

CÔNG TY CỔ PHẦN
SAM HOLDINGS
SAM HOLDINGS
CORPORATION

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
Độc lập - Tự do - Hạnh phúc
THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Số/No.: 36/2026/CV-SAM

TPHCM, ngày 29 tháng 04 năm 2026

Ho Chi Minh City, 29/04 /2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ
PERIODIC INFORMATION DISCLOSURE

- Kính gửi:**
- Sở Giao Dịch Chứng Khoán Việt Nam
 - Sở Giao Dịch Chứng Khoán Thành phố Hồ Chí Minh
 - Ủy Ban Chứng Khoán Nhà Nước
- To:**
- Vietnam Stock Exchange
 - Ho Chi Minh Stock Exchange
 - State Securities Commission

1. Tên tổ chức: Công ty Cổ phần SAM Holdings

Name of organization: SAM Holdings Corporation

- Mã chứng khoán: SAM

Stock symbol: SAM

- Địa chỉ: 127 Ung Văn Khiêm, Phường Thạnh Mỹ Tây, TP. Hồ Chí Minh

Headquarter address: 127 Ung Van Kiem, Thanh My Tay Ward, Ho Chi Minh City

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2. Nội dung thông tin công bố:

- Báo cáo tài chính Q1 2026
- Giải trình chênh lệch lợi nhuận so với cùng kỳ

Content of disclosure:

- Q1 2026 Financial statements
- Explanation of the difference in profit compared to the same period last year

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày
29/04/2026 tại đường dẫn <http://samholdings.com.vn/documents/thong-tin-dinh-ky/>

This information was published on the company's website on 29/04 /2026 at the following link <http://samholdings.com.vn/documents/thong-tin-dinh-ky/>

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



We hereby certify that the disclosed information is true and take full legal responsibility for the content of the disclosed information.

Tài liệu đính kèm/Attached files:

Báo cáo tài chính/ Financial statements

**NGƯỜI ĐẠI DIỆN PHÁP LUẬT
TỔNG GIÁM ĐỐC**

**LEGAL REPRESENTATIVES
GENERAL DIRECTOR**



TRẦN QUANG KHANG





SAM HOLDINGS CORPORATION

127 Ung Van Khiem Street, Thanh My Tay Ward, HCM City

**SEPARATE FINANCIAL
STATEMENTS**

Quarter 01 - 2026

SAM HOLDINGS CORPORATION

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STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

Unit: VND

ASSETS	CODE	NOTE	31/03/2026	01/01/2026
A. CURRENT ASSETS	100		221,655,956,654	120,024,155,320
I. Cash and cash equivalents	110		22,657,907,863	29,033,822,237
1. Cash	111		22,657,907,863	29,033,822,237
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		7,243,518,147	13,743,518,147
1. Trading securities	121		7,243,518,147	7,243,518,147
3. Held - to - maturity investments	123		-	6,500,000,000
III. Short-term receivables	130		188,895,104,644	75,276,181,619
1. Short-term trade receivables	131		-	-
2. Short-term advances to suppliers	132		1,179,214,946	1,176,844,012
3. Short-term intercompany receivables	133		-	-
5. Other short-term receivables	135		189,803,370,535	76,186,818,444
6. Allowance for doubtful short-term receivables (*)	136		(2,087,480,837)	(2,087,480,837)
7. Assets pending resolution	137		-	-
VI. Other current assets	160		2,859,426,000	1,970,633,317
1. Short-term prepaid expenses	161		121,308,064	464,840,980
2. Deductible value-added tax	162		1,195,411,478	1,505,792,337
3. Taxes and other receivables from the State	163		1,542,706,458	-
B. NON-CURRENT ASSETS	200		4,616,588,859,859	4,613,960,855,458
I. Long-term receivables	210		306,677,519	306,677,519
5. Other long-term receivables	215		306,677,519	306,677,519
6. Allowance for doubtful long-term receivables (*)	216		-	-
II. Property, plant and equipment	220		1,607,020,055	1,699,593,641
1. Tangible fixed assets	221		1,607,020,055	1,699,593,641
- Cost	222		5,400,966,753	16,867,945,035
- Accumulated depreciation	223		(3,793,946,698)	(15,168,351,394)
3. Intangible fixed assets	227		-	-
- Cost	228		697,830,000	697,830,000
- Accumulated amortisation	229		(697,830,000)	(697,830,000)
VI. Long-term financial investments	260		4,612,877,216,314	4,609,768,918,485
1. Investments in subsidiaries	261		2,794,735,530,496	2,794,735,530,496
2. Investments in associates and joint ventures	262		1,422,077,167,304	1,422,077,167,304
3. Investments in other entities	263		672,552,263,600	672,552,263,600
4. Provision for impairment of long-term investments in other entities (*)	264		(276,487,745,086)	(279,596,042,915)
VII. Other non-current assets	270		1,797,945,971	2,185,665,813
1. Long-term prepaid expenses	271		1,797,945,971	2,185,665,813
TOTAL ASSETS (280 = 100 + 200)	280		4,838,244,816,513	4,733,985,010,778

STATEMENT OF FINANCIAL POSITION

As at March 31, 2026

Unit: VND

CAPITAL	CODE	NOTE	31/03/2026	01/01/2026
A. LIABILITIES	300		791,240,874,598	698,440,481,442
I. Current liabilities	310		521,313,874,598	311,140,481,442
1. Short-term trade payables	311		93,281,444	19,367,062
2. Short-term advances from customers	312		-	-
3. Dividends and profit payable	313		1,372,031,029	1,372,031,029
4. Short-term taxes and other payables to the State	314		86,884,090	860,208,005
5. Payables to employees	315		1,146,487,126	701,279,695
6. Short-term accrued expenses	316		195,000,000	949,904,130
9. Short-term unearned revenue	319		-	746,130,000
10. Other short-term payables	320		145,089,108,144	206,645,978,756
11. Short-term borrowings and finance lease liabilities	321		366,850,000,000	93,350,000,000
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		6,481,082,765	6,495,582,765
II. Long-term liabilities	330		269,927,000,000	387,300,000,000
9. Long-term borrowings and finance lease liabilities	339		269,927,000,000	387,300,000,000
B. EQUITY (400 = 410 + 430)	400		4,047,003,941,915	4,035,544,529,336
1. Contributed capital	411		3,799,609,710,000	3,799,609,710,000
- Ordinary shares with voting rights	411a		3,799,609,710,000	3,799,609,710,000
- Preferred shares	411b		-	-
2. Share premium	412		(76,363,636)	(76,363,636)
8. Investment and development fund	418		142,970,000	142,970,000
10. Retained earnings	420		247,327,625,551	235,868,212,972
- Accumulated retained earnings at the end of the previous period	420a		235,868,212,972	152,524,179,424
- Retained earnings for the current period	420b		11,459,412,579	83,344,033,548
TOTAL CAPITAL (440 = 300 + 400)	440		4,838,244,816,513	4,733,985,010,778

