

**CÔNG TY CỔ PHẦN MIRAE  
MIRAE JOINT STOCK COMPANY**

Số: 01/2026//CV-CK

No.: 01/2026/CV-CK

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

Thành phố Hồ Chí Minh, ngày 20 tháng 01 năm 2026  
Ho Chi Minh City, January 20, 2026

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ  
PERIODIC INFORMATION DISCLOSURE**

Kính gửi: Ủy Ban Chứng Khoán Nhà Nước  
Sở Giao dịch Chứng khoán thành phố Hồ Chí Minh  
To: *The State Securities Commission  
Hochiminh Stock Exchange*

1. Tên tổ chức/*Name of organization*: **CÔNG TY CỔ PHẦN MIRAE/ MIRAE JOINT STOCK COMPANY**  
- Mã chứng khoán/ *Stock code*: **KMR**  
- Địa chỉ/*Address*: **Khu phố 1B, Phường An Phú, Thành phố Hồ Chí Minh / Quarter 1B, An Phu Ward, Ho Chi Minh City.**  
- Điện thoại liên hệ/*Tel.*: **02743791038** Fax: **02743791037**  
- E-mail: [thu@miraefiber.com](mailto:thu@miraefiber.com) Website: [www.miraajsc.com](http://www.miraajsc.com)

2. Nội dung thông tin công bố/*Contents of disclosure*:

Báo cáo tài chính quý 4 năm 2025 và giải trình / *Financial report for 4<sup>th</sup> quarter of 2025 and the explanation.*

3. Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 20/01/2026 tại đường dẫn <http://miraajsc.com/c46/bao-cao-tai-chinh.html> / *This information was published on the company's website on , January 20, 2026 as in the link http://miraajsc.com/financial-report*

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 information provided is true and correct and we bear the full responsibility to the law.*

**Tài liệu đính kèm/Attached documents:**

Báo cáo tài chính quý 4 năm 2025 và giải trình  
*Financial statement for the 4<sup>th</sup> quarter of 2025 and the explanation*

**Đại diện tổ chức**  
**Organization representative**  
Chủ tịch Hội Đồng Quản Trị  
*The Chairman of The Board of Directors*



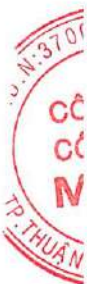
**MIRAE JOINT STOCK COMPANY**

**FINANCIAL STATEMENTS**

**FOR THE QUARTER IV 2025**

## INDEX

<b>Content</b>	<b>Pages</b>
- <i>Balance Sheet</i>	<i>Page 02 - 03</i>
- <i>Income statement</i>	<i>Page 04</i>
- <i>Cash Flow statement</i>	<i>Page 05</i>
- <i>Notes to the Financial statements</i>	<i>Page 06 - 30</i>



**MIRAE JOINT STOCK COMPANY**

Road 1B, An Phu Ward, Ho Chi Minh City

Tel: 0274 3 791 038

Fax: 0274 3 791 037

**FINANCIAL STATEMENTS**

For the period from 01st Oct 2025

to 31th Dec 2025

**FORM: B01-DN****BALANCE SHEET**

As at 31th Dec 2025

Item	Code	Note	Currency: VND	
			31/12/2025	01/01/2025
<b>A. SHORT-TERM ASSETS</b>	<b>100</b>		<b>577,093,715,739</b>	<b>656,635,297,067</b>
(100= 110+120+130+140+150)				
<b>I. Cash and cash equivalents</b>	<b>110</b>	<i>V.1</i>	<b>10,916,757,687</b>	<b>19,043,041,946</b>
Cash	111		10,916,757,687	19,043,041,946
<b>II. Short-term financial investments</b>	<b>120</b>		-	-
1.Trading securities	121			
2.Provision for short-term investments (*)	122			
3.Investment to maturity	123			
<b>III. Short-term receivables</b>	<b>130</b>		<b>192,413,303,147</b>	<b>162,966,461,787</b>
1.Short-term trade receivables	131	<i>V.2</i>	64,071,948,985	57,182,765,325
2.Short-term prepayments to suppliers	132	<i>V.3</i>	102,265,035,610	106,885,860,573
6.Other short-term receivables	136	<i>V.5</i>	29,563,734,093	423,164,402
7.Provisions for short-term doubtful debts	137	<i>V.6</i>	(3,487,415,541)	(1,525,328,513)
<b>IV. Inventories</b>	<b>140</b>	<i>V.7</i>	<b>370,394,700,519</b>	<b>470,613,917,627</b>
Inventories	141		370,394,700,519	470,613,917,627
Provisions for decline in value of inventories	149			-
<b>V. Other current assets</b>	<b>150</b>		<b>3,368,954,386</b>	<b>4,011,875,707</b>
Short-term prepaid expenses	151	<i>V.12</i>	514,163,042	633,359,471
Deductible VAT	152		2,854,791,344	3,378,516,236
Taxes and other receivables from government budget	153	<i>V.16</i>	-	-
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>235,399,299,231</b>	<b>203,938,277,417</b>
(200=210+220+230+240+250+260)				
<b>I. Long-term receivables</b>	<b>210</b>		-	-
<b>II. Fixed assets</b>	<b>220</b>		<b>216,671,425,263</b>	<b>185,785,204,249</b>
Tangible fixed assets	221	<i>V.9</i>	207,547,927,294	176,223,736,524
- Historical costs	222		851,832,916,132	806,275,170,788
- Accumulated depreciation	223		(644,284,988,838)	(630,051,434,264)
Intangible fixed assets	227	<i>V.10</i>	9,123,497,969	9,561,467,725
- Historical costs	228		17,546,553,200	17,546,553,200
- Accumulated depreciation	229		(8,423,055,231)	(7,985,085,475)
<b>III. Investment properties</b>	<b>230</b>		-	-
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>5,446,587,851</b>	<b>5,593,050,468</b>
2.Construction in progress	242	<i>V.8</i>	5,446,587,851	5,593,050,468
<b>V. Long-term investments</b>	<b>250</b>		-	-
3.Investments in equity of other entities	253	<i>V.4</i>	8,400,000,000	8,400,000,000
4.Provisions for long-term investments	254	<i>V.4</i>	(8,400,000,000)	(8,400,000,000)
<b>VI. Other long-term assets</b>	<b>260</b>		<b>13,281,286,117</b>	<b>12,560,022,700</b>
1.Long-term prepaid expenses	261	<i>V.12</i>	13,281,286,117	12,560,022,700
<b>TOTAL ASSETS (270=100+200)</b>	<b>270</b>		<b>812,493,014,970</b>	<b>860,573,574,484</b>

