



VIETNAM SOUTHERN FOOD CORPORATION – JSC
SAFOCO FOODSTUFF JOINT STOCK COMPANY



FINANCIAL STATEMENTS

**QUARTER 3/2026 &
FOR THE NINE-MONTH PERIOD
ENDED 30 SEPTEMBER 2026**



**VIETNAM SOUTHERN FOOD CORPORATION – JSC
SAFOCO FOODSTUFF JOINT STOCK COMPANY**

**LIST OF FINANCIAL STATEMENTS
QUARTER 3/2026 &
FOR THE NINE-MONTH PERIOD
ENDED 30 SEPTEMBER 2026**

1. STATEMENT OF FINANCIAL POSITION	Form No. B01-DN
2. STATEMENT OF INCOME	Form No. B02-DN
3. STATEMENT OF CASH FLOWS	Form No. B03-DN
4. NOTES TO THE SEPARATE FINANCIAL STATEMENTS	Form No. B09-DN

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

ITEM	Code	Note	30/09/2026 VND	01/01/2026 VND
ASSETS				
A- CURRENT ASSETS	100		268.967.118.440	235.480.639.486
I. Cash and cash equivalents	110	5.1	31.332.216.217	58.891.638.592
1. Cash	111		21.313.997.039	8.772.734.482
2. Cash equivalents	112		10.018.219.178	50.118.904.110
II. Short-term investments	120	5.2	93.436.196.315	67.985.823.972
1. Trading securities	121		2.150.000	2.150.000
2. Provision in diminution in value of trading securities (*)	122		-	-
3. Held-to-maturity investments	123		93.434.046.315	67.983.673.972
III. Short-term receivables	130		55.392.682.032	39.724.827.293
1. Short-term trade receivables	131	5.3	55.158.310.022	38.743.508.116
2. Short-term prepayments to suppliers	132		234.372.010	273.035.896
3. Short-term intra-company receivables	133			
4. Progress billing	134			
5. Other short-term receivables	135	5.4	-	708.283.281
IV. Inventories	140	5.5	71.126.899.753	55.806.080.879
1. Inventories	141		71.126.899.753	55.806.080.879
2. Provision for deminution in value of inventories	142			
V. Short-term biological assets	150		-	-
VI. Other short-term assets	160		17.679.124.123	13.072.268.750
1. Short-term deferred expenses	161	5.7	713.770.515	170.851.812
2. Deductible VAT	162		16.965.353.608	12.901.416.938
B. NON-CURRENT ASSETS	200		23.205.461.216	23.491.363.262
I. Long-term receivables	210		57.014.552	57.014.552
1. Other long-term receivables	215		57.014.552	57.014.552
2. Provision for long-term doubtful receivables	219	5.4	-	-
II. Fixed assets	220		23.045.357.431	23.308.366.244
1. Tangible fixed assets	221		3.306.321.431	3.569.330.244
- Historical cost	222	5.6	155.995.036.013	155.465.527.873
- Accumulated depreciation	223	5.6	(152.688.714.582)	(151.896.197.629)
2. Fixed assets under finance lease	224		-	-
3. Intangible fixed assets	227		19.739.036.000	19.739.036.000
- Historical cost	228		19.889.036.000	19.889.036.000
- Accumulated amortization	229		(150.000.000)	(150.000.000)
III. Long-term biological assets	230		-	-
III. Investment properties	240		-	-
IV. Long-term assets in progress	250	5.8	-	-
V. Long-term investments	260	5.2	-	-
VI. Other long-term assets	270		103.089.233	125.982.466
1. Long-term deferred expenses	271	5.7	103.089.233	125.982.466
2. Deferred income tax assets	272			
3. Long-term equipment, supplies, and spare parts	273	5.7		
4. Other long-term assets	274	5.4		
TOTAL ASSETS	280		292.172.579.656	258.972.002.748

STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

ITEM	Code	Note	30/09/2026 VND	01/01/2026 VND
CAPITAL				
C. LIABILITIES	300		122.395.721.611	78.907.957.526
I. Current liabilities	310		122.395.721.611	78.907.957.526
1. Short-term trade payables	311	5.10	19.276.834.618	14.417.126.248
2. Short-term prepayments from customers	312		4.818.867.005	3.285.939.228
3. Dividends and profit distribution payable	313	5.11	4.668.110	4.169.360
4. Taxes and other payables to State budget	314	5.12	8.516.224.469	5.486.779.829
5. Payables to employees	315	5.10	68.465.580.399	41.538.523.008
6. Short-term accrued expenses	316	5.12	6.610.901.854	6.113.321.787
7. Other short-term payables	320	5.13	572.674.472	695.646.574
8. Bonus and welfare fund	323		14.129.970.684	7.366.451.492
II. Non - current liabilities	330		-	-
D. OWNER'S EQUITY	400		169.776.858.045	180.064.045.222
I. Owner's equity	400		169.776.858.045	180.064.045.222
1. Contributed capital	411	14b	120.465.900.000	120.465.900.000
- Ordinary shares with voting rights	411a		120.465.900.000	120.465.900.000
- Preferred shares	411b			
2. Share premium	412			
3. Conversion options on convertible bonds	413			
4. Other capital	414			
5. Treasury shares	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Investment and development fund	418	14a	10.354.556.281	10.354.556.281
9. Other equity funds	419		-	-
10. Retained earnings	420		38.956.401.764	49.243.588.941
- Retained earnings accumulated previous year	420a		1.593.278.319	635.042.979
- Retained earnings of the current year	420b		37.363.123.445	48.608.545.962
TOTAL CAPITAL	440		292.172.579.656	258.972.002.748

Preparer

Chief Accountant

Hồ Chí Minh City, 9 October 2026

General Director

Huynh Trung Y

Do Ngoc Tham

Pham Thi Thu Hong



Issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, by the Ministry of Finance

STATEMENT OF INCOME

For the period from 01/01/2026 to 30/09/2026

ITEM	Code	Note	Quarter III/2026 VND	Quarter III/2025 VND	Nine-month period ended 30/09/2026 VND	Nine-month period ended 30/09/2025 VND
1. Revenue from sales of goods and rendering of services	01	6.1	187.361.096.121	179.568.446.191	557.050.421.185	544.464.403.361
2. Revenue deductions	02	6.2	162.726.215	291.482.443	380.346.957	758.686.759
3. Net revenue from sales of goods and rendering of services (10 = 01 - 02)	10	6.3	187.198.369.906	179.276.963.748	556.670.074.228	543.705.716.602
4. Cost of goods sold and services rendered	11	6.4	148.412.921.693	141.028.530.046	441.556.227.503	429.585.067.985
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		38.785.448.213	38.248.433.702	115.113.846.725	114.120.648.617
6. Financial income	22	6.5	2.446.195.891	1.961.823.958	7.278.010.702	5.510.695.041
7. Financial expenses	23	6.6	455.891.268	40.632.357	1.190.680.236	351.815.458
8. Selling expenses	25		19.305.043.703	19.215.229.516	57.603.039.356	57.733.637.702
9. General and administrative expenses	26		5.430.190.136	4.921.671.381	17.199.889.167	15.303.364.534
10. Net profit from operating activities {30=20+(21-22) - (25+26)}	30		16.040.518.997	16.032.724.406	46.398.248.668	46.242.525.964
11. Other income	31	6.7	337.409.000	407.118.589	1.102.596.342	984.535.837
12. Other expenses	32	6.8	30.797.279	11.527.350	87.273.219	55.742.295
13. Other profit (40=31-32)	40		306.611.721	395.591.239	1.015.323.123	928.793.542
14. Total net profit before tax (50=30+40)	50		16.347.130.718	16.428.315.645	47.413.571.791	47.171.319.506
15. Current corporate income tax expense	51	6.10	3.379.404.026	3.410.759.371	10.050.448.346	9.699.115.575
16. Profit after corporate income tax (60=50-51)	60		12.967.726.692	13.017.556.274	37.363.123.445	37.472.203.931
17. Basic earnings per share (*)	70		1.076	1.081	3.102	3.111

Preparer

Huynh Trung Y

Chief Accountant

Do Ngoc Tham

Hồ Chí Minh City, 9 October 2026

General Director

Pham Thi Thu Hong



STATEMENT OF CASH FLOWS

For the period from 01/01/2026 to 30/09/2026

(Direct method)