Ho Chi Minh, April 10, 2026

Preparer



Nguyễn Thị Tâm

Chief Accountant



Võ Nữ Từ Anh

General Director



Trần Quang Khang



STATEMENT OF PROFIT OR LOSS

Quarter 01 - 2026

Unit: VND

ITEMS	Code	Notes	Q1 2026	Q1 2025	Year 2026	Year 2025
1. Revenue from sales of goods and rendering of services	01	VI.1	746,130,000	1,256,850,000	746,130,000	1,256,850,000
2. Revenue deductions	02	VI.2	-	-	-	-
3. Net revenue from sales of goods and rendering of services (10 = 01 - 02)	10		746,130,000	1,256,850,000	746,130,000	1,256,850,000
4. Cost of goods sold	11	VI.3	-	-	-	-
5. Gross profit from sales of goods and rendering of services (20 = 10 - 11)	20		746,130,000	1,256,850,000	746,130,000	1,256,850,000
6. Gain/(loss) from disposal and liquidation of investment property	21	VI.4	-	-	-	-
7. Financial income	22	VI.5	26,491,294,245	32,437,495,772	26,491,294,245	32,437,495,772
8. Finance expenses	23	VI.6	13,335,551,949	14,141,682,956	13,335,551,949	14,141,682,956
- Of which: Interest expense	24		12,505,185,193	12,902,516,318	12,505,185,193	12,902,516,318
9. Selling expenses	25	VI.9	-	-	-	-
10. General and administrative expenses	26	VI.9	6,265,641,535	5,931,971,569	6,265,641,535	5,931,971,569
11. Operating profit (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		7,636,230,761	13,620,691,247	7,636,230,761	13,620,691,247
12. Other income	31	VI.7	3,823,181,818	632,301	3,823,181,818	632,301
13. Other expenses	32	VI.8	-	-	-	-
14. Other profit (40 = 31 - 32)	40		3,823,181,818	632,301	3,823,181,818	632,301
15. Total accounting profit before tax (50 = 30 + 40)	50		11,459,412,579	13,621,323,548	11,459,412,579	13,621,323,548
16. Current corporate income tax expense	51	VI.9	-	-	-	-
17. Deferred corporate income tax expense	52		-	-	-	-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		11,459,412,579	13,621,323,548	11,459,412,579	13,621,323,548
19. Basic earnings per share (*)	70		-	-	-	-
19. Diluted earnings per share (*)	71		-	-	-	-

STATEMENT OF PROFIT OR LOSS

Quarter 01 - 2026

Unit: VND

Ho Chi Minh, April 10, 2026

Preparer


Nguyễn Thị Tâm

Chief Accountant


Võ Nữ Từ Anh

General Director


Trần Quang Khang



STATEMENT OF CASH FLOWS

(Direct method)

Quarter 01 - 2026

Unit: VND

ITEMS	Code	Note	Q1 2026	Q1 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Cash receipts from sales of goods, rendering of services and other income	01		-	-
2. Cash payments to suppliers of goods and services	02		(402,057,644,531)	(1,485,474,213)
3. Cash payments to employees	03		(2,486,894,704)	(3,013,463,061)
4. Interest paid	04		(61,711,494,789)	(4,468,493,150)
5. Corporate income tax paid	05		(2,286,222,428)	(5,223,331,158)
6. Other cash receipts from operating activities	06		524,084,630,335	137,563,541,231
7. Other cash payments for operating activities	07		(224,569,786,396)	(25,168,238,724)
Net cash flows from operating activities	20		(169,027,412,513)	98,204,540,925
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Cash payments for acquisition and construction of fixed assets and other long-term assets	21		-	-
2. Cash receipts from disposal of fixed assets and other long-term assets	22		-	-
3. Cash payments for loans granted and purchase of debt instruments of other entities	23		-	-
4. Cash receipts from collection of loans and disposal of debt instruments of other entities	24		6,500,000,000	-
5. Cash payments for investments in other entities	25		-	-
6. Cash receipts from recovery of investments in other entities	26		-	-
7. Cash receipts from interest, dividends and profit distributions	27		24,498,139	22,623,073,461
Cash flows from investing activities	30		6,524,498,139	22,623,073,461
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Cash receipts from issuance of shares and capital contributions from owners	31		-	-
2. Cash payments for return of capital contributions to owners and repurchase of issued shares	32		-	-
3. Cash receipts from borrowings	33		410,000,000,000	94,000,000,000
4. Cash repayments of borrowings	34		(253,873,000,000)	(245,523,666,667)
5. Financial lease principal repayment	35		-	-
6. Dividends and profits paid to owners	36		-	-

STATEMENT OF CASH FLOWS

(Direct method)

Quarter 01 - 2026

Unit: VND

ITEMS	Code	Note	Q1 2026	Q1 2025
Net cash flows from financing activities	40		156,127,000,000	(151,523,666,667)
Net increase/(decrease) in cash and cash equivalents during the period (50 = 20 + 30 + 40)	50		(6,375,914,374)	(30,696,052,281)
Cash and cash equivalents at the beginning of the period	60		29,033,822,237	42,631,503,613
Effect of exchange rate changes on cash and cash equivalents	61		-	-
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	V.01	22,657,907,863	11,935,451,332

Ho Chi Minh, April 10, 2026

Preparer



Nguyễn Thị Tâm

Chief Accountant



Võ Nữ Từ Anh

General Director



Trần Quang Khang

NOTES TO THE FINANCIAL STATEMENTS
Q1 2026

Unit: VND

I. CHARACTERISTICS OF THE OPERATION OF THE ENTERPRISE

1. Form of capital ownership: Shares.

SAM Holdings Joint Stock Company was established and operated under the Business Registration Certificate No. 059162 issued by the Department of Planning and Investment of Dong Nai Province for the first time on March 30, 1998, amended for the 32nd time under the Joint Stock Company Enterprise Registration Certificate No. 3600253537 issued by the Department of Finance of Ho Chi Minh City on December 22, 2025.

The Company's head office is located at: 127 Ung Van Khiem, Thanh My Tay Ward, Ho Chi Minh City.

The actual charter capital contributed by March 31, 2026 is 3,799,609,710,000 VND; equivalent to 379,960,971 shares, the par value of one share is 10,000 VND.

The company is listed at the Ho Chi Minh Stock Exchange under the license No. 02/GPPH dated 02/06/2000 issued by the State Securities Commission.

Listed stock code: SAM.

2. Business scope: Financial investment.

3. Business scope:

The Company's main business activities are: Production, trading of cables, telecommunication materials and cables, civil materials, wooden bobbin (wooden shaft wrapped around cables). Import and export of raw materials and cable products specialized in telecommunications and civil electrical materials for production and business activities of the unit. Production and trading of copper wire products, plastic pipe products of all kinds. Office for lease (operating outside the province). Investment in the development and business of houses and urban technical infrastructure works. Real estate business. Golf course business. Accommodation services, tourism services.

4. Business Structure

The organizational structure of the Company includes 05 subsidiaries with details as follows:

<u>Company Name</u>	<u>Business Areas</u>	<u>Percentage of capital contribution</u>
Sacom Tuyen Lam Joint Stock Company	Business of tourist resorts and golf courses	64.09%
Sacom Wire and Cable Joint Stock Company	Manufacturing, trade...	99.92%
SacomLand Corporation	Real estate business...	85.71%
Sacom Chip Sang Co., Ltd.	Office leasing service business	73.75%
Capella Quang Nam Joint Stock Company	Real estate business in industrial parks	92.86%

In Q1 2026, Capella Quang Nam Joint Stock Company transferred all 100% of shares of South Central Highlands Development Investment Co., Ltd., with a total transfer value of VND 250 billion.

5. The number of employees at the end of the year or the average number of employees in the year.

The total number of employees of the Company as of March 31, 2025 is 24 people (as of January 1, 2026, it is 24 people).

6. Statement of Comparability of Information on Financial Statements

From January 1, 2026, the Company applies Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance guiding the corporate accounting regime. This Circular takes effect from January 1, 2026 and replaces Circular No. 200/2014/TT-BTC dated December 22, 2014 and related circulars, in order to modernize the corporate accounting system and gradually approach international accounting standards.