## MIRAE JOINT STOCK COMPANY

Road 1B, An Phu Ward, Ho Chi Minh City

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## FINANCIAL STATEMENTS

For the period from 01st Oct 2025

to 31th Dec 2025

FORM: B01-DN

## BALANCE SHEET

As at 31th Dec 2025

Currency: VND

Item	Code	Note	31/12/2025	01/01/2025
<b>C. LIABILITIES (300=310+330)</b>	<b>300</b>		<b>160,264,192,943</b>	<b>213,693,837,703</b>
<b>I. Short-term liabilities</b>	<b>310</b>		<b>158,564,192,943</b>	<b>211,665,837,703</b>
1. Short-term trade payables	311	V.14	15,738,518,823	19,880,624,987
2. Short-term prepayments from customers	312	V.14	60,793,729	10,801,726
3. Taxes and other payables to government budget	313	V.16	2,911,748,345	2,967,087,867
4. Payables to employees	314		2,776,596,440	4,166,597,338
5. Short-term accrued expenses	315	V.17	1,739,293,784	733,445,876
9. Other short-term payments	319	V.18	850,347,870	5,886,863,410
10. Short-term loans and finance lease liabilities	320	V.13	121,756,377,428	165,971,276,024
12. Bonus and welfare fund	322		12,730,516,524	12,049,140,475
<b>II. Long-term liabilities</b>	<b>330</b>		<b>1,700,000,000</b>	<b>2,028,000,000</b>
Long-term loans and finance lease liabilities	339	V.13	1,700,000,000	2,028,000,000
9. Trái phiếu chuyển đổi	340			
<b>D. OWNER'S EQUITY (400=410+430)</b>	<b>400</b>		<b>652,228,822,027</b>	<b>646,879,736,781</b>
<b>I. Owner's equity</b>	<b>410</b>	V.19	<b>652,228,822,027</b>	<b>646,879,736,781</b>
Contributed capital	411		568,814,430,000	568,814,430,000
- Ordinary shares with voting rights	411a		568,814,430,000	568,814,430,000
- Cổ phiếu ưu đãi	411b		-	-
2. Thặng dư vốn cổ phần	412		-	-
3. Quyền chọn chuyển đổi trái phiếu	413		-	-
4. Vốn khác của chủ sở hữu	414		-	-
Treasury shares (*)	415		(35,432,213)	(35,432,213)
6. Chênh lệch đánh giá lại tài sản	416		-	-
7. Chênh lệch tỷ giá hối đoái	417		-	-
Development and investment funds	418		19,528,184,610	18,842,748,561
Other equity funds	420		9,537,528,754	9,194,810,730
Undistributed profit after tax	421		54,384,110,876	50,063,179,703
- Undistributed profit after tax brought forward	421a		48,313,589,581	43,208,819,213
- Undistributed profit after tax of the current year	421b		6,070,521,295	6,854,360,490
<b>II. Funding sources and other funds</b>	<b>430</b>		<b>-</b>	<b>-</b>
<b>TOTAL SOURCES (440=300+400)</b>	<b>440</b>		<b>812,493,014,970</b>	<b>860,573,574,484</b>

Tp Ho Chi Minh Jan 20th, 2026

MIRAE JOINT STOCK COMPANY

Preparer

Chief Accountant

General Director



Tran Trang Nhung



Nguyen Ngoc Lien



Park Hee Sung

**INCOME STATEMENT**  
For the period from 01st Oct 2025 to 31st Dec 2025

Currency: VND

ITEM	CODE	NOTE	Quarter IV		year-to-date through the end of this quarter	
			2025	2024	2025	2024
Revenues from sales and services rendered	01	VI.1	62,681,141,711	97,602,662,271	294,458,845,759	411,624,057,742
Revenue deductions	02	VI.2	-	-	-	-
Net revenues from sales and services rendered (10=01-02)	10	VI.3	62,681,141,711	97,602,662,271	294,458,845,759	411,624,057,742
Costs of goods sold	11	VI.4	46,989,170,966	81,992,653,811	242,094,825,959	355,488,152,489
Gross revenues from sales and services rendered (20=10-11)	20		15,691,970,745	15,610,008,460	52,364,019,800	56,135,905,253
Financial income	21	VI.5	1,354,520,542	2,844,757,411	2,505,611,723	6,031,672,468
Financial expenses	22	VI.6	2,381,872,013	4,547,337,021	9,791,537,176	13,882,260,576
- In which: Interest expenses	23		2,018,272,635	2,700,281,363	9,016,660,534	11,874,972,147
Selling expenses	25	VI.9	3,249,090,942	3,841,451,050	14,311,837,170	17,939,193,371
General administration expenses	26	VI.9	3,832,138,093	5,327,355,453	19,642,707,664	19,668,402,701
Net profits from operating activities {30=20+(21-22)-(25+26)}	30		7,583,390,239	4,738,622,347	11,123,549,513	10,677,721,073
Other income	31	VI.7	105,788,931	257,471,239	108,235,191	976,953,182
Other expenses	32	VI.8	599,997,465	130,581,037	2,745,866,832	2,080,937,706
Other profits (40=31-32)	40		(494,208,534)	126,890,202	(2,637,631,641)	(1,103,984,524)
Total net profit before tax (50=30+40)	50		7,089,181,705	4,865,512,549	8,485,917,872	9,573,736,549
Current corporate income tax expenses	51		1,924,074,194	1,556,643,749	2,415,396,577	2,719,376,059
Deferred corporate income tax expenses	52		-	-	-	-
Profits after enterprise income tax (60=50-51-52)	60		5,165,107,511	3,308,868,800	6,070,521,295	6,854,360,490

Preparer

Chief Accountant

Tran Trang Nhung

Nguyen Ngoc Lien



**CASH FLOWS STATEMENT**  
(Under indirect method)  
For the period from 01st Oct 2025 to 31th Dec 2025

Currency: VND

ITEM	CODE	NOTE	Year-to-date through the end of this quarter	
			Quarter IV 2025	Quarter IV 2024
<b>I Cash flows from operating activities</b>				
Profit before tax	01		8,485,917,872	9,573,736,549
Adjustments for				
- Depreciation of fixed assets and investment properties	02		14,688,023,878	15,890,193,611
- Provisions	03		1,962,087,028	(8,325,819,258)
- (Gains)/ losses of exchange rate difference	04		-	(17,559,824)
- (Profits)/loss from investment operation	05		(12,303,318)	(9,957,429)
- Interest expenses	06		9,016,660,534	11,874,972,147
<b>Operating profit/ loss before changes in working capital</b>	<b>08</b>		<b>34,140,385,994</b>	<b>28,985,565,796</b>
- (Increase)/ decrease in receivables	09		(15,970,578,496)	2,607,461,143
- (Increase)/ decrease in inventories	10		100,219,217,108	(12,965,693,552)
- (Increase)/decrease payables (exclusive of interest payables, enterprise income tax payables)	11		(42,623,957,819)	14,502,770,109
- (Increase)/ decrease in prepaid expenses	12		(602,066,988)	1,202,966,030
- (Increase)/ decrease in trading securities	13		-	-
- Interest paid	14		9,028,508,236	(11,824,583,744)
- Enterprise income tax paid	15		(2,208,892,124)	(2,802,466,893)
- Other receipts from operating activities	16		-	-
- Other payments on operating activities	17		(4,060,000)	(5,950,000)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>81,978,555,911</b>	<b>19,700,068,889</b>
<b>II Cash flows from investing activities</b>				
Purchase or construction of fixed assets and other long-term assets	21		(45,574,244,892)	(16,062,461,421)
Proceeds from disposals of fixed assets and other long-term assets	22		-	-
Interest and dividend received	27		12,303,318	9,957,429
<b>Net cash flows from investing activities</b>	<b>30</b>		<b>(45,561,941,574)</b>	<b>(16,052,503,992)</b>
<b>III. Cash flows from financing activities</b>				
Proceeds from borrowings	33	V.13	251,471,593,150	338,388,962,579
Repayment of principal	34	V.13	(296,014,491,746)	(336,044,548,126)
Dividends or profits paid to owners	36		-	-
<b>Net cash flows from financing activities</b>	<b>40</b>		<b>(44,542,898,596)</b>	<b>(17,655,585,547)</b>
<b>Net cash flows in the period (50=20+30+40)</b>	<b>50</b>		<b>(8,126,284,259)</b>	<b>(14,008,020,650)</b>
Cash received from business combination				
Cash and cash equivalents at beginning of the year	60	V.1	19,043,041,946	32,794,050,729
Impacts of exchange rate fluctuations	61		-	257,011,867
<b>Cash and cash equivalents at the end of the year (70=50+60+61)</b>	<b>70</b>	<b>V.1</b>	<b>10,916,757,687</b>	<b>19,043,041,946</b>