ITEM	Code	Note	Nine-month period ended 30/09/2026 VND	Nine-month period ended 30/09/2025 VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Proceeds from sales of goods and rendering of services and other revenue	01		547.750.034.173	551.067.020.925
2. Cash paid to suppliers	02		(418.843.930.043)	(379.430.139.433)
3. Cash paid to employees	03		(74.559.064.010)	(87.995.166.936)
4. Interest paid	04		-	-
5. Corporate income tax paid	05		(6.729.821.389)	(6.283.549.776)
6. Other receipts from operating activities	06		2.546.900.731	1.781.412.927
7. Other payments for operating activities	07		(21.404.835.093)	(21.656.871.304)
Net cash flows from operating activities	20		28.759.284.369	57.482.706.403
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase or construction of fixed assets and other long-term assets	21		(1.230.757.014)	(2.169.393.767)
2. Proceeds from disposals of fixed assets and other long-term assets	22		113.450.168	-
3. Loans and purchase of debt instruments from other entities	23		(142.000.000.000)	(45.000.000.000)
4. Collection of loans and resale of debt instrument of other entities	24		117.000.000.000	55.000.000.000
5. Equity investments in other entities	25			
6. Proceeds from equity investment in other entities	26			
7. Interest and dividend received	27		5.874.741.556	4.359.080.777
Net cash flow from investing activities	30		(20.242.565.290)	12.189.687.010
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and receipt of contributed capital	31			
2. Payments for share returns and repurchases	32			
3. Proceeds from short - term and long- term borrowings	33			
4. Repayment of principal	34			
5. Repayment of obligations under finance leases	35			
6. Dividends or profits paid to owners	36		(36.139.271.250)	(36.139.271.250)
Net cash flows from financing activities	40		(36.139.271.250)	(36.139.271.250)
NET CASH FLOWS FOR THE PERIOD (50 = 20+30+40)	50		(27.622.552.171)	33.533.122.163
Cash and cash equivalents at the beginning of the period	60		58.891.638.592	64.762.103.989
Effect of exchange rate fluctuations	61		63.129.796	(387.005)
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	70	5.1	31.332.216.217	98.294.839.147

Preparer

Chief Accountant

Hồ Chí Minh City, 9 October 2026

General Director

Huynh Trung Y

Do Ngoc Tham

Pham Thi Thu Hong



NOTES TO THE FINANCIAL STATEMENTS

For the accounting period from 01 January 2026 to 30 September 2026

I. BUSINESS OPERATION CHARACTERISTICS

1. Form of Ownership

Safoco Foodstuff Joint Stock Company was transformed from Safoco Foodstuff Enterprise under Decision No. 4451/QĐ/BNN-TCCB dated December 9, 2004, issued by the Minister of Agriculture and Rural Development, on the “Conversion of Safoco Foodstuff Enterprise into a Joint Stock Company.” The international trade name is Safoco Foodstuff Joint Stock Company, abbreviated as SAFOCO.

The Company operates under Business Registration Certificate No. 0303752249 (converted from No. 4103003305), initially issued on April 14, 2005, and amended for the 17th time on October 29, 2025, by the Business Registration Office – Ho Chi Minh City Department of Finance.

Head office: 1079 Pham Van Dong, Quarter 52, Linh Xuan Ward, Ho Chi Minh City.

The charter capital, as stated in the Company's business registration certificate, is VND 120,465,900,000 (One hundred twenty billion, four hundred sixty-five million, nine hundred thousand dong), equivalent to 12,046,590 shares with a par value of VND 10.000 per share.

2. Business sectors

The Company's business activities include production, processing, and commercial trading.

3. Business Activities

Production of noodles, vermicelli, rice paper, rice threads, and various types of pasta from starch and wheat flour.

Processing of various food products and agricultural goods.

Trading in food products, consumer goods, agricultural products, seafood, fast beverages, fresh goods, domestic liquor, and cigarettes

Trading in metalware, electronic appliances, electronics, refrigeration equipment, household appliances, glassware, and plastic household products.

Trading in cosmetics, jewelry, textiles, clothing, wallets, leather shoes, and stationery.

Trading in construction materials

Leasing of factories and warehouses.

Restaurant and catering services (excluding operation at the headquarters).

Production of interior decorations (excluding recycling of waste materials, plating, electricity, mechanical processing, and the production of ceramics and glassware at the headquarters).

Road freight transportation (excluding the transport of liquefied gas).

4. Organizational structure

The Company has the following subordinate units:

Name	Address	Main Business Activities
- Manufacturing plant:		
+ Macaroni production workshop	1079 Pham Van Dong, Quarter 52, Linh Xuan Ward, HCMC	Production of noodles, pasta, and various vermicelli.
+ Rice paper production workshop	1009 Kha Van Can, Quarter 51, Linh Xuan Ward, HCMC	Production of rice paper and vermicelli.
- Warehouse for Storage and Distribution	1614 Vo Van Kiet, Binh Tien Ward, HCMC	Central warehouse for storage and goods distribution.

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- Safoco Foodstuff Joint Stock Company Branch	39BT1, Phap Van Urban Area, Yen So Ward, HaNoi	Sales of food products.
- General Processed Food Trading Store	210 Ba Hat, Vuon Lai Ward, HCMC	Trading of consumer goods
- Hoa Vien Nam Bo Restaurant	49/1 Hoa Binh, Tan Phu Ward, HCMC	Restaurant and catering services
- General Processed Food Trading Store	482 Cach Mang Thang Tam, Tan Son Nhat Ward, HCMC	Trading of processed food products
- Building Materials Trading Store	198-200 Ly Thuong Kiet, Dien Hong Ward, HCMC	Trading of construction materials
- General Trading Store	02 Tran Quang Khai, Tan Dinh Ward, HCMC	Leasing of premises

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Accounting period: From January 1 to December 31.