7. Explanation of information on the financial statements

Explanation of other information on the financial statements in accordance with relevant laws such as corporate law, securities law....

NOTES TO THE FINANCIAL STATEMENTS
Q1 2026

Unit: VND

II. THE ACCOUNTING PERIOD, THE MONETARY UNIT USED IN ACCOUNTING.

1. Accounting period:

The Company's accounting period starts from January 01 and ends on December 31.

2. Currency used in accounting:

The currency used in accounting records is the Vietnamese dong (VND)

III. ACCOUNTING STANDARDS AND REGIMES APPLY.

1. Applicable accounting regime:

The Company applies the Corporate Accounting Regime issued under the Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Minister of Finance guiding the accounting regime for enterprises issued by the Ministry of Finance on October 27, 2025

2. Declaration on compliance with Vietnamese accounting standards and accounting regimes:

The company has applied the Vietnamese Accounting Standards and the guiding documents of the Standards issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of standards and the current accounting regime being applied.

IV. APPLICABLE ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND APPLICABLE RELEVANT LEGAL REGULATIONS

1. Principles for recording monetary amounts and cash equivalents:

Economic operations arising in foreign currencies shall be converted into Vietnam dong at the actual exchange rate at the time of arising operations. At the end of the year, monetary items of foreign currency origin shall be converted according to the average interbank exchange rate announced by the State Bank of Vietnam on the end of the accounting year.

The actual exchange rate difference incurred in the period and the exchange rate difference due to the revaluation of the balance of monetary items at the end of the year shall be carried forward to the revenue or financial expenses in the fiscal year.

Cash equivalents are short-term investments of no more than three months that are easily convertible into cash and do not have much risk of conversion into cash from the date of purchase of such investment at the time of reporting.

2. Accounting principles for financial investments:

a) Trading securities

Trading securities are securities held by the Company for business purposes. Trading securities are recorded starting from the date the Company acquires ownership and are determined at an initial value based on the fair value of payments made at the time the transaction is incurred plus the costs associated with the purchase of business securities.

In subsequent accounting periods, securities investments shall be determined according to the original price minus the reductions in the price of business securities.

Provisions for devaluation of trading securities shall be set aside in accordance with current accounting regulations.

b) Investments held to maturity

Investments held to maturity include investments that the Company intends and is likely to hold to maturity. Investments held to maturity include: term bank deposits (including bills and promissory notes), bonds, preferred shares that the issuer is required to redeem at a certain time in the future, and loans held to maturity for the purpose of collecting periodic interest and investments, holding until another maturity date.



NOTES TO THE FINANCIAL STATEMENTS

Q1 2026

Unit: VND

Investments held to maturity are recorded starting from the date of purchase and are determined at the initial value according to the purchase price and the costs associated with the purchase of the investments. Interest income from investments held to the maturity date after the purchase date is recorded in the Statement of Business Results on the basis of revenue estimates. The interest enjoyed before the Company holds it is recorded as a deduction from the original price at the time of purchase

Investments held to maturity are determined by the original price minus the provision for bad debts.

Provisions for bad debts of investments held to maturity shall be set aside in accordance with current accounting regulations.

3. Principles of accounts receivable accounting:

Receivables are presented in the interim financial statements according to the book value of customer receivables and other receivables after deducting provisions made for bad debts.

The provision for bad debts represents the value of the receivables that the Company is expected to be unable to recover at the end of the accounting period. Increase or decrease in the balance of the reserve account shall be accounted into the enterprise management expenses in the mid-year report on business results.

4. Principles for recording inventory:

Inventory is calculated at cost price. In case the net realizable value is lower than the original price, it must be calculated according to the net realizable value. The cost of inventory includes the cost of purchase, processing costs, and other directly related costs incurred to obtain the inventory in its current location and state.

The value of inventory is determined by the weighted average method.

Inventory is accounted according to the regular declaration method.

An inventory discount provision made at the end of the year is the difference between the original price of inventories and their net realizable value.

5. Principles of recognition and depreciation of fixed assets (fixed assets):

Tangible fixed assets and intangible fixed assets are recorded at the cost price. In the course of use, tangible fixed assets and intangible fixed assets are recorded at historical cost, accumulated wear and tear and residual value. Intangible fixed assets that are indefinite land use rights will not be depreciated.

Depreciation is deducted by the straight-line method. The depreciation period is estimated as follows:

<i>Buildings and structures</i>	<i>05 - 10 years</i>
<i>Machinery and equipment</i>	<i>06 years</i>
<i>Transportation equipment</i>	<i>08 years</i>
<i>Office equipment and management tools</i>	<i>03 years</i>
<i>Trademarks</i>	<i>03 years</i>

6. Principles of recognition and depreciation of investment real estate:

Investment real estate is expressed at historical cost including related transaction costs minus the accumulated wear and tear value.

7. Principles for recognition and capitalization of other expenses:

Expenses in service of investment in capital construction, renovation and upgrading of fixed assets in the period are capitalized into the fixed assets being invested or renovated and upgraded.

Prepaid expenses related to production and business expenses in the current fiscal year are recorded as short-term prepaid expenses and are included in production and business expenses in the fiscal year.

The calculation and allocation of long-term prepaid expenses to production and business expenses in each accounting period shall be based on the nature and extent of each type of expense in order to select reasonable allocation methods and criteria.

NOTES TO THE FINANCIAL STATEMENTS

Q1 2026

Unit: VND

8. Principles for recording financial investments:

Investments in subsidiaries and associated companies are accounted according to the cost price method. Net profits distributed from subsidiaries and associated companies arising after the investment date shall be recorded in the Statement of Business Results. Other dividends (other than net profits) are considered to be the recovery of investments and are recorded as a deduction for the principal of the investment.

Investments in securities and other investments at the time of reporting, if:

- Securities with a redemption or maturity period of no more than 3 months from the date of purchase are considered "cash equivalents";
- Having a capital recovery period of less than 1 year or in 1 business cycle classified as short-term assets;
- Having a capital recovery period of more than 1 year or more than 1 business cycle classified as long-term assets.

The provision for investment devaluation made at the end of the year is the difference between the original price of investments recorded in the accounting books and their market value at the time of making the provision.

9. Principles for recognition and capitalization of borrowing expenses:

Borrowing expenses shall be recorded in production and business expenses in the year when they are incurred, except for borrowing costs directly related to investment in construction or production of unfinished assets, which shall be included in the value of such assets (capitalized) when the conditions specified in Vietnam Accounting Standard No. 16 "Borrowing expenses" are fully met.

Borrowing costs directly related to the investment in the construction or production of unfinished assets shall be included in the value of such assets (capitalized), including loan interests, allocation of discounts or surcharges when issuing bonds, and ancillary expenses incurred in connection with the loan procedure.

10. Principles for recording payables and pre-deducted expenses:

Accounts payable and pre-deductible expenses are recorded for future amounts payable in relation to goods and services received regardless of whether the Company has received the supplier's invoice.

10. Principles of recognition of equity:

Profit after corporate income tax after being approved by the Board of Directors shall be deducted from funds in accordance with the Company's Charter and current legal regulations, which will be distributed to the parties based on the proportion of capital contributed.

Net profit after corporate income tax (excluding profits from cheap purchases) may be distributed to shareholders after being approved by the General Meeting of Shareholders and after setting aside reserve funds in accordance with the Company's Charter and the provisions of Vietnamese law.

The Company shall set aside the following reserve funds from the Company's net profit after corporate income tax at the request of the Board of Directors and approved by shareholders at the Annual General Meeting of

Reward and welfare fund

This fund is set aside for rewards, material incentives, general benefits and improvement of employee welfare, and is presented as an account payable on the mid-year balance sheet.