Preparer

Tran Trang Nhung

Chief Accountant

Nguyen Ngoc Lien

Tp Ho Chi Minh Jan 20th, 2026

General Director



Park Hee Sung

NOTES TO THE FINANCIAL STATEMENTS  
QUARTER IV

I. OPERATION OF THE COMPANY

1. Form of ownership

Mirae Joint Stock Company (referred to as "the Company") was established with an operating period of 50 years from 15 November 2001 according to the Investment Registration Certificate, No. 1030172375 dated 23 June 2017 issued by the People's Committee of Binh Duong province. This Investment Registration Certificate replaces Investment Certificate No. 461033000152 issued by the People's Committee of Binh Duong province on 06 July 2007 and Investment License No. 130/GP-KCN-BD issued by the Zone Management Board, Industry of Binh Duong province issued on 15 November 2001.

On 31 December 2009, the Company completed the merger of Mirae Fiber Joint Stock Company through a stock exchange operation to own 100% of the net value of Mirae Fiber Joint Stock Company. The company issued an additional 14,017,123 shares for this merger. This transaction creates goodwill in the amount of VND 55,119,065,948 which is recorded in the long-term prepaid expenses section and will be amortized on a straight-line basis over ten (10) years from 01 January 2010. On 26 January 2010, the adjusted Investment Certificate approved the increase in charter capital for the number of additional shares issued and the registration of a Joint Stock Company. Mirae Fiber Joint Stock Company is an independent subsidiary of the Company.

2. Business areas:

The Company's main business is manufacturing, processing and trading cotton products, cotton sheets, raw materials and machinery for the garment industry.

3. Business lines :

- Manufacturing, processing and trading wool products, wool blankets, geotextile materials;
- Manufacturing, processing and trading of products of sleeping bags, blankets sheets, pillows, cushions;
- Manufacturing, processing and trading textile materials;
- Assembly of equipment of all kinds such as cotton, cushion, quilting, spring washers, machine embroidery;
- Production of spring washer; Implementing the right to import spring washers and equipments to make cotton, cushion, quilting, spring washers;
- Manufacturing and assembling machinery and equipment products cotton pad. /.

II. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING:

1. Accounting period:

The Company's fiscal year starts on January 01st and ends on December 31st every year.

2. Currency unit:

The currency used in accounting is Vietnamese Dong ("VND"), accounting according to the historical cost method, in accordance with the provisions of Accounting Law No. 03/2003/QH11 dated 17 June 2003 and Vietnamese Accounting Standards No. 01 - General Standards

**NOTES TO THE FINANCIAL STATEMENTS**  
**QUARTER IV**  
(Next)

**III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM**

**1. Accounting system:**

In the fiscal year, The Company applies the Vietnamese Enterprise Accounting System issued in accordance with Circular No. 200/2014/ TT/BTC dated December 22nd, 2014 of the Ministry of Finance and Circulars providing additional and amended guidelines.

**2. Declaration on compliance with Accounting Standards and Accounting Regime:**

The company has applied Vietnamese Accounting Standards and guidelines issued by the State. The financial statements are prepared and presented in accordance with the provisions of the standard, the circulars guiding the implementation of the standards and the current accounting regime are applied.

**3. Applicable accounting form**

The company applies computerized accounting method

**IV. ACCOUNTING POLICIES**

**1. Principle of recognizing cash and cash equivalents**

Cash is a general indicator reflecting all available cash of the enterprise at the time of reporting, including cash in the enterprise's fund, demand deposits in banks, recorded and reported in Vietnamese Dong. Vietnam Dong (VND), in accordance with the provisions of Accounting Law No. 03/2003/QH11 dated 17 June 2003.

Transactions arising in foreign currencies are converted at the exchange rate at the date of the transaction.

**2. Principle of recording and depreciation of fixed assets**

Fixed assets are stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

The recognition of tangible fixed assets and depreciation of fixed assets is carried out in accordance with Vietnamese Accounting Standard No. 03 - Tangible fixed assets, Circular 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance and Circular 45/2013/TT - BTC dated 25 April 2013 promulgating the Regime for management, use and depreciation of fixed assets determined.

The original cost of purchased tangible fixed assets includes the purchase price (minus trade discounts or rebates), taxes and costs directly related to bringing the asset into a ready-to-use state.

Expenses incurred after the initial recognition of tangible fixed assets are recorded as increasing the original cost of the asset when these expenses certainly increase future economic benefits. The costs incurred that do not satisfy the above conditions are recorded by the Company in production and business expenses during the period.

The company applies the straight-line depreciation method for tangible assets. Accounting for tangible fixed assets is classified into groups of assets with the same nature and purpose of use in the Company's production and business activities, including:

NOTES TO THE FINANCIAL STATEMENTS  
QUARTER IV  
(Next)

<i>Type of fixed assets</i>	<i>Depreciation period &lt;year&gt;</i>
Buildings, plants	10 – 41 year
Machinery, equipment's	3 – 15 year
Transportation equipment's, transmitters	6 – 8 year
Management equipment, tools	3 – 5 year
Other fixed assets	5 – 8 year

3. Principles of recognition and depreciation methods of intangible fixed assets

Intangible fixed assets at the Company include: Value of land use rights and accounting software

Intangible fixed assets are recorded at their original cost, reflected on the Balance Sheet according to the criteria of original price, accumulated depreciation and residual value

The recognition of Intangible Fixed Assets and Depreciation of Fixed Assets is carried out in accordance with Vietnamese Accounting Standards No. 04 - Intangible Fixed Assets, Circular 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance and Circular No. 45/2013/TT - BTC dated 25 April 2013 guiding the regime of management, use and depreciation of fixed assets determined

The company applies the straight-line depreciation method for intangible fixed assets. Accounting for intangible fixed assets is classified into groups of assets with the same nature and purpose of use in the Company's production and business activities, including:

<i>Type of fixed assets</i>	<i>Depreciation period &lt;year&gt;</i>
Accounting software	5
Land using rights	40

4. Prepaid expenses:

Prepaid expenses are recorded at cost and amortized on a straight-line basis over 3 years

5. Capital

Contributed capital of the Company's owners is recorded according to the actual amount of capital contributed by the owner.