Accounting Currency: Vietnamese Dong (VND)

III. STANDARDS AND APPLICABLE ACCOUNTING POLICIES

Applicable Accounting Policies:

The Company applies the Corporate Accounting System issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance Statement of compliance with Accounting Standards and Accounting Policies

The Company has applied the Vietnamese Accounting Standards and the guiding documents issued by the State. The financial statements are prepared and presented in compliance with the provisions of each standard, the guiding circulars for implementing the standards, and the currently applied Accounting System.

Accounting method applied

The Company applies the Vouchers for book entry accounting method (using computer software) to record economic transactions.

IV. ACCOUNTING POLICIES APPLIED

1. Principles for recognizing cash and cash equivalents

Cash and cash equivalents include cash on hand, bank deposits, and short-term investments with a maturity period not exceeding three months that are highly liquid, easily convertible to a known amount of cash, and subject to an insignificant risk of changes in value.

Transactions arising in foreign currencies are converted into Vietnamese Dong at the actual exchange rate at the time of the transaction.

The actual exchange rate used to revalue monetary items denominated in foreign currencies at the time of preparing the financial statements is determined as follows:

- For items classified as assets: the average buying - selling exchange rate of the commercial bank with which the Company regularly transacts is applied

- For foreign currency deposits: the average buying - selling exchange rate of the bank where the Company holds the foreign currency account is applied.

- For items classified as liabilities: the average buying - selling exchange rate of the commercial bank with which the Company regularly transacts is applied.

2. Accounting policies for financial investments

Investments in subsidiaries, associates, and joint ventures under joint control

Investments in short-term securities

Other short-term and long-term investments

Method for setting up short-term and long-term provisions

3. Accounting policies for receivables

Receivables are presented in the separate financial statements at their carrying amounts, which represent the amounts receivable from customers and other receivables, net of provisions for doubtful debts.

4. Accounting policies for inventories

- Principles for inventory recognition

Inventories are recorded at historical cost. If the net realizable value is lower than historical cost, inventories are measured at the net realizable value. The historical cost of inventories includes purchase costs, processing costs, and other directly related costs incurred to bring the inventories to their current location and condition.

- Method for valuing inventories

- + The specific identification method is applied to rice, wheat flour, and raw materials.
- + The weighted average method is applied to goods and technology products.
- + The first in first out method is applied to finished products such as noodles, pasta, dry vermicelli, fresh vermicelli, and rice paper, to align with the production type and products of the enterprise.

- Method for accounting inventories

Inventories are accounted for using the perpetual method.

- Method for provisioning for inventory devaluation

The provision for inventory devaluation is made at the year-end and is the difference between the cost of inventories and their net realizable value when the historical cost is higher

5. Accounting policies for recognition and depreciation, amortization of fixed assets

Tangible fixed assets and intangible fixed assets are recognized at historical cost. During use, tangible and intangible fixed assets are recorded at their historical cost, accumulated depreciation, amortization, and net carrying amount.

Depreciation and amortization of fixed assets is calculated using the straight-line method over their estimated useful lives as follows:

Buildings and structures:	05 – 30 years
Machinery and equipment:	05 – 15 years
Transportation vehicles:	06 – 08 years
Office equipment and management tools:	03 – 08 years
Land use rights:	Indefinite useful life

6. Accounting policies for prepaid expenses

The calculation and allocation of long-term prepaid expenses to production and business expenses for each accounting period are based on the nature and magnitude of each type of expense to select a reasonable allocation method and criterion. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method.

7. Accounting policies for dividends and profit distribution payable

Dividends payable to shareholders are recognized as payables in the Company's Balance Sheet after the Board of Directors declares the dividend and the Viet Nam Securities Depository and Clearing Corporation announces the record date for dividend entitlement.

8. Accounting policies for payables

Actual expenses that have not yet been incurred but are anticipated are accrued as payables in production and business expenses during the year. This ensures that when such expenses arise, they do not cause sudden spikes in production and business costs, while adhering to the matching principle between revenue and expenses. When the actual expenses are incurred, any difference between the accrued amount and the actual amount is adjusted by recording additional payables or reducing payables corresponding to the difference.

9. Accounting policies and methods for recognizing provisions for payables

Provisions for payables are recognized at the most reasonable estimate of the amount required to settle present obligations at the end of the financial year or interim period.

10. Accounting policies for owner's equity

Owner's contributed capital is recorded based on the actual capital contributions of the owners.