13. Principles and methods of revenue recognition:**Principles and methods of recording sales revenue:**

Sales revenue is recognized when the following conditions are simultaneously satisfied:

- Most of the risks and benefits associated with the ownership of products and goods have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the owner or control of the goods;
- Revenue is determined relatively firmly;
- The company has obtained or will obtain an economic benefit from the sale;

NOTES TO THE FINANCIAL STATEMENTS

Q1 2026

Unit: VND

- Identify the costs associated with the sale.

Principles and methods of recording revenue from service provision:

Revenue from the provision of services is recognized when the outcome of that transaction is reliably determined. In case the provision of services involves multiple periods, the revenue shall be recorded in the period according to the results of the completed work on the date of making the financial situation report of that period. The result of a service provision transaction is determined when the following conditions are satisfied:

- Revenue is determined relatively firmly;
- Being able to obtain economic benefits from the transaction of providing such services;
- Identify the completed work on the date of making the Financial Position Report;
- Identify the costs incurred for the transaction and the cost of completing the transaction to provide such services.

The completed service delivery work is determined by the completed work evaluation method.

Principles and methods of recording revenue from financial activities:

Revenues arising from interest, royalties, dividends, distributed profits and other revenues from financial activities shall be recognized when the following two conditions are satisfied at the same time:

- There is a possibility of obtaining economic benefits from such transaction;
- Revenue is determined relatively firmly.

Dividends and divided profits are recognized when the Company is entitled to receive dividends or is entitled to receive profits from capital contribution.

14 Principles and methods of recording current CIT expenses and deferred CIT expenses:

Applicable Income Tax

Income tax assets and income tax payable for the current period and previous periods are determined by the amount expected to be recovered from or payable to the tax authority, based on the tax rates and tax laws in force until the end of the accounting period.

The current income tax shall be recorded in the mid-year statement of business results, except for the case where the income tax arising in relation to an item is recorded directly into the equity, in which case the current income tax is also recorded directly into the equity.

The Company is only entitled to offset the current income tax assets and current income tax payable when the Company has the legal right to offset between the current income tax assets and the current income tax payable and the Company intends to pay the current income tax payable and the current income tax assets on a net basis.

Deferred Income Tax

Deferred income tax is determined for the temporary differences at the end of the accounting period between the income tax basis of assets and liabilities and the carrying value of these items in the interim financial statements.

Deferred income tax payable is recorded for all taxable temporary differences.

Deferred income tax assets need to be recognized for all deductible temporary differences, the deductible value carried forward to later years of taxable losses and unused tax incentives, when it is certain in the future that there will be taxable gains to use the deductible temporary differences, taxable losses and these unused tax incentives.

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The carrying value of the deferred corporate income tax asset must be reconsidered on the end of the accounting period and the carrying value of the deferred income tax asset must be reduced to the extent that there is sufficient taxable profit to allow the benefit of part or all of the deferred income tax asset to be used. Deferred income tax assets that have not been previously realized are reviewed on the end date of the accounting period and are recognized when there is certain that there is sufficient taxable profit in the future to be able to use these unrealized deferred income tax assets.

Deferred income tax assets and deferred income tax payable are determined at the estimated tax rate that will apply to the accounting period when the assets are recovered or liabilities are paid, based on the tax rates and tax laws in effect on the end of the accounting period.

Deferred income tax is recorded in the mid-year statement of business results, except for the case where income tax is incurred in relation to an item directly recorded in equity, in which case, deferred income tax is also recorded directly into equity.

The Company is only entitled to offset deferred income tax assets and deferred income tax payable when the Company has the legal right to offset between the current income tax assets and the current income tax payable and these deferred income tax assets and deferred income tax payable in relation to corporate income tax are entitled to managed by the same tax authority for the same taxable entity or the Company intends to pay applicable income tax payable and applicable income tax assets on a net basis or recover assets simultaneously with the payment of liabilities in each future period when material amounts of deferred income tax are payable or deferred income tax assets are paid or recovered.

14 Principles of recognition of related parties

Deemed to be related parties are businesses – including parent companies, subsidiaries, affiliates – individuals, directly or indirectly through one or more intermediaries, who have control over the Company or are subject to the Company's control, or share control with the Company. Affiliates, individuals who directly or indirectly hold the voting rights of the Company and have a significant influence over the Company, key management positions such as directors, officers of the Company, close family members of such individuals or affiliates or companies affiliated with such individuals also are considered stakeholders.

In considering the relationship of each stakeholder, the nature of the relationship is given attention rather than the legal form.

V. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE BALANCE SHEET.

1. Cash and cash equivalents

a) Demand deposits

Joint Stock Commercial Bank for Foreign Trade of Vietnam - Tan Saigon Branch
Viet A Commercial Joint Stock Bank - Ho Chi Minh Branch
Other bank deposits

b) Cash equivalents (deposits with a term of less than 3 months) *

2. Financial Investments

a) Investments held to short-term maturity

Term Deposits

	31/03/2026	01/01/2026
	22,657,907,863	29,033,822,237
	21,932,514,460	1,499,175,140
	100,947,233	27,001,069,022
	624,446,170	533,578,075
	22,657,907,863	29,033,822,237

	01/01/2026
Cost	VND
Provision	VND
	-
	6,500,000,000
	6,500,000,000

	31/03/2026
Cost	VND
Provision	VND
	-
	-
	-



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Unit: VND

	31/03/2026			01/01/2026		
	Cost	Fair value	Provision	Cost	Fair value	Provision
b) Trading securities						
Total amount:						
- Alphanam Investment Joint Stock Company (ALP)	7,243,518,147	-	-	7,243,518,147	-	-
	7,243,518,147	-	-	7,243,518,147	-	-
The company has not determined the fair value of these financial investments because the Vietnam Accounting Standards and the Vietnamese Corporate Accounting Regime have not provided specific guidance on determining fair value.						
c) Investment in other units						
	Cost	Fair value	Provision	Cost	Fair value	Provision
	VND	VND	VND	VND	VND	VND
Investment in subsidiaries						
- Sacom - Tuyen Lam Joint Stock Company	897,300,000,000		(83,535,125,617)	897,300,000,000	-	(93,050,593,117)
- Sacom Wire and Cable Joint Stock Company	499,600,000,000			499,600,000,000	-	
- SacomLand Corporation	629,835,530,496	659,983,410,800	(38,583,267,202)	629,835,530,496	740,797,706,000	(38,758,344,817)
- Sacom - Chip Sang Co., Ltd.	118,000,000,000			118,000,000,000	-	
- Capella Quang Nam Joint Stock Company	650,000,000,000			650,000,000,000	-	
	2,794,735,530,496		(122,118,392,819)	2,794,735,530,496		(131,808,937,934)
Investment in associated companies and joint ventures						
- Phu Tho Tourism Service Joint Stock Company	534,052,970,000	510,319,927,500	(138,346,751,616)	534,052,970,000	560,107,237,500	(132,558,635,909)
- Capella Vietnam Joint Stock Company	3,148,000,000		(1,847,360,300)	3,148,000,000	-	(1,845,190,371)
- Phu Huu Gia Joint Stock Company	163,004,700,000		(14,175,240,351)	163,004,700,000	-	(13,383,278,701)
- My Thuy International Port Joint Venture Joint Stock Company	721,871,497,304			721,871,497,304		
	1,422,077,167,304		(154,369,352,267)	1,422,077,167,304		(147,787,104,981)
Investment in other units						
- Vietnam Pharmaceutical Corporation - Joint Stock Company	273,652,263,600	235,671,570,000		273,652,263,600	242,502,630,000	
- Binh Duong Import-Export Manufacturing Corporation - Joint Stock Company	398,400,000,000	240,000,000,000		398,400,000,000	252,000,000,000	
- Vietferm Joint Stock Company	500,000,000			500,000,000		
	672,552,263,600		-	672,552,263,600		
Total	4,889,364,961,400		(276,487,745,086)	4,889,364,961,400		(279,596,042,915)

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Unit: VND

(1) As of 31/03/2026, 30,000,000 shares of Phu Tho Tourism Service Joint Stock Company and 7,600,000 shares of Binh Duong Import-Export Production Corporation are being used as collateral for loans at Tien Phong Commercial Joint Stock Bank - Ho Chi Minh City Branch.