Share premium is recorded according to the greater difference between the actual issuance price and the par value of the shares when issuing shares or re-issuing treasury shares.

Treasury shares are shares issued and then repurchased by the Company. Treasury shares are recorded at the actual acquisition price. At the end of the accounting period, when preparing the Financial Statement, the actual value of treasury shares is recorded as a decrease in business capital on the Balance Sheet by recording a negative number (...).

Undistributed after-tax profit is the amount of profit from the business's operations after deducting this year's corporate income tax expenses and adjustments due to retroactive application of accounting policy changes and retroactive adjustment of errors. important in previous years.

NOTES TO THE FINANCIAL STATEMENTS  
QUARTER IV  
(Next)

6. Principles and methods of recording Revenues

The Company's revenue includes revenue from selling finished products, revenue from interest on bank deposits and interest on exchange rate differences.

Sales revenue is recognized when the transaction outcome can be determined reliably and the Company has the ability to obtain economic benefits from this transaction. Sales revenue is recognized upon delivery and transfer of ownership to the buyer.

Revenue from bank deposit interest is recognized on the basis of time and actual interest rate each period, in accordance with the two conditions for recording revenue arising from deposit interest specified in Vietnamese Accounting Standards No. 14 - "Revenue and other income".

Exchange rate differences arising during the period and reassessed at the end of the period are recorded according to the guidance in Vietnamese Accounting Standard No. 10 - Effects of changes in exchange rates

7. Principles and methods of recording financial expenses

Financial expenses recorded in the Income Statement are the total financial expenses incurred in the period, not offset against financial revenue, including interest expenses, exchange rate differences, Guarantee fees, money transfer fees and other costs

8. Principles and methods for recording current corporate income tax expenses and deferred corporate income tax expenses

Current corporate income tax expense is determined on the basis of taxable income and corporate income tax rate in the current year.

Deferred corporate income tax expense is determined on the basis of the deductible temporary difference, the taxable temporary difference and the corporate income tax rate. Do not offset current corporate income tax expense with deferred corporate income tax expense

9. Other accounting principles and methods

9.1. Record accounts receivable and payable

Principles for determining customer receivables based on the Contract and recording when delivering finished products to customers.

Advance payments to sellers are accounted for based on payment vouchers, bank documents and economic contracts .

Principles for determining payables to the seller are based on the Contract, warehouse receipt and recorded according to the Seller's Invoice.

The buyer's prepayment is recorded based on the contract, receipts, and bank documents

9.2. Principles for recording construction in progress costs

Assets under construction for production purposes are recorded at cost, at the time of acceptance and finalization of each construction item or project or when the actual costs incurred are fully met. Invoices and legal documents

9.3. Tax obligations

VAT tax

**NOTES TO THE FINANCIAL STATEMENTS**  
**QUARTER IV**  
(Next)

The Company applies VAT declaration and calculation according to the guidance of current tax laws in Vietnam

*Corporate income tax*

The company is obliged to pay corporate income tax at the rate of 20% on taxable income for 10 years from the first year of operation (2001) and at the rate of 25% for the following years. According to the Investment Certificate, the Company is exempt from corporate income tax for 2 years from the first year of profitable business (2004) and is exempted 50% for the next 5 years. According to the tax settlement inspection results of the Tax Authority up to the fiscal year 2008, the Company's corporate income tax incentive regime has changed, whereby 2008 is the last year the Company can enjoy reduced incentives. 50% of corporate income tax payable and accordingly the Company must pay corporate income tax at the current tax rate starting from 2009.

The determination of the Company's corporate income tax is based on current tax regulations. However, these regulations change from time to time and the final determination of corporate income tax depends on the inspection results of the competent tax authority.

*Other taxes*

Other taxes and fees are declared and paid by enterprises to local tax authorities in accordance with current State regulations.

**9.4. Costs of goods sold**

Cost of goods sold is recorded and grouped according to the value and quantity of finished products and supplies sold to customers, in accordance with the revenue recorded in the period

## **NOTES TO THE FINANCIAL STATEMENTS**

For the period from 01st Oct 2025 to 31th Dec 2025  
(next)

Currency: VND

### **V . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN BALANCE SHEET**

#### **1 . CASH AND CASH EQUIVALENTS**

	<b>31/12/2025</b>	<b>01/01/2025</b>
<b>Cash on hand</b>	<b>1,041,524,902</b>	<b>4,108,423,047</b>
<b>Cash in banks</b>	<b>9,875,232,785</b>	<b>14,934,618,899</b>
+ <b>Deposits (VND)</b>	<b>5,549,269,745</b>	<b>5,932,430,066</b>
Vietnam Bank for Industry and Trade (Vietinbank-East Ho Chi Minh Branch	3,952,078,833	2,370,161,501
Vietnam Bank For Agriculture and Rural Development ((Agribank	127,037,327	245,578,142
Joint Stock Commercial Bank For Foreign Trade Of Vietnam (Vie	28,912,623	28,834,631
Orient Commercial Joint Stock Bank (OCB)	4,317,980	54,061,843
Korea Exchange Bank- Hung Yen Branch	2,000,571	2,000,571
Joint Stock Commercial Bank For Foreign Trade Of Vietnam (Vie	1,429,177,921	3,225,840,510
Vietnam Bank for Industry and Trade (Vietinbank-Hung Yen Bran	5,744,490	5,952,868
Bank for Foreign Trade of Vietnam (VietcomBank)		
Saigon Thuong Tin Commercial Joint Stock Bank (Sacombank-Hung Yên Branch		
+ <b>Deposits (USD)</b>	<b>4,325,963,040</b>	<b>9,002,188,833</b>
Phuong Nam Commercial Joint Stock Bank - Dien Bien Phu	35,804,419	34,905,853
Vietnam Bank for Industry and Trade (Vietinbank-East Ho Chi Minh Branch	4,054,523,011	5,055,588,835
Vietnam Bank for Agriculture and Rural Development - Song Than branch	3,024,602	7,750,993
Orient Commercial Joint Stock Bank	22,221,941	6,929,610
Korea Exchange Bank	14,612,262	14,245,545
Joint Stock Commercial Bank For Foreign Trade Of Vietnam-Hung Yên branch	176,430,023	3,779,864,400
Vietnam Joint Stock Commercial Bank - Hung Yên branch	19,346,782	102,903,597
Vietnam Technological And Commercial Joint Stock Bank-Hung Yên branch		
+ <b>Deposits (EUR)</b>		
<b>Total</b>	<b>10,916,757,687</b>	<b>19,043,041,946</b>

#### **2 . TRADE RECEIVABLES**

<b>31/12/2025</b>	<b>01/01/2025</b>
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## **NOTES TO THE FINANCIAL STATEMENTS**

