000.000)	(63.000.000.000)
Dividend advance in the previous period	-	-	(21.600.000.000)	(21.600.000.000)
31 December 2024	720.000.000.000	1.000.000.000	60.664.292.801	781.664.292.801
01 January 2025	720.000.000.000	1.000.000.000	60.664.292.801	781.664.292.801
Capital increase from profit in the current period	-	-	-	-
Profit in the current period	-	-	104.757.559.620	104.757.559.620
Appropriation for funds in the current period	-	1.097.229.663	(7.314.864.420)	(6.217.634.757)
Dividend distribution in the current period	-	-	-	-
31 December 2025	720.000.000.000	2.097.229.663	158.106.988.000	880.204.217.663

22b. Details of owner's capital

	31 December 2025	01 January 2025
U&I Investment Corporation	211.158.120.000	211.158.120.000
Mr. Nguyen Thanh Tam	80.000.000.000	80.000.000.000
Mr. Vo Dinh Ngoc	50.519.060.000	50.519.060.000
Mr. Pham Quoc Liem	34.631.770.000	34.631.770.000
Mr. Nguyen Phuc Toan	29.500.000.000	29.500.000.000
Ms. Le Thi Hang	10.091.160.000	29.442.350.000
Other shareholders	304.099.890.000	284.748.700.000
Total	720.000.000.000	720.000.000.000

22c. Shares

	Ending balance	Beginning balance
Number of shares registered to be issued	72.000.000	72.000.000
Number of shares sold to the public	72.000.000	72.000.000
- Common shares	72.000.000	72.000.000
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares	72.000.000	72.000.000
- Common shares	72.000.000	72.000.000
- Preferred shares	-	-

Par value per outstanding share: VND 10.000

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23. Off-balance sheet items*Foreign currencies*

As of 31 December 2025, the Corporation's cash includes USD 2.883.902,83 (as of 01 January 2025: USD 587.235,31).

VI. ADDITIONAL INFORMATION ON THE ITEMS PRESENTED THE SEPARATE INTERIM INCOME STATEMENT**1. Revenue from sales of goods and provisions of services****1a. Gross revenue**

	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Revenue from provision of forwarding agent services	55.378.072.099	59.235.500.186
Revenue from provision of freight services	58.285.693.579	71.036.937.440
Revenue from provision of warehouse leasing services	34.854.814.544	42.720.467.806
Revenue from provision of warehouse operation services	18.869.269.831	31.027.045.236
Revenue from provision of power services	1.042.887.330	1.124.179.629
Revenue from provision of Depot services	3.405.594.195	-
Revenue from provision of other services	952.424.080	701.182.167
Total	172.788.755.658	205.845.312.464

1b. Revenue from sales of goods and provisions of services to related parties

Apart from service provisions to subsidiaries presented in Note No. V.12, the Corporation also provided services to related parties which are not the subsidiaries as follows:

	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
<i>U&I Crafts Co., Ltd.</i>		
Revenue from provision of services	21.015.300	7.401.250
<i>Truong Thanh Furniture Corporation</i>		
Revenue from provision of services	2.344.872.329	2.270.163.774

2. Costs of sales

	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Costs of forwarding agent services	50.428.251.617	54.038.970.452
Costs of freight services	56.791.128.903	71.446.002.308
Costs of warehouse leasing services	18.961.661.672	32.559.410.708
Costs of warehouse operation services	11.530.871.681	14.404.328.103
Costs of power services	426.577.940	452.403.885
Costs of other services provided	225.154.418	182.457.577