(2) The fair value of these investments is determined according to the closing prices of these securities on UPCOM on 31/12/2025 and 31/03/2026. For the remaining investments, the Company has not determined the fair value because the Vietnam Accounting Standards and the Vietnam Corporate Accounting Regime have not provided specific guidance on determining fair value.

Detailed information about the units receiving investment in the year:

Name of the company receiving the investment	Place of establishment and operation	Ownership Interest	Voting Rights	Main Business Activities
Investing in a subsidiary				
- Sacom - Tuyen Lam Joint Stock Company	Lam Dong Province	64.09%	64.09%	Business of tourist resorts and golf courses
- Sacom Wire and Cable Joint Stock Company	Dong Nai Province	99.92%	99.92%	Manufacturing, trade...
- SacomLand Corporation	Ho Chi Minh City	85.71%	85.71%	Real estate business...
- Sacom - Chip Sang Co., Ltd.	Ho Chi Minh City	73.75%	73.75%	Office leasing service business
- Capella Quang Nam Joint Stock Company	Da Nang City	92.86%	92.86%	Real estate business in industrial parks
Investment in associated companies and joint ventures				
- Phu Tho Tourism Service Joint Stock Company	Ho Chi Minh City	34.96%	34.96%	Tourism service business
- Capella Vietnam Joint Stock Company	Hanoi	31.48%	31.48%	Organizing events and advertising
- Phu Huu Gia Joint Stock Company	Dong Nai Province	45.28%	45.28%	Real Estate Business
- My Thuy International Port Joint Venture Joint Stock Company	Quang Tri Province	36.00%	36.00%	Seaport investment and business
Investment in capital contribution to other units				
- Vietnam Pharmaceutical Corporation - Joint Stock Company	Hanoi	4.80%	4.80%	Pharmaceutical Business
- Binh Duong Import-Export Manufacturing Corporation - Joint Stock Company	Ho Chi Minh City	8.00%	8.00%	Industrial park infrastructure business
- Vietferm Joint Stock Company	Hanoi	5.00%	5.00%	Food Production
3. Short-term advances to suppliers				
		31/03/2026		
		Amount	Provision	
		VND	VND	
Other Parties				
Song Hau Law Firm		584,000,000	-	
Anh Linh Construction Design Consulting Co., Ltd.		387,000,000	-	
Other subjects		208,214,946	(101,000,000.00)	
		1,179,214,946	(101,000,000)	
		01/01/2026		
		Amount	Provision	
		VND	VND	
		584,000,000	-	
		387,000,000	-	
		205,844,012	(101,000,000.00)	
		1,176,844,012	(101,000,000)	

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Q1 2026

Unit: VND

4. Other receivables

	31/03/2026		01/01/2026	
	Amount VND	Allowance VND	Amount VND	Allowance VND
a) Short-term				
- Dividends and profits to be distributed	25,933,450,000	-	-	-
- Receivables from employees	58,346,890	-	45,000,000	-
- Deposits, collateral	11,800,000	-	11,800,000	-
- Payments on behalf of	-	-	-	-
- Interest on deposits, loans	1,521,213,645	(375,920,837)	1,609,898,576	(375,920,837)
- Other receivables	1,610,560,000	(1,610,560,000)	1,610,560,000	(1,610,560,000)
	29,135,370,535	(1,986,480,837)	3,277,258,576	(1,986,480,837)
b) Long-term				
- Deposits, collateral	306,677,519	-	306,677,519	-
	306,677,519	-	306,677,519	-
c) Receivables from BCC contracts under joint control of the enterprise				
- Receivables from investment cooperation contracts	160,668,000,000	-	72,909,559,868	-
	160,668,000,000	-	72,909,559,868	-
d) Details by subject				
- Vu Thi Thu Ha (3)	49,968,000,000	-	49,968,000,000	-
- Huynh Cang Sieu	-	-	22,941,559,868	-
- SacomLand Corporation (1)	15,000,000,000	-	-	-
- South Central Highlands Development Investment Co., Ltd. (2)	95,700,000,000	-	-	-
	160,668,000,000	-	72,909,559,868	-

- Capital receivables contributed from investment cooperation contracts to perform investment transactions for the purpose of making profits with a total value of VND 160,668,000,000. The profit sharing from the investment cooperation will be agreed upon by the two parties after the end of the contract depending on the results of the investment cooperation. Profit from investment cooperation recorded in the period was 622,031,037 VND.

(1) Investment Cooperation Contract No. 01/2026/HITDT/SAM-SLD dated 05/01/2026 with the following detailed terms:

- + Participants: Investor of Sam Holdings Joint Stock Company and Investor of SacomLand Corporation
- + Investment purpose: Conducting investment transactions for the purpose of profit
- + Contract term: Terminate the contract at the time the Investor notifies the Investor in writing
- + Investment cooperation amount: 15,000,000,000 VND
- + Profit distribution method: The investor will distribute profits according to the written agreement between the parties from time to time to the investor. In case the total value of the investment suffers a loss or decrease in the course of investment activities, the investor undertakes to bear all risks and costs related to all losses or reductions (if any)
- + Balance of investment cooperation as of 31/03/2026: 15,000,000,000 VND



NOTES TO THE FINANCIAL STATEMENTS

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Unit: VND

- (2) Investment Cooperation Contract No. 04/2026/HHTD/SAM-NTN dated 30/03/2026 with the following detailed terms:
 + Participants: Investor of Sam Holdings Joint Stock Company and Investor of South Central Highlands Development Investment Co., Ltd.
 + Investment purpose: Conducting investment transactions for the purpose of profit
 + Contract term: Terminate the contract at the time the Investor notifies the Investor in writing
 + Investment cooperation amount: 274,900,000 VND
 + Profit distribution method: The investor will distribute profits according to the written agreement between the parties from time to time to the investor. In case the total value of the investment suffers a loss or decrease in the course of investment activities, the Investor undertakes to bear all risks and costs related to all losses or reductions (if any)
 + Balance of investment cooperation as of 31/03/2026: VND 95,700,000,000
- (3) Investment Cooperation Contract No. 05/2025/HHTD/SAM-VTH dated 02/10/2025 with the following detailed terms:
 + Participants: Investor Sam Holdings Joint Stock Company and Investor Vu Thi Thu Ha
 + Investment purpose: Conducting investment transactions for the purpose of profit
 + Contract term: Terminate the contract at the time the Investor notifies the Investor in writing
 + Investment cooperation amount: 78,980,000 VND
 + Profit distribution method: The investor will distribute profits according to the written agreement between the parties from time to time to the investor. In case the total value of the investment suffers a loss or decrease in the course of investment activities, the Investor undertakes to bear all risks and expenses related to all losses or reductions (if any)
 + Investment cooperation balance as of 31/03/2026: 49,968,000 VND

5. Bad debts

The total value of receivables that are overdue or not yet due but difficult to recover