Foreign exchange differences: Transactions denominated in foreign currencies are accounted for at the actual exchange rate at the time of the transaction. At the financial year-end, monetary items denominated in foreign currencies (cash, bank deposits, receivables, and payables, excluding advances to suppliers and advances from customers, and deferred revenue) are revalued at the average buying - selling exchange rate of the commercial bank where the Company regularly transacts.

All actual exchange differences arising during the year and revaluation differences at year-end are recorded in the profit or loss of the fiscal year.

Undistributed after tax profit represents profits from the Company's operations after adjustments for retrospective application of changes in accounting policies or corrections of material errors from prior years.

11. Accounting policies and methods for recognizing revenue

Revenue from goods sales complies fully with the five conditions specified in Accounting Standard No. 14, "Revenue and Other Income".

Revenue from service rendering complies fully with the four conditions specified in Accounting Standard No. 14, "Revenue and Other Income."

Financial revenue complies fully with the two conditions specified in Accounting Standard No. 14, "Revenue and Other Income."

12. Accounting policies and methods for recognizing financial expenses

Financial expenses include:

- Expenses or losses related to financial investment activities.
- Costs of loans and borrowings;
- Losses due to exchange rate fluctuations from foreign currency transactions.
- Provisions for devaluation of trading securities.

These expenses are recognized as total amounts incurred during the period and are not offset against financial revenue.

13. Accounting policies and methods for recognizing current and deferred corporate income tax expenses

Deferred income tax assets are determined based on total deductible temporary differences and the unused tax losses and tax incentives carried forward to subsequent periods.

Deferred income tax assets are calculated using the current tax rate (or expected future tax rate if the reversal of deferred income tax assets falls within the period the new rate takes effect), based on applicable rates and tax laws in effect at the financial year-end.

Current corporate income tax expense is calculated based on taxable income and the current corporate income tax rate.

Deferred corporate income tax expense is calculated based on deductible temporary differences, taxable temporary differences, and the corporate income tax rate.

SAFOCO FOODSTUFF JOINT STOCK COMPANY

1079 Pham Van Dong, Quarter 52, Linh Xuan Ward, HCM City

Notes to the Financial Statements

For the period from 01/01/2026 to 30/09/2026

Form No. B09-DN (Circular No. 99/2025/TT-BTC dated October 27, 2025)

V. ADDITIONAL INFORMATION ON ITEMS

Unit: VND

PRESENTED IN THE BALANCE SHEET

	<u>30/09/2026</u>	<u>01/01/2026</u>
1. Cash and cash equivalents		
Cash on hand	1.672.683.600	2.630.421.200
Demand deposits at banks	19.641.313.439	6.142.313.282
Cash equivalents	10.018.219.178	50.118.904.110
	<u>31.332.216.217</u>	<u>58.891.638.592</u>
2. Financial investments	<u>30/09/2026</u>	<u>01/01/2026</u>
Held-to-maturity investments	93.434.046.315	67.983.673.972
Trading securities	2.150.000	2.150.000
(*) Value of 240 shares of Saigon Bank for Industry And Trade		
	<u>93.436.196.315</u>	<u>67.985.823.972</u>
3. Trade receivables	<u>30/09/2026</u>	<u>01/01/2026</u>
Trade receivables	55.158.310.022	38.743.508.116
	<u>55.158.310.022</u>	<u>38.743.508.116</u>
4. Other receivables	<u>30/09/2026</u>	<u>01/01/2026</u>
4.1. Short-term	-	708.283.281
Other receivables	-	708.283.281
4.2. Long-term	57.014.552	57.014.552
Deposits for office and warehouse rentals	57.014.552	57.014.552
	<u>57.014.552</u>	<u>765.297.833</u>
5. Inventories	<u>30/09/2026</u>	<u>01/01/2026</u>
Goods in transit	-	-
Raw materials	13.226.674.414	10.016.908.382
Tools and supplies	694.603.394	697.864.818
Finished goods	56.528.742.660	44.431.163.822
Merchandise	676.879.285	660.143.857
	<u>71.126.899.753</u>	<u>55.806.080.879</u>