*For the period from 01st Oct 2025 to 31th Dec 2025*  
*(next)*

*Currency: VND*

<b>2.1. Short-term</b>	<b>64,071,948,985</b>	<b>57,182,765,325</b>
<i>Công Ty TNHH E.land Việt Nam</i>	<i>2,555,216,679</i>	<i>1,096,563,915</i>
<i>Công Ty TNHH Aban Việt Nam</i>	<i>277,704,539</i>	<i>397,468,984</i>
<i>Công Ty Cổ Phần DV Và ĐT Liên Phong Việt</i>	<i>-</i>	<i>3,040,991,800</i>
<i>Công Ty TNHH Bông Kỳ Phong</i>	<i>-</i>	<i>1,650,000,000</i>
<i>Công ty TNHH Global Garment Sourcing Việt Nam</i>	<i>-</i>	<i>497,556,618</i>
<i>Công ty Cổ Phần May Thái Sơn Global</i>	<i>298,227,838</i>	<i>946,904,615</i>
<i>Công Ty TNHH TM-DV-KT Rỗng Việt</i>	<i>363,144,527</i>	<i>473,833,237</i>
<i>Công ty TNHH FGL VN</i>	<i>-</i>	<i>2,542,219,458</i>
<i>Công ty TNHH Bình Phát Hưng Yên</i>	<i>-</i>	<i>766,400,400</i>
<i>Công ty TNHH ARAVIET</i>	<i>1,245,253,860</i>	<i>155,690,078</i>
<i>TP Inc (Pan Pacific Co., Ltd.)</i>	<i>-</i>	<i>1,016,301,138</i>
<i>PrimaLoft, Inc</i>	<i>18,985,047,837</i>	<i>12,208,008,446</i>
<i>HA HAE CORPORATION</i>	<i>4,282,503,617</i>	<i>3,820,057,098</i>
<i>ENTER B COMPANY LTD</i>	<i>3,354,259,531</i>	<i>2,779,219,272</i>
<i>ARAUM CORPORATION</i>	<i>1,401,674,460</i>	<i>774,650,557</i>
<i>D &amp; J TRADING CO., LTD/YEJU CO., LTD</i>	<i>277,550,098</i>	<i>270,584,555</i>
<i>TP NADIA CO.,LTD</i>	<i>197,243,781</i>	<i>369,847,835</i>
<i>JNK TRADING CO.,LTD</i>	<i>1,287,800,836</i>	<i>1,255,481,510</i>
<i>GREAT ENTERPRISE CO., LTD</i>	<i>441,932,477</i>	<i>-</i>
<i>HANSAE CO.,LTD</i>	<i>9,558,025,070</i>	<i>7,855,926,500</i>
<i>J. LAND KOREA CO., LTD</i>	<i>5,900,712,902</i>	<i>3,817,100,322</i>
<i>Orther</i>	<i>7,535,342,357</i>	<i>8,937,126,762</i>
<b>Receivables of customers from related parties</b>	<b>6,110,308,575</b>	<b>2,510,832,225</b>
<i>Mirae Fiber Tech Co., Ltd</i>	<i>6,110,308,575</i>	<i>2,510,832,225</i>
<b>2.2. Long-term</b>	<b>-</b>	<b>-</b>
<i>Orther</i>	<i>-</i>	<i>-</i>
<b>Receivables of customers from related parties</b>	<b>-</b>	<b>-</b>
<i>Mirae Fiber tech co., LTD</i>	<i>-</i>	<i>-</i>
<b>Total</b>	<b>64,071,948,985</b>	<b>57,182,765,325</b>

### **3 . PREPAYMENTS TO SUPPLIERS**

	<b>31/12/2025</b>	<b>01/01/2025</b>
<b>3.1. Short-term</b>	<b>1,343,323,654</b>	<b>4,307,982,132</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025  
(next)

	Currency: VND	
Công ty TNHH Khang Linh	399,517,573	422,089,905
KORECO CO.,LTD	-	862,141,680
Công ty Cổ phần Cơ điện SASCOT	-	268,081,440
SHISHI MINSHI IMPORT & EXPORT CO.,LTD	656,109,900	656,109,900
TELJIN FRONIER ( U.S.A ) , INC	-	1,671,802,441
Others	287,696,181	427,756,766
<b>3.2. Prepayments to suppliers are related parties</b>	<b>100,921,711,956</b>	<b>102,577,878,441</b>
Mirae Fiber Tech Co., Ltd	100,921,711,956	102,577,878,441
<b>Total</b>	<b>102,265,035,610</b>	<b>106,885,860,573</b>

#### 4 . FINANCIAL INVESTMENTS

##### Investments in other entities

##### a. Investments in subsidiaries

...

##### b. Investments in joint ventures and

##### c. Investments in other entities

Hanoi Financial Investment Joint Stock  
Company (Hafi)  
Ellisha Joint Stock Company

	31/12/2025	01/01/2025
<b>Total</b>	<b>8,400,000,000</b>	<b>8,400,000,000</b>
Hanoi Financial Investment Joint Stock Company (Hafi)	7,140,000,000	7,140,000,000
Ellisha Joint Stock Company	1,260,000,000	1,260,000,000
<b>Total</b>	<b>8,400,000,000</b>	<b>8,400,000,000</b>

Note: Provision for financial investments is made from 2009, up to now, there is no information that these units are operating continuously.

## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025  
(next)

Currency: VND

### 5 . OTHER RECEIVABLES

	31/12/2025	01/01/2025
	Value	Value
<b>5.1 Short-term</b>	<b>29,563,734,093</b>	<b>423,164,402</b>
Advances		
Short-term deposits		
Receivables from employees		
Advance payment	29,212,454,178	82,416,178
Mrs Trịnh Thị Phương Thoa	-	20,000,000
Lê Thị Thanh	8,000,000	8,000,000
Lê Thị Hiền	30,151,178	45,309,178
Mr Lee Chang Ik	22,370,000,000	
Mr Kim In Sou	6,800,000,000	
Others	4,303,000	9,107,000
Receivables from related parties		
Shin Young Sik		
Park Hee Sung		
Mr Choi Young Ho		
Short-term deposits	351,279,915	340,748,224
'Vietinbank - Branch of Binh Duong Industrial Park	201,004,153	200,602,579
'Vietinbank - Branch of Binh Duong Industrial Park	127,275,762	122,145,645
Other deposits	23,000,000	18,000,000
<b>5.2 Long-term</b>		
Long-term deposits		
Other receivables		
<b>Total</b>	<b>29,563,734,093</b>	<b>423,164,402</b>

### 6 . DOUBTFUL DEBTS

	31/12/2025	01/01/2025
	Value	Value
- The total value of receivables and loans are overdue or not overdue but difficult to recover		
<u>Detail:</u>		
CN Công ty TNHH KMTC( Viet Nam) tại Hai Phong	63,999,890	-
CN tại HP- Cty TNHH Hoi Wah Shipping Agencies( VN)	35,900,000	-
SHISHI MINSHI IMPORT & EXPORT CO., LTD	656,109,900	267,257,249
D & J TRADING CO., LTD/YEJU CO., LTD	277,550,098	270,745,298
JNK TRADING CO.,LTD	988,438,488	155,602,903
Cty CP Đầu Tư và Thương Mại TNG	318,463,027	-
IVORY CO.,LTD	228,736,886	-

**MIRAE JOINT STOCK COMPANY**

Road 1B, An Phu Ward, Ho Chi Minh City

Tel: 0274 3 791 038

Fax: 0274 3 791 037

Others

**FINANCIAL STATEMENTS**

For the period from 01st Oct 2025

to 31th Dec 2025

918,217,252

831,723,063

**Total****3,487,415,541****1,525,328,513****7 . INVENTORIES**

	31/12/2025	01/01/2025
	Value	Value
Raw materials	246,721,646,124	281,321,311,595
Tools, instruments	27,522,862	344,171,227
Unfinished business expenses	(9,662,226,648)	62,659,138,375
Finished goods	85,801,494,019	98,994,505,583
Goods	47,506,264,162	27,294,790,847
<b>Total</b>	<b>370,394,700,519</b>	<b>470,613,917,627</b>

Inventories according to the goods security contract No. 12.00124 dated July 31, 2012 with Vietinbank. Mortgages are goods circulated at the company's warehouse. The company has full discretion to actively transfer inventory for production and business needs, but commits at any time the total value of inventories is not lower than 46 billion dong.