	31/03/2026		01/01/2026	
	Original price	Recoverable Value	Original price	Recoverable Value
	VND	VND	VND	VND
Merchant Upfront				
Maritime Construction Consulting Joint Stock Company	101,000,000	-	101,000,000	-
SGI, Valuation Company Limited	81,000,000	-	81,000,000	-
Other receivables				
Do Quang Minh	20,000,000	-	20,000,000	-
Youth Startup Support Center	1,986,480,837	-	1,986,480,837	-
VH Intelligent Product Development Company Limited	1,570,560,000	-	1,570,560,000	-
	375,920,837	-	375,920,837	-
	40,000,000	-	40,000,000	-
	2,087,480,837	-	2,087,480,837	-

NOTES TO THE FINANCIAL STATEMENTS

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Unit: VND

6. Tangible fixed assets	Buildings and structures	Machinery and equipment	Vehicles	Office equipment	Total
	VND	VND	VND	VND	VND
Historical cost					
Balance at the beginning of the year	11,466,978,282	134,290,000	3,702,943,364	1,563,733,389	16,867,945,035
- Liquidation and sale	(11,466,978,282)	-	-	-	(11,466,978,282)
Year-end balance	-	134,290,000	3,702,943,364	1,563,733,389	5,400,966,753
Accumulated depreciation					
Balance at the beginning of the year	11,466,978,282	134,290,000	2,003,349,723	1,563,733,389	15,168,351,394
- Depreciation in the year	-	-	92,573,586	-	92,573,586
- Liquidation and sale	(11,466,978,282)	-	-	-	(11,466,978,282)
Year-end balance	-	134,290,000	2,095,923,309	1,563,733,389	3,793,946,698
Residual value					
Beginning balance	-	-	1,699,593,641	-	1,699,593,641
Year-end balance	-	-	1,607,020,055	-	1,607,020,055

- During the period, the Company liquidated all assets that are factories and work items at the factory on the land in Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province with a total asset value of VND 11,466,978,282, as of March 31, 2026, fully depreciated.

- Historical cost of tangible fixed assets as of 31/03/2026 that has been fully depreciated but is still in use: VND 1,698,023,389.

7. Intangible fixed assets	Trademarks	Total
	VND	VND
Historical cost		
Balance at the beginning of the year	697,830,000	697,830,000
- Liquidation and sale	-	-
Year-end balance	697,830,000	697,830,000
Accumulated amortisation		
Balance at the beginning of the year	697,830,000	697,830,000
- Depreciation in the year	-	-
- Liquidation and sale	-	-
Year-end balance	697,830,000	697,830,000



NOTES TO THE FINANCIAL STATEMENTS
Q1 2026

Unit: VND

Residual value	-	-
Beginning balance	-	-
Year-end balance	-	-

- Historical cost of intangible fixed assets at the Company is the trademarks that has been fully depreciated but is still in use with the Historical Cost and Accumulated Depreciation Value as of 31/03/2026 of VND 697,830,000.

	31/03/2026	01/01/2026
	VND	VND
8. Unallocated expenses		
a) Short-term		
Tools and supplies issued for use	5,250,001	8,361,363
Prepaid insurance expenses	-	454,545,450
Other short-term prepaid expenses	116,058,063	1,934,167
	121,308,064	464,840,980
b) Long-term		
Tools and supplies issued for use	9,518,751	3,850,000
Asset repair expenses	521,581,701	625,898,043
Prepaid insurance expenses	310,446,000	551,115,000
Other long-term prepaid expenses	956,399,519	1,004,802,770
	1,797,945,971	2,185,665,813
	31/03/2026	01/01/2026
	VND	VND
9. Trade payables		
Sacom Tuyen Lam Joint Stock Company	60,732,000	-
Payable to other sellers	32,549,444	19,367,062
Total	93,281,444	19,367,062
	31/03/2026	01/01/2026
	VND	VND
10. Payable dividends and profits		
Payable dividends and profits in cash	1,372,031,029	1,372,031,029
Total	1,372,031,029	1,372,031,029
	31/03/2026	01/01/2026
	VND	VND
11. Taxes and other payables to the State		
Receivables		
Beginning of the year	743,515,970	-
Payable amount	-	-
in	454,271,134	1,542,706,458
Actual amount paid	2,286,222,428	-
in	484,079,079	86,884,090
Receivables		
End of the year	1,542,706,458	-
Payable amount	-	-
End of the year	86,884,090	-

Corporate Income Tax
Personal Income Tax



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Unit: VND

Other taxes	-	-	-	-
Fees, charges and other payables	-	-	-	-
Total	860,208,005	454,271,134	2,770,301,507	1,542,706,458
				86,884,090

12. Expenses

	31/03/2026	01/01/2026
	VND	VND
a) Short-term		
Salary	-	754,904,130
Other expenses	195,000,000	195,000,000
Total	195,000,000	949,904,130

13. Other payables

	31/03/2026	01/01/2026
	VND	VND
a) Short-term		
- Trade union funding	965,646,675	929,625,342
- Interest expenses from investment cooperation contracts	9,695,636,303	5,907,419,177
- Short-term deposits received	200,000,000	399,000,000
- Interest payable	38,903,294,801	88,109,604,397
- Other payables and payables	324,530,365	235,329,840
	50,089,108,144	95,580,978,756
b) Long-term		
- Long-term deposits received	-	-
	0	0

c) Receivables from BCC contracts under joint control of the enterprise

- Receiving capital contribution to investment cooperation contracts	95,000,000,000	111,065,000,000
	95,000,000,000	111,065,000,000

d) Details by subjects

- Phu Huu Gia Joint Stock Company	16,195,586,690	14,878,648,762
- South Central Highlands Development Investment Co., Ltd.	-	111,065,000,000
- Sacom - Tuyen Lam Joint Stock Company	-	48,061,107,395
- Sacom Chip Sang Co., Ltd.	4,021,369,874	3,044,931,515
- Capella Quang Nam Joint Stock Company	95,000,000,000	7,673,595,065
- Dai La Investment Co., Ltd.	19,528,370,974	19,528,370,974
- Other subjects	10,343,780,606	2,394,325,045
	145,089,108,144	206,645,978,756

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Unit: VND

c) In which: Other payables are related parties		
- South Central Highlands Development Investment Co., Ltd.	-	111,065,000,000
- Sacom - Tuyen Lam Joint Stock Company	-	48,061,107,395
- Phu Huu Gia Joint Stock Company	16,195,586,690	14,878,648,762
- Capella Quang Nam Joint Stock Company	95,000,000,000	7,673,595,065
- Sacom Chip Sang Co., Ltd.	4,021,369,874	3,044,931,515
- Mr. Tran Viet Anh	-	3,888,000
Total	115,216,956,564	184,727,170,737

Investment capital received from organizations with a total value of VND 95,000,000,000 to cooperate in investing in the development of projects being implemented by the Company and its member units or to carry out investment transactions for the purpose of making profits. The profit sharing from the investment cooperation will be agreed upon by the two parties after the end of the contract depending on the results of the investment cooperation.