6.Fixed Assets

6.1. Tangible Fixed Assets

Item	Buildings structures	Machinery equipment	Transportation vehicles	Management tools and equipment	Other fixed assets
Beginning balance	82.321.890.997	63.254.282.824	8.913.465.432	975.888.620	-
Increase during period	-	714.667.014	485.000.000	31.090.000	-
- <i>Purchased during the year</i>	-	714.667.014	485.000.000	31.090.000	-
- <i>Completed construction investment</i>	-	-	-	-	-
Decrease during period	-	54.000.000	301.801.809	345.447.065	-
- <i>Transferred to investment properties</i>	-	-	-	-	-
- <i>Liquidation, disposal</i>	-	54.000.000	301.801.809	345.447.065	-
Ending balance	82.321.890.997	63.914.949.838	9.096.663.623	661.531.555	-
Accumulated depreciation					
Beginning balance	81.795.251.371	60.375.805.181	8.800.602.036	924.539.041	-
Increase during period	118.198.419	1.114.219.890	223.815.450	37.532.068	-
- <i>Depreciation for the period</i>	118.198.419	1.114.219.890	223.815.450	37.532.068	-
Decrease during period	-	54.000.000	301.801.809	345.447.065	-
- <i>Transferred to investment properties</i>	-	-	-	-	-
- <i>Liquidation, disposal</i>	-	54.000.000	301.801.809	345.447.065	-
Ending balance	81.913.449.790	61.436.025.071	8.722.615.677	616.624.044	-
Net carrying amount					
At the beginning of the period	526.639.626	2.878.477.643	112.863.396	51.349.579	-
At the ending of the period	408.441.207	2.478.924.767	374.047.946	44.907.511	-

Historical cost of fully depreciated fixed assets still in use: 150.521.427.047 VND

6. Fixed assets

6.2. Intangible Assets

Item	Land use rights	Computer software	Total
Beginning balance	19.739.036.000	150.000.000	19.889.036.000
Increase during period	-	-	-
- <i>Purchased during the year</i>	-	-	-
- <i>Completed construction investment</i>	-	-	-
Decrease during period	-	-	-
- <i>Transferred to investment properties</i>	-	-	-
- <i>Liquidation, disposal</i>	-	-	-
Ending balance	19.739.036.000	150.000.000	19.889.036.000
Accumulated depreciation			
Beginning balance	-	150.000.000	150.000.000
Increase during period	-	-	-
- <i>Depreciation for the period</i>	-	-	-
Decrease during period	-	-	-
- <i>Transferred to investment properties</i>	-	-	-
- <i>Liquidation, disposal</i>	-	-	-
Ending balance	-	150.000.000	150.000.000
Net carrying amount			
At the beginning of the period	19.739.036.000	-	19.739.036.000
At the ending of the period	19.739.036.000	-	19.739.036.000

6.2.1. Land use rights at Hanoi branch : 19.739.036.000 VND

The intangible fixed asset represents the long-term land use rights for the property located at 39 BT1, Phap Van - Tu Hiep Urban Area, Hoang Liet Ward, Hoang Mai District, Hanoi, with an area of 351 m² used as an office and warehouse for the Hanoi Branch.

6.2.2. Company accounting software program: 150.000.000 VND

SAFOCO FOODSTUFF JOINT STOCK COMPANY

1079 Pham Van Dong, Quarter 52, Linh Xuan Ward, HCM City

Notes to the financial statements

For the period from 01/01/2026 to 30/09/2026

Form No. B09-DN (Circular No. 99/2025/TT-BTC dated October 27, 2025)

Unit: VND

	30/09/2026	01/01/2026
7. Prepaid expenses		
7.1. Short-term	713.770.515	170.851.812
Asset insurance allocation expenses	345.113.015	170.851.812
Other prepaid expenses pending allocation	368.657.500	-
7.2. Long-term	103.089.233	125.982.466
Other prepaid expenses pending allocation	103.089.233	125.982.466
	816.859.748	296.834.278
8. Construction in progress	30/09/2026	01/01/2026
	-	-
9. Deferred income tax assets	30/09/2026	01/01/2026
	-	-
10. Payables to suppliers	30/09/2026	01/01/2026
Payables to suppliers	19.276.834.618	14.417.126.248
Prepayments from customers	4.818.867.005	3.285.939.228
Taxes and other payables to State Budget	8.516.224.469	5.486.779.829
Payables to employees	68.465.580.399	41.538.523.008
	101.077.506.491	64.728.368.313
11. Dividends payable, earning	30/09/2026	01/01/2026
	4.668.110	4.169.360
	4.668.110	4.169.360
12. Taxes and other payables to the State	30/09/2026	01/01/2026
Value-added tax	1.712.491.050	847.116.265
Corporate income tax	6.543.376.581	3.222.749.624
Personal income tax	257.084.838	1.414.001.940
Resource tax	2.912.000	2.912.000
	8.516.224.469	5.486.779.829
13. Accrued expenses	30/09/2026	01/01/2026
Accrued expenses	-	-
+Land Lease Expenses:	1.025.909.654	-
+ Transportation, Advertising, and Sales-Based Discount Supp for Supermarkets and Dealers	5.417.426.000	5.766.507.787
+Other accrued expenses	167.566.200	346.814.000
	6.610.901.854	6.113.321.787
14. Other payables	30/09/2026	01/01/2026
14.1. Short-term	427.759.920	550.732.022
Union funds	-	255.839.620
Other payables	393.808.920	294.892.402