**8 . LONG-TERM ASSETS IN PROGRESS****8.1. Long-term unfinished business production costs****8.2. Construction cost in progress**

	31/12/2025	01/01/2025
	Value	Value
<b>Purchasing fixed assets</b>	<b>987,180,054</b>	<b>937,184,054</b>
<b>Repairing of fixed assets</b>	<b>286,899,231</b>	<b>1,730,746,870</b>
Import machine system from China cotton line 3		1,730,746,870
Factory and machinery facilities to meet safety and environmental standards	286,899,231	
<b>Construction in progress</b>	<b>3,711,609,653</b>	<b>2,927,644,544</b>
Build a warehouse's lable hang tag	253,189,371	2,525,000
Build a new dep.t elongation	884,812,113	2,525,000
Fire protection and prevention system	1,800,956,680	533,582,109
Construction of Drying Oven line 6, OvenGold IR1		1,206,690,453
Construction of a new storehouse lable of Binh Duong		467,546,493
Construction of Drying Oven Hoa Net	772,651,489	714,775,489
'Construction of Drying line IR2	460,898,913	
<b>Total</b>	<b>5,036,284,938</b>	<b>5,593,050,468</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025

(next)

### 9 . INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

Currency: VND						
Item	Buildings, structures	Machinery, equipment	Transportation equipments	Management equipment, tools	Other tangible fixed assets	Total
<b>Historical cost</b>						
Opening balance	59,824,213,524	721,864,665,495	14,061,426,008	1,833,983,189	8,690,882,572	806,275,170,788
<b>Increase</b>	<b>58,475,000</b>	<b>72,899,042,345</b>	-	<b>42,445,455</b>	-	<b>72,999,962,800</b>
- Additions	58,475,000	-	-	42,445,455	-	100,920,455
- Construction	-	72,899,042,345	-	-	-	72,899,042,345
- Increase due to purchase of financial lease fixed assets	-	-	-	-	-	-
<b>Decrease</b>	<b>1,135,455,814</b>	<b>23,809,350,527</b>	<b>2,243,496,218</b>	<b>253,914,897</b>	-	<b>27,442,217,456</b>
- Disposals	1,135,455,814	23,809,350,527	2,243,496,218	253,914,897	-	27,442,217,456
- Other decrease	-	-	-	-	-	-
<b>Closing balance</b>	<b>58,747,232,710</b>	<b>770,954,357,313</b>	<b>11,817,929,790</b>	<b>1,622,513,747</b>	<b>8,690,882,572</b>	<b>851,832,916,132</b>
<b>Accumulated depreciation</b>						
Opening balance	36,724,522,936	577,626,508,963	9,515,522,060	1,699,036,555	4,485,843,750	630,051,434,264
<b>Increase</b>	<b>2,341,298,199</b>	<b>36,976,232,581</b>	<b>880,042,450</b>	<b>99,329,978</b>	<b>1,378,868,820</b>	<b>41,675,772,028</b>
- Depreciation	2,341,298,199	36,976,232,581	880,042,450	99,329,978	1,378,868,820	41,675,772,028
- Increase due to purchase of financial lease fixed assets	-	-	-	-	-	-
<b>Decrease</b>	<b>1,135,455,814</b>	<b>23,809,350,527</b>	<b>2,243,496,218</b>	<b>253,914,897</b>	-	<b>27,442,217,456</b>
- Disposals	1,135,455,814	23,809,350,527	2,243,496,218	253,914,897	-	27,442,217,456
- Other decrease	-	-	-	-	-	-
<b>Closing balance</b>	<b>37,930,365,321</b>	<b>590,793,391,017</b>	<b>8,152,068,292</b>	<b>1,544,451,636</b>	<b>5,864,712,570</b>	<b>644,284,988,836</b>
<b>Net book value</b>						
Opening balance	23,099,690,588	144,238,156,532	4,545,903,948	134,946,634	4,205,038,822	176,223,736,524
<b>Closing balance</b>	<b>20,816,867,389</b>	<b>180,160,966,296</b>	<b>3,665,861,498</b>	<b>78,062,111</b>	<b>2,826,170,000</b>	<b>207,547,927,294</b>

**NOTES TO THE FINANCIAL STATEMENTS***For the period from 01st Oct 2025 to 31th Dec 2025**(Next)***10 . INCREASES, DECREASES IN INTANGIBLE FIXED ASSETS***Currency: VND*

Items	Land use rights	Computer software	Total
<b>Original cost</b>			
<b>Opening balance</b>	<b>17,236,000,000</b>	<b>310,553,200</b>	<b>17,546,553,200</b>
<b>Increase</b>	-	-	-
- Additions	-	-	-
- Other increases	-	-	-
<b>Decrease</b>	-	-	-
- Disposals	-	-	-
- Other decreases	-	-	-
<b>Closing balance</b>	<b>17,236,000,000</b>	<b>310,553,200</b>	<b>17,546,553,200</b>
<b>Accumulated depreciation</b>			
<b>Opening balance</b>	<b>7,698,282,275</b>	<b>286,803,200</b>	<b>7,985,085,475</b>
<b>Increase</b>	<b>416,469,756</b>	<b>21,500,000</b>	<b>437,969,756</b>
- Depreciation	416,469,756	21,500,000	437,969,756
- Other increases	-	-	-
<b>Decrease</b>	-	-	-
<b>Closing balance</b>	<b>8,114,752,031</b>	<b>308,303,200</b>	<b>8,423,055,231</b>
<b>Net book value</b>			
<b>Opening balance</b>	<b>9,537,717,725</b>	<b>23,750,000</b>	<b>9,561,467,725</b>
<b>Closing balance</b>	<b>9,121,247,969</b>	<b>2,250,000</b>	<b>9,123,497,969</b>

**Note:**

- Ending net book value of intangible fixed assets used as collateral for loans: - VND

- Historical cost of intangible fixed assets at the end of the year has been fully depreciated but still in use 82,443,200 VND

## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025

(Next)