- Investment Cooperation Contract No. 3003/2026/HTDT/CQN-SAM dated 30/03/2026 with the following detailed terms:

+ Participants: Investor of Capella Quang Nam Joint Stock Company and Investor of SAM Holdings Joint Stock Company

+ Investment purpose: Conducting investment transactions for the purpose of profit

+ Contract term: Terminate the contract at the time the Investor notifies the Investor in writing

+ Investment cooperation amount: 250,000,000,000 VND

+ Profit distribution method: The investor will distribute profits according to the written agreement between the parties from time to time to the investor. In case the total value of the investment suffers a loss or decrease in the course of investment activities, the Investor undertakes to bear all risks and costs related to all losses or reductions (if any)

+ Investment cooperation balance as of 31/03/2026: VND 95,000,000,000

14. Borrowings

	31/03/2026		During the year		01/01/2026	
	Amount	Recoverable amount	Increases	Decreases	Amount	Recoverable amount
	VND	VND	VND	VND	VND	VND
a) Short-term borrowings						
Short-term loans						
- Sacom - Chip Sang Co., Ltd. (1)	359,500,000,000	359,500,000,000	410,000,000,000	129,150,000,000	78,650,000,000	78,650,000,000
- Capella Quang Nam Joint Stock Company (2)	49,500,000,000	49,500,000,000	-	-	49,500,000,000	49,500,000,000
- Viet A Commercial Joint Stock Bank (3)	10,000,000,000	10,000,000,000	10,000,000,000	29,150,000,000	29,150,000,000	29,150,000,000
	300,000,000,000	300,000,000,000	400,000,000,000	100,000,000,000	-	-
	359,500,000,000	359,500,000,000	410,000,000,000	129,150,000,000	78,650,000,000	78,650,000,000
Long-term loans due						
- Tien Phong Commercial Joint Stock Bank (4)	7,350,000,000	7,350,000,000	-	7,350,000,000	14,700,000,000	14,700,000,000
	7,350,000,000	7,350,000,000	-	7,350,000,000	14,700,000,000	14,700,000,000
	366,850,000,000	366,850,000,000	410,000,000,000	136,500,000,000	93,350,000,000	93,350,000,000



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Unit: VND

	233,300,000,000	233,300,000,000	-	233,300,000,000	233,300,000,000
b) Long-term loans					
- Tien Phong Commercial Joint Stock Bank (4)					
- Phu Huu Gia Joint Stock Company (5)	36,627,000,000	36,627,000,000	-	117,373,000,000	154,000,000,000
	269,927,000,000	269,927,000,000	-	117,373,000,000	387,300,000,000
Debt due within 12 months	(7,350,000,000)	(7,350,000,000)	-	(7,350,000,000)	(14,700,000,000)
Debt due after 12 months	262,577,000,000	262,577,000,000	-	110,023,000,000	372,600,000,000

Contracts	Limits	Loan term	Loan purpose	Interest Rate	Form of guarantee	31/03/2026
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Details related to payday loans:

(1) Sacom - Chip Sang Co., Ltd.						
- Loan Contract No. 01/2019/SCS-SAM/HDVV dated 09/07/2019 and Appendix No. 05/PL-01/2019/SCS-SAM/HDVV dated 01/04/2022	5.500.000.000 VND	01 year and automatically renew with an equivalent	Replenishment of working capital	8%/year	Trust	49,500,000,000.0 5,500,000,000
- Loan contract No. 02/2019/SCS-SAM/HDVV dated 18/07/2019 and Appendix No. 05/PL-02/2019/SCS-SAM/HDVV dated 01/04/2022	3.000.000.000 VND	01 year and automatically renew with an equivalent	Replenishment of working capital	8%/year	Trust	3,000,000,000
- Loan Contract No. 02/2021/SCS-SAM/HDVV dated 26/03/2021 and Appendix No. 01/PL-02/2021/SCS-SAM/HDVV dated 01/04/2022	12.000.000.000 VND	03 months and automatically renew with equivalent term	Replenishment of working capital	8%/year	Trust	12,000,000,000
- Loan Agreement No. 02/2022/SCS-SAM/HDVV dated 22/06/2022	12.000.000.000 VND	03 months and automatically renew with equivalent term	Replenishment of working capital	8%/year	Trust	12,000,000,000
- Loan Agreement No. 01/2023/SCS-SAM/HDVV dated 13/02/2023 and Appendix No. 01/2023/SCS-SAM/HDVV dated 13/02/2023	8.000.000.000 VND	01 month and automatically renew with an equivalent	Replenishment of working capital	8%/year	Trust	8,000,000,000
- Loan Agreement No. 02/2023/SCS-SAM/HDVV dated 13/02/2023 and Appendix No. 01/PL-02/2023/SCS-SAM/HDVV dated 13/03/2023	9.000.000.000 VND	01 month and automatically renew with an equivalent	Replenishment of working capital	8%/year	Trust	9,000,000,000
(2) Capella Quang Nam Joint Stock Company						
- Principle Contract No. 19/03/2026/CQN-SAM/HDNT dated 19/03/2026 and Appendix 01/2026/PLHDVV/CQN-SAM dated 19/03/2026	10.000.000.000 VND	Until 05/04/2026	Replenishment of working capital	6.9%/year	Trust	10,000,000,000 10,000,000,000

NOTES TO THE FINANCIAL STATEMENTS

Q1 2026

Unit: VND

(3) Viet A Commercial Joint Stock Bank	- Credit Agreement No. 503-009/26/HDTTD dated 03/02/2026	400,000,000,000	10 months, until	Supplementation of	8.8%/year	- Listed stocks: SJS	300,000,000,000
	and Debt Receipt No. 503-009/26/HDTTD-GNN01 dated 03/02/2026	VND	03/12/2026	working capital for		stock code (SJ Group	300,000,000,000
				government bond		Joint Stock Company)	
				business			
Details related to long-term loans:							
(4) Tien Phong Commercial Joint Stock Bank	- Loan contract No. 20/2024/HDTTD/TTDT KHDNL2 dated	150,000,000,000	48 months, until	Repayment of loans	8.5%/year for	- Land use rights at	233,300,000,000
	06/09/2024 and attached appendices	VND	19/09/2028	of Sam - Tuyen Lam	20/2024/GNN/TTDT	land plot No. 14, map	132,300,000,000
				Joint Stock Company	KHDNL2/01;	sheet No. 29 Ung Van	
					9%/year for	Khiem Street, Thanh	
					20/2024/GNN/TTDT	My Tay Ward, Ho Chi	
					KHDNL2/02	Minh City owned by	
						SacomI and	
						Corporation;	
						- Receivables from the	
						Factory Lease Contract	
						No.	
						35/2022/HDCNTX/SA	
						M-TPVN dated	
						25/11/2022.	
- Loan contract No. 41/2025/HDTTD/TTDT KHDNL2 dated	125,000,000,000	60 months, until	Reimbursement of	8.5%/year	- Shares of Phu Tho	101,000,000,000	
02/10/2025	VND	03/10/2030	investment		Tourism Service Joint		
			cooperation contract		Stock Company with		
			with South Central		the amount of		
			Highlands		30,000,000 shares;		
			Development		- Shares of Binh		
			Investment Co., Ltd.		Duong Import-Export		
					Production		
					Corporation with the		
					amount of 7,600,000		
					shares.		

NOTES TO THE FINANCIAL STATEMENTS
Q1 2026

Unit: VND

Dividends and profits		
- Dividends and profits payable at the beginning of the year	1,372,031,029	1,372,031,029
- Dividends and profits payable at the end of the year	1,372,031,029	1,372,031,029
c) Shares		
<i>Number of shares authorized for issuance</i>		
<i>Number of shares issued to the public</i>		
- Common shares	31/03/2026	01/01/2026
	379,960,971	379,960,971
Number of shares outstanding		
- Common shares	379,960,971	379,960,971
Par value per share: VND 10,000 per share		
d) Company funds		
Investment and development funds	31/03/2026	01/01/2026
	VND	VND
	142,970,000	142,970,000
	<u>142,970,000</u>	<u>142,970,000</u>

16. Items other than the financial statement

a) Short-term

On 31/03/2026, the Company has stopped leasing assets which are factories and work items at the factory area on the land in Bien Hoa 1 Industrial Park, Tran Bien Ward, Dong Nai Province with Tan Phu Vietnam Joint Stock Company.