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	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Costs of Depot services	2.927.283.476	-
Costs of Cai Mep project	2.977.890.956	11.114.932.891
Total	144.268.820.663	184.198.505.924
3. Financial income		
	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Bank deposit interest	431.726.706	6.765.139
Loan interest		
Dividends, profit received		
Exchange gain arising	532.546.543	1.518.010.110
Total	964.273.249	1.524.775.249
4. Financial expenses		
	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Interest expenses	520.399.114	613.879.645
Exchange loss arising	436.046.825	2.562.574.163
Other expenses	337.967.021	
Total	1.294.412.960	3.176.453.808
5. General and administration expenses		
	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Expenses for employees	12.669.683.654	8.671.971.750
Administrative supplies	43.662.747	57.194.719
Office supplies	789.262.298	1.737.640.871
Depreciation/(amortization) of fixed assets	326.837.581	348.319.632
Taxes, fees and legal fees	79.958.941	123.316.608
Expenses for external services	1.870.636.219	2.719.876.770,20
Other cash expenses	3.402.150.530	1.753.410.928
Total	19.182.191.970	15.411.731.278
6. Other expenses		
	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Fines for administrative violations and tax fines		194.525.167
Employees' personal income tax		
Liquidation of fixed assets		964.059.101

U&I LOGISTICS CORPORATION

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NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

As of 31 December 2025 and for the accounting period then ended

	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Other expenses	1.003.350.515	107.231.665
Total	1.003.350.515	1.265.815.933

7. Other income	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
Proceeds from liquidation, disposal of fixed assets	200.000.000	1.987.045.000
Proceeds from liquidation of tools	-	-
Fines for contract violation	-	-
Other income	87.813.942	97.230.909
Total	287.813.942	2.084.275.909

VII. OTHER DISCLOSURES**1. Transactions and balances with other related parties**

Other related parties of the Corporation include:

Other related parties	Relationship
U&I Investment Corporation	Shareholder holding 29,33% of charter capital
U&I Transport Corporation	Subsidiary
Rubber - Goods Service and Transport - Warehouse Joint Stock Company	Subsidiary
U&I Warehousing Corporation	Subsidiary
U&I Logistics - Northern Joint Stock Company	Subsidiary
U&I Transport Northern Joint Stock Company	Subsidiary – Dissolved on 21 June 2025
U&I Construction Corporation	Corporation having the same investor
U&I Agriculture Corporation	Corporation having the same investor
U&I Crafts Co., Ltd.	Company having the same investor
Mai & Company Corporation	Corporation having the same investor
Hung Vuong Fiber Net Joint Stock Company	Associate
Gia Long Express Joint Stock Company	Associate
Truong Thanh Furniture Corporation	Corporation having the same Chairman
Truong Thanh Incorporated Company	Company having the same Chairman
Mr. Mai Huu Tin	Chairman of the Board of Directors (“BOD”)
Mr. Nguyen Xuan Phuc	Vice Chairman cum General Director
Mr. Luong Duy Hoai	BOD Member
Ms. Doan Thuy Diem Huyen	Head of the Supervisory Board
Mr. Truong Phuc Khai	Supervisory Board Member
Ms. Nguyen Thi Kim Linh	Supervisory Board Member
Ms. Doan Kim Phuc	Chief Accountant

Transactions with other related parties

Apart from transactions with subsidiaries presented in Note No. V.12, and sales of goods and service provisions to other related parties which are not subsidiaries presented in Note No. VI.1a, the Corporation also has other transactions with other related parties as follows:

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NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS

As of 31 December 2025 and for the accounting period then ended

	From 01 October 2025 to 31 December 2025	From 01 October 2024 to 31 December 2024
<i>U&I Crafts Co., Ltd.</i>		
Payment on this company's behalf	43.534.436	20.394.742
<i>Truong Thanh Furniture Corporation</i>		
Payment on this corporation's behalf	939.380.880	715.614348
<i>U&I Construction Corporation</i>		
Construction and repair of bonded warehouse	15.984.729.400	-

The prices of services supplied to other related parties are mutually agreed prices. The purchases of merchandise and services from other related parties are done at the agreed prices.


Receivables from and payables to other related parties

The receivables from and payables to other related parties are presented in Notes No. V.2, V.4, V.12, V.13.

The receivables from other related parties are unsecured and will be paid in cash. No allowances have been made for the receivables from other related parties.

2. Subsequent events

There are no material subsequent events which are required adjustments or disclosures in the Separate Interim Financial Statements.


Doan Kim Phuc
Chief Accountant/Preparer