15. Owner's equity

a. Reconciliation table of changes in owners' equity

	Owner's contributed capital	Other owner's capital	Financial reserve fund	Development and investment funds	Undistributed profit	Total
Balance at the end of previous year	120.465.900.000	-	-	10.354.556.281	49.243.588.941	180.064.045.222
Balance at the beginning of this year	120.465.900.000	-	-	10.354.556.281	49.243.588.941	180.064.045.222
-Increase in capital this year	-	-	-	-	-	-
-Profit for this year	-	-	-	-	37.363.123.445	37.363.123.445
-Distribution of profit this year	-	-	-	-	47.650.310.622	47.650.310.622
Balance at the end of this year	120.465.900.000	-	-	10.354.556.281	38.956.401.764	169.776.858.045

Details of owner's contributed capital

	30/09/2026	01/01/2026
-Capital contribution by Southern Food Corporation	61.799.430.000	61.799.430.000
-Contributions from other entities	58.666.470.000	58.666.470.000
Total	120.465.900.000	120.465.900.000

Details of Undistributed Profit After Tax

Year 2025	1.593.278.319	49.243.588.941
For the period from 01/01/2026 to 30/09/2026	37.363.123.445	-
Total	38.956.401.764	49.243.588.941

b. Details of owner's contributed capital	30/09/2026	01/01/2026
Capital contribution by Southern Food Corporation	61.799.430.000	61.799.430.000
Capital contribution by Viet Value Investment Management Company Limi	29.616.650.000	29.616.650.000
Capital contribution of Pham Thi Thu Hong	16.972.620.000	16.972.620.000
Capital contribution of other shareholders	12.077.200.000	12.077.200.000
	120.465.900.000	120.465.900.000
	-	-
c. Transactions related to capital with owners and distribution of dividends and profits	30/09/2026	01/01/2026
Owner's Equity	120.465.900.000	120.465.900.000
-Capital contribution at the beginning of the year	120.465.900.000	120.465.900.000
-Increase in capital contribution during the year	-	-
-Capital contribution at the end of the year	120.465.900.000	120.465.900.000
d. Shares	30/09/2026	01/01/2026
Number of shares registered for issuance	12.046.590	12.046.590
Number of shares sold to the public	12.046.590	12.046.590
-Common shares	12.046.590	12.046.590
Number of shares outstanding	12.046.590	12.046.590
-Common shares	12.046.590	12.046.590
*Par value of outstanding shares: 10.000 VND/share		
d. Dividends	30/09/2026	01/01/2026
Dividends declared after the end of the accounting period	30%	30%
	-	-
e. Enterprise funds	30/09/2026	01/01/2026
Development investment fund	10.354.556.281	10.354.556.281
	10.354.556.281	10.354.556.281
15. Off-balance sheet items		
a. Leased assets		
Minimum lease payments for non-cancellable operating lease agreements ar	-	-
	30/09/2026	01/01/2026
Within 1 year	10.294.630.850	10.322.261.410
Within 2 to 5 years	914.376.000	685.555.200
Over 5 years	3.314.613.000	2.570.832.000
	14.523.619.850	13.578.648.610
b. Foreign currency	30/09/2026	01/01/2026
Foreign currency (USD)	367.463,08	482,07
Equivalent amount (VND)	9.543.016.188	12.570.939

**VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED
IN THE INCOME STATEMENT**

	30/09/2026	30/09/2025
1. Total revenue from sales of goods and rendering of services		
Revenue from sales of goods, finished products, and services	557.050.421.185	544.464.403.361
Revenue from services rendered	-	-
	557.050.421.185	544.464.403.361
2. Revenue deductions		
Trade discounts	3.263.144	13.330.487
Sales returns	377.083.813	745.356.272
	380.346.957	758.686.759
3. Net revenue from sales and services		
Net revenue from sales of goods, finished products, and services	556.670.074.228	543.705.716.602
	556.670.074.228	543.705.716.602
4. Cost of goods sold		
Cost of goods and finished products sold	441.556.227.503	429.585.067.985
	441.556.227.503	429.585.067.985
5. Financial income		
Interest from deposits and loans	5.909.274.115	3.860.567.078
Realized foreign exchange gains	1.368.736.587	1.650.127.963
	7.278.010.702	5.510.695.041
6. Selling expenses		
Materials and packing expenses	1.548.567.556	1.594.608.326
Labor	14.124.577.084	13.242.495.239
Depreciation and amortisation	456.367.074	993.988.761
Expenses from external services	20.172.600.870	22.008.294.900
Other expenses by cash	21.300.926.772	19.894.250.476
	57.603.039.356	57.733.637.702
7. Administrative expenses		
Administrative materials expenses	443.633.851	332.921.609
Labor	13.276.948.865	12.300.298.907
Depreciation and amortisation	1.987.489	157.380.681
Expenses from external services	1.024.319.959	682.294.784
Other expenses by cash	2.452.999.003	1.830.468.553
	17.199.889.167	15.303.364.534