1 year or less	31/03/2026	01/01/2026
	VND	VND
	-	746,130,000
	-	<u>746,130,000</u>

a) Short-term

The company leases the property to be used as an office under an operating lease agreement. As of 31/03/2026, the total minimum rent payable in the future under the contract is not cancelled according to the terms presented as follows:

1 year or less	31/03/2026	01/01/2026
Over 1 year to 5 years	VND	VND
	848,644,682	1,131,526,242
	544,547,004	544,547,004
	<u>1,393,191,685</u>	<u>1,676,073,246</u>

Outsourced asset details

- Lease of office assets of Maeh Joint Stock Company under contract No. 1.4-SID-00001.00/00004 dated 20/04/2022 with a lease term of 5 years.

NOTES TO THE FINANCIAL STATEMENTS

Q1 2026

Unit: VND

VI. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE INCOME STATEMENT.

	Q1 2026	Q1 2025
1. Revenue from sales and provision of services		
Property rental revenue	746,130,000	1,256,850,000
	<u>746,130,000</u>	<u>1,256,850,000</u>
2. Net revenue from sales and service provision		
Property rental revenue	746,130,000	1,256,850,000
	<u>746,130,000</u>	<u>1,256,850,000</u>
3. Cost of goods sold		
Cost of services provided	-	-
	<u>-</u>	<u>-</u>
4. Revenue from financial activities		
Interest on deposits and loans	(64,186,792)	652,111,461
Dividends and profits are distributed	25,933,450,000	22,482,000,000
Profits from e-contracts	622,031,037	9,303,384,311
	<u>26,491,294,245</u>	<u>32,437,495,772</u>
5. Financial expenses		
Interest expense	12,505,185,193	12,902,516,318
Provision for depreciation of trading securities and provision for loss of investment in other units	(3,108,297,829)	1,239,166,638
Other financial expenses	3,938,664,585	0
Reductions in financial expenses		
	<u>13,335,551,949</u>	<u>14,141,682,956</u>
6. Business Management Expenses		
Management Staff Expenses	3,172,844,104	3,121,795,944
Office Supplies Cost	2,147,914	
Depreciation expenses of fixed assets	92,573,586	105,831,162
CCDC allocation cost	1,594,697	
Taxes, fees and charges		5,000,000
Cost of outsourced services	2,088,401,234	2,146,013,534
Expenses in other currencies	908,080,000	553,330,929
	<u>6,265,641,535</u>	<u>5,931,971,569</u>

NOTES TO THE FINANCIAL STATEMENTS
Q1 2026

	<i>Unit: VND</i>
Dividends	25,933,450,000
Sacom - Chip Sang Co., Ltd.	22,482,000,000
Interest expense	2,488,880,945
Sacom Wire and Cable Joint Stock Company	-
Sacom - Tuyen Lam Joint Stock Company	-
Sacom - Chip Sang Co., Ltd.	976,438,359
Capella Quang Nam Joint Stock Company	195,504,658
Phu Huu Gia Joint Stock Company	1,316,937,928
Investment cooperation interest expenses	3,788,217,126
South Central Highlands Development Investment Co., Ltd.	3,788,217,126
As of March 31, 2026, the unpaid amounts with related parties are as follows:	
Receivables	31/03/2026
Receivables from investment cooperation	15,000,000,000
SacomLand Corporation	15,000,000,000
Other receivables	25,933,450,000
Sacom - Chip Sang Co., Ltd.	25,933,450,000
Accounts Payable	
Loan Principal Payable	96,127,000,000
Sacom - Chip Sang Co., Ltd.	49,500,000,000
Capella Quang Nam Joint Stock Company	10,000,000,000
Phu Huu Gia Joint Stock Company	36,627,000,000
Interest Payable	14,309,537,387
Sacom - Tuyen Lam Joint Stock Company	4,021,369,874
Phu Huu Gia Joint Stock Company	10,288,167,513
Remittances for investment cooperation receipts	95,000,000,000
Capella Quang Nam Joint Stock Company	95,000,000,000
Payable interest on investment cooperation	5,907,419,177
Phu Huu Gia Joint Stock Company	5,907,419,177
Payable to the seller	60,732,000
Sacom - Tuyen Lam Joint Stock Company	60,732,000

NOTES TO THE FINANCIAL STATEMENTS

Q1 2026

Unit: VND

2. Financial Instruments

a. Financial risk management

Overview: The types of financial risks that the Company faces as a result of the use of financial instruments are:

- Credit risk
- Liquidity risk
- Market risk

b. Credit risk

Credit risk is the risk that a party to a financial instrument or contract is unable to perform its obligations, resulting in financial losses for the Company. The Company has credit risks from production and business activities (mainly for other receivables) and financial activities (including bank deposits, loans and other financial instruments).

Bank deposits and cash equivalents

The majority of the Company's bank deposits are deposited at reputable large banks in Vietnam. The company finds that the concentration of credit risk for bank deposits is low.

Customer receivables and other receivables

The Company's management of client credit risk is based on the Company's policies, procedures and control procedures related to the management of client credit risk.

Unpaid customer receivables are regularly monitored. Analyses of redundancy are carried out at the date of reporting on a per-client basis for large clients. On this basis, the Company has no concentrated credit risk.

c. Liquidity risk

Liquidity risk is the risk that the Company has difficulty fulfilling its financial obligations due to a lack of capital. The Company's liquidity risk mainly arises from the fact that financial assets and financial liabilities have different maturity times.

The Company monitors liquidity risk by maintaining the cash ratio and cash equivalents at a level that management deems sufficient to financially support the Company's business operations and to mitigate the impact of changes in cash flows.

The Company's management of client credit risk is based on the Company's policies, procedures and control procedures related to the management of client credit risk.

The company believes that the level of risk concentration for debt repayment is high. The Company has not been able to pay the debts due from cash flows from business activities and proceeds from maturing financial assets.

d. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate according to changes in market prices. Market risk includes 3 types: Foreign currency risk, interest rate risk and other price risk.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate according to changes in exchange rates.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates. The risk of changes in the Company's market interest rate is mainly related to short-term deposits, loans.

The Company manages interest rate risk by closely monitoring the market situation to determine a reasonable interest rate policy that is beneficial to the Company's risk limit management purposes.



NOTES TO THE FINANCIAL STATEMENTS
Q1 2026

Unit: VND

The Company does not perform an interest rate sensitivity analysis because the risk from the change in interest rate at the date of the report is negligible or the financial liabilities have a fixed interest rate.

Other Price Risks

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate with changes in market prices in addition to changes in interest rates and exchange rates.

The shares held by the company may be affected by risks to the future value of the investment stock. The company manages stock price risk by setting investment limits and diversifying its portfolio.

3. Continuous Operation Information

During the financial reporting period, there are no activities or events that arise that have a significant impact on the Company's ability to continue operating. Therefore, the Company's own financial statements are prepared on the basis of the assumption that the Company will operate continuously.

4. Comparison Information

The comparative data on the Balance Sheet, the Statement of Income, the Separate Cash Flow Statement between the years and the corresponding explanation are the figures of the Separate Financial Statements for the fiscal year ended December 31, 2025 which have been audited by AASC Auditing Firm Co., Ltd.

Preparer


Nguyễn Thị Tâm

Chief Accountant


Võ Nữ Từ Anh

General Director


Ho Chi Minh, April 10, 2026
Trần Quang Khang