SAFOCO FOODSTUFF JOINT STOCK COMPANY

1079 Pham Van Dong, Quarter 52, Linh Xuan Ward, HCM City

Notes to the financial statements

For the period from 01/01/2026 to 30/09/2026

Form No. B09-DN (Circular 99/2025/TT-BTC dated October 27, 2025)

Unit: VND

8. Financial expenses	30/09/2026	30/09/2025
Realized foreign exchange losses	1.190.680.236	351.815.458
	1.190.680.236	351.815.458
9. Other Income	30/09/2026	30/09/2025
Disposal of fixed assets	177.247.258	51.285.455
Leasing premises	556.363.638	556.363.637
Other income	368.985.446	376.886.745
	1.102.596.342	984.535.837
10. Other expenses	30/09/2026	30/09/2025
Other expenses	87.273.219	55.742.295
	87.273.219	55.742.295
11. Production and business costs bay elements	30/09/2026	30/09/2025
Raw materials	337.750.177.613	317.489.808.468
Labor	113.001.976.080	106.025.075.738
Depreciation and amortisation	1.493.765.827	2.335.861.901
Expenses from external services	41.948.438.857	39.695.321.632
Other expenses by cash	25.607.377.851	23.446.386.901
	519.801.736.228	488.992.454.640
12. Current corporate income tax expenses	30/09/2026	30/09/2025
Current corporate income tax expenses based on taxable income for the current year	10.050.448.346	9.699.115.575
Deferred corporate income tax expenses arising from taxable temporary differences	-	-
	10.050.448.346	9.699.115.575

VII. OTHER INFORMATION

Unit: VND

1. Primary segment report – By business field

	Production	Trading	Others	Total Segments	Total
Net revenue from external sales	543.314.005.814	13.272.500.653	83.567.761	556.670.074.228	556.670.074.228
Profit from business activities	110.412.776.947	4.687.422.617	13.647.161	115.113.846.725	115.113.846.725
Total fixed asset purchase costs	1.230.757.014	-	-	1.230.757.014	1.230.757.014
Segment assets	129.149.023.931	20.472.929.837	-	149.621.953.768	149.621.953.768
Unallocated assets			-	142.550.625.888	142.550.625.888
Total assets	129.149.023.931	20.472.929.837	-	292.172.579.656	292.172.579.656
Segment liabilities	23.443.347.227	1.050.831.426	-	24.494.178.653	24.494.178.653
Unallocated liabilities			-	97.901.542.958	97.901.542.958
Total liabilities	23.443.347.227	1.050.831.426	-	122.395.721.611	122.395.721.611

Secondary segment report – By geographical area

	Exports	City	Others	Segments	Total
Net revenue from external sales	201.426.516.323	355.243.557.905		556.670.074.228	556.670.074.228
Segment assets	974.507.110	291.198.072.546		292.172.579.656	292.172.579.656
Total fixed asset purchase costs	-	1.230.757.014		1.230.757.014	1.230.757.014

2. Information on related parties within Vietnam Southern Food Corporation – Joint Stock Company

Revenue from sales and services	Relationship		30/09/2026
- Branch of Ho Chi Minh City Food Joint Stock Company - Foodcomart Dak Nong	Subordinate unit of The parent company	Sale of goods	54.181.140
- Colusa - Miliket Foodstuff Joint Stock Company	Subordinate unit of The parent company	Sale of goods	19.200.000
Purchase of raw materials, goods, and services			
- Vietnam Southern Food Corporation – Joint Stock Company	Parent company	Purchase of goods	3.194.444
- Colusa - Miliket Foodstuff Joint Stock Company	Subordinate unit of The parent company	Purchase of goods	501.032.500
- Tien Giang Food Company	Subordinate unit of The parent company	Purchase of bottled water	3.194.444

Balances with related parties at the end of the accounting period:

	Relationship	
Dividends		
- Vietnam Southern Food Corporation – Joint Stock Company	Parent company	18.539.829.000
Payables		
- Colusa - Miliket Foodstuff Joint Stock Company	Subordinate unit of The parent company	-

Preparer

Chief Accountant



Huynh Trung Y

Do Ngoc Tham

Pham Thi Thu Hong