### 11 . INCREASES, DECREASES IN FINANCIAL LEASING FIXED ASSETS

		Currency: VND
Item	Machinery, equipment	Total
<b>Historical cost</b>		
<b>Opening balance</b>		
<b>Increase</b>		
- Financial leasing in the year		
- Acquisition of financial leasing fixed assets		
- Other increase		
<b>Decrease in the year</b>		
- Return financial leasing fixed assets		
- Other decrease		
<b>Ending balance</b>		
<b>Accumulated depreciation</b>		
<b>Opening balance</b>		
<b>Increase in the year</b>		
- Depreciation		
- Acquisition of financial leasing fixed assets		
- Other increase		
<b>Decrease in the year</b>		
- Return financial leasing fixed assets		
- Other decrease		
<b>Ending balance</b>		
<b>Net book value</b>		
<b>Beginning balance</b>		
<b>End balance</b>	-	-

### 12 . PREPAID EXPENSES

	31/12/2025	01/01/2025
	Value VND	Value VND
<b>12.1. Short-term</b>		
Cost of buying insurance, road fee	160,342,030	143,488,655
Remaining value of tools and supplements	353,821,012	489,870,816
<b>Total</b>	<b>514,163,042</b>	<b>633,359,471</b>
<b>12.2. Long-term</b>		
Land use right	7,344,045,954	7,629,251,622
Value of repair costs	4,267,188,438	2,949,218,050
Remaining value of tools and supplements	1,670,051,725	1,981,553,028
<b>Total</b>	<b>13,281,286,117</b>	<b>12,560,022,700</b>

**MIRAE JOINT STOCK COMPANY**

Road 1B, An Phu Ward, Ho Chi Minh City

Tel: 0274 3 791 038

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**FINANCIAL STATEMENTS**

For the period from 01st Oct 2025

to 31th Dec 2025

Form: B09a - DN

**NOTES TO THE FINANCIAL STATEMENTS**

For the period from 01st Oct 2025 to 31th Dec 2025

(next)

**13 . LOANS AND FINANCE LEASE LIABILITIES**

**13.1 Short-term loans and finance lease liabilities**

	31/12/2025		Arising		01/01/2025	
	Value	Payable amount	Increase	Decrease	Value	Payable amount

Currency: VND

<b>Short-term loans from Banks</b>	121,756,377,428	121,756,377,428	251,471,593,150	294,038,491,746	164,323,276,024	164,323,276,024
<b>Short-term loans - VND:</b>	47,055,513,580	47,055,513,580	146,526,009,562	234,491,803,953	135,021,307,971	135,021,307,971
<i>Vietinbank - Binh Duong Branch (1)</i>	28,731,220,474	28,731,220,474	106,306,450,484	170,528,735,143	92,953,505,133	92,953,505,133
<i>Agribank - Song Than Branch (2)</i>	14,370,000,000	14,370,000,000	34,329,000,000	39,403,000,000	19,444,000,000	19,444,000,000
<i>Oceanbank (OCB) (3)</i>	3,954,293,106	3,954,293,106	5,890,559,078	7,361,706,476	5,425,440,504	5,425,440,504
<i>Vietcombank - Hung Yen Branch (**)</i>	-	-	-	17,198,362,334	17,198,362,334	17,198,362,334
<b>Short-term loans - USD</b>	74,700,863,848	74,700,863,848	104,945,583,588	59,546,687,793	29,301,968,053	29,301,968,053
<i>Vietinbank - Binh Duong Branch (1)</i>	74,700,863,848	74,700,863,848	104,880,664,158	45,512,167,418	15,332,367,108	15,332,367,108
<i>Vietcombank - Hung Yen Branch (**)</i>	-	-	64,919,430	14,034,520,375	13,969,600,945	13,969,600,945
<b>Long-term liabilities come due for payment</b>	-	-	-	1,648,000,000	1,648,000,000	1,648,000,000
<b>Long-term liabilities VND</b>	-	-	-	-	-	-
<i>Vietinbank - Binh Duong Branch (5)</i>	-	-	-	-	-	-
<i>Agribank - CN Sóng Thần</i>	-	-	-	-	-	-
<i>NH TMCP Ngoại thương Việt Nam-CN Hưng Yên (***)</i>	-	-	-	-	-	-
<b>Total</b>	121,756,377,428	121,756,377,428	251,471,593,150	295,686,491,746	165,971,276,024	165,971,276,024

Details of loans as at 31th Dec, 2025 are as follows:

NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025  
(next)

Number / day of loan Contract	Lenders	Loan term	Closing balance	Form of a loan guarantee
(1) Limit loan contract No 25.028/2025- HĐCVHM/NHCT901-MIRAE dated 03/11/2025	Vietinbank - Bình Duong Branch	06 months	75,140,050,528	Land use rights in 1B, An Phu ward, Thuan An city, Binh Duong province and Korean textile machinery and equipment; Hole mattress production machine, spring mattress sewing machine line, spring mattress making
(1) Limit loan contract No 25.029/2025- HĐCVHM/NHCT901-MIRAE FIBER dated 03/11/2025	Vietinbank - Bình Duong Branch	06 months	28,292,033,794	Assets attached to land are factories and machinery and equipment in Binh Duong
(2) Credit Contract No 5590-LAV-202300977 dated 04/12/2023	Agribank - Sông thần Branch	09 months	14,370,000,000	'Guarantee contract No.5590-LCL- 201901096 dated September 10, 2019, the value of asset is 35 billion dong
(3) Credit Contract No 0241/2024/HĐTD- OCB-DN ngày 17/12/2024	OCB - HCM city	06 months	3,954,293,106	Machinery and equipmen value 46,836 tỷ dong
(*) Credit Contract No 23.0344/VCB.KH ngày 28/11/2023	Vietcombank - Hung Yen Branch	08 months		Ownership of assets attached to land; means of transport
(**) Limit loan contract No. 23.0345/VCB.KH dated 28/11/2023 and Additional amendment text No	Vietcombank - Hung Yen Branch	08 months		Ownership of assets attached to land; means of transport
Total			121,756,377,428	

NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025  
(next)

13.2. Long-term loans and finance lease liabilities

a. Loans and finance lease liabilities

	31/12/2025		Arising		01/01/2025	
	Value	Payable amount	Increase	Decrease	Value	Payable amount
Bank loans:						
Long -term loans VND	1,700,000,000	1,700,000,000	1,648,000,000	1,976,000,000	2,028,000,000	2,028,000,000
Agribank - Song Than Branch	1,700,000,000	1,700,000,000	1,648,000,000	1,976,000,000	2,028,000,000	2,028,000,000
Vietinbank - Binh Duong Branch (1)	-	-	-	328,000,000	328,000,000	328,000,000
Long-term loans - USD	1,700,000,000	1,700,000,000	1,648,000,000	1,648,000,000	1,700,000,000	1,700,000,000
Total	1,700,000,000	1,700,000,000	1,648,000,000	1,976,000,000	2,028,000,000	2,028,000,000

Details of loans as at 31th Dec, 2025 are as follows:

Number / day of loan Contract	Lenders	Loan term	Closing balance	Form of a loan guarantee
(1) Contract No 16.135/2016-HDTDDA/NHCT901-MIRAE dated 01/08/2016	Vietcombank - Binh Duong Branch	120 months	824,000,000	Assets attached to land is a factory at 1B, An Phu Ward, Di An Town, Binh Duong Province; Machinery and equipment in Binh Duong (cotton sheet production line from 2018-2019)
(1) Contract No 18.035/2018-HDTDDA/NHCT901-MIRAE dated 01/10/2018	Vietcombank - Binh Duong Branch	96 months	876,000,000	Assets attached to land is a factory at 1B, An Phu Ward, Di An Town, Binh Duong Province; Machinery and equipment in Binh Duong (cotton sheet production line from 2018-2019)
(2) Contract No 5590-LAV-202201412 dated 28/11/2022	Agribank - Song than Branch	36 months		Assets attached to land is a factory at 1B, An Phu Ward, Di An Town, Binh Duong Province; Machinery and equipment in Binh Duong (cotton sheet production line from 2018-2019)
Total			1,700,000,000	

## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025

(next)

### 14 . TRADE PAYABLES

	31/12/2025		01/01/2025	
	Value	Payable amount	Value	Payable amount
<b>14.1. Short-term</b>	<b>15,738,518,823</b>	<b>15,738,518,823</b>	<b>19,880,624,987</b>	<b>19,880,624,987</b>
Công ty TNHH Quốc tế Vũ	2,069,096,400	2,069,096,400	581,778,615	581,778,615
Công ty TNHH Shinhan Vina	1,776,969,144	1,776,969,144	1,701,391,780	1,701,391,780
Công Ty Cổ Phần Sợi An Việt	654,117,120	654,117,120	1,013,299,200	1,013,299,200
Công Ty TNHH Polytex Far	330,480,000	330,480,000	660,330,000	660,330,000
Công ty cổ phần đầu tư dệt may G.HOME	479,643,054	479,643,054	479,643,054	479,643,054
Cty TNHH Myung Shin Industry Vina	154,769,007	154,769,007	52,947,795	52,947,795
Công ty TNHH Gas Sopet Gas One	683,580,072	683,580,072	1,720,858,260	1,720,858,260
Công ty TNHH WOLSUNG VINA	688,981,680	688,981,680	-	-
MIRAE INNOBIZ	1,582,620,000	1,582,620,000	-	-
ANDTOP CO. KR	2,546,171,546	2,546,171,546	3,741,943,694	3,741,943,694
LUCKY OVERSEAS PTE. LTD	1,405,239,687	1,405,239,687	5,032,218,859	5,032,218,859
Orther	3,366,851,113	3,366,851,113	4,896,213,730	4,896,213,730
<b>Total</b>	<b>15,738,518,823</b>	<b>15,738,518,823</b>	<b>19,880,624,987</b>	<b>19,880,624,987</b>

### 15 . PREPAYMENTS FROM CUSTOMERS

	31/12/2025		01/01/2025	
	Value	Payable amount	Value	Payable amount
<b>15.1. Short-term</b>	<b>60,793,729</b>	<b>60,793,729</b>	<b>10,801,726</b>	<b>10,801,726</b>
GLOBAL GARMENT	28,239,411	28,239,411	-	-
ELIM INTERNATIONAL CO., LTD	5,286,848	5,286,848	-	-
Orther	27,267,470	27,267,470	10,801,726	10,801,726
<b>Total</b>	<b>60,793,729</b>	<b>60,793,729</b>	<b>10,801,726</b>	<b>10,801,726</b>

### 16 . TAXES AND RECEIVABLES, PAYABLES TO GOVERNMENT

	01/01/2025	Increase in year	Actually paid in year	31/12/2025
<b>16.1. Taxes and other payables to government</b>				
VAT	244,511,236	16,498,439,686	16,742,950,923	-
Value added tax imports	-	331,518,567	331,518,567	-
Import and export tax	-	55,145,851	55,145,851	-
Corporate income tax	1,889,116,851	2,415,396,576	2,208,892,124	2,095,621,303

## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025

(next)

	01/01/2025	Increase in year	Actually paid in year	31/12/2025
Personal income tax	175,624,780	869,775,408	960,727,920	84,672,268
Land rent, land use	657,835,000	73,619,775	-	731,454,775
Excise tax				
Other tax	-	6,000,000	6,000,000	-
<b>Total</b>	<b>2,967,087,867</b>	<b>20,249,895,863</b>	<b>20,305,235,385</b>	<b>2,911,748,346</b>

	01/01/2025	Increase in year	Actually paid in year	31/12/2025
<b>16.2. Taxes and other receivables from government</b>				
Land rent, land use	-	216,648,000	216,648,000	-
<b>Total</b>	<b>-</b>	<b>216,648,000</b>	<b>216,648,000</b>	<b>-</b>

### 17 . ACCRUED EXPENSES

	01/01/2025	31/12/2025
<b>17.1 Short-term</b>	<b>733,445,876</b>	<b>1,020,652,500</b>
The 13th month salary accruals	-	508,676,940
Audit financial statements costs expenses	261,500,000	87,500,000
Deduction of electricity costs	-	304,658,054
Interest expense accruals	280,939,168	-
Other accruals	191,006,708	119,817,506
<b>Total</b>	<b>733,445,876</b>	<b>1,020,652,500</b>

### 18 . OTHER PAYABLES

	01/01/2025	31/12/2025
<b>18.1. Short-term</b>	<b>5,886,863,410</b>	<b>2,310,472,316</b>
Trade union fund	556,740,219	602,617,356
Social insurance, health insurance and unemployment insurance	2,201,991	220,963,460
Other payables	5,327,921,200	1,486,891,500
Mr Lee Chang Ik (*)	-	-
Mr Kang Hyeoung Geun (*)	-	-
Nguyễn Ngọc Lư (*)	613,172,300	613,172,300
Phạm Văn Sáng (*)	613,172,300	613,172,300
Phải trả thù lao HĐQT, BKS	4,071,000,000	228,000,000
Other payables	30,576,600	32,546,900
<b>Total</b>	<b>5,886,863,410</b>	<b>2,310,472,316</b>

(\*) Personal loans (borrowing papers, loan contracts and extension appendices, without interest).

## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025

(next)

## 19 . OWNER'S EQUITY

## 19.1. Change in owner's equity

Currency: VND

Contents	Contributed capital	Treasury stocks	Development and investment funds	Other equity funds	Undistributed profit after tax	Total
<b>Previous opening balance</b>	<b>568,814,430,000</b>	<b>(35,432,213)</b>	<b>17,861,258,345</b>	<b>8,704,065,622</b>	<b>45,698,544,753</b>	<b>641,042,866,507</b>
- Increase in capital	-	-	-	-	-	-
- Profit of the previous year	-	-	-	-	6,854,360,490	6,854,360,490
- Other increase	-	-	981,490,216	490,745,108	-	1,472,235,324
- Decrease in capital	-	-	-	-	-	-
- Distribution of profits	-	-	-	-	(2,489,725,540)	(2,489,725,540)
- Other decrease	-	-	-	-	-	-
<b>Closing balance of last year</b>	<b>568,814,430,000</b>	<b>(35,432,213)</b>	<b>18,842,748,561</b>	<b>9,194,810,730</b>	<b>50,063,179,703</b>	<b>646,879,736,781</b>
<b>Current opening balance</b>	<b>568,814,430,000</b>	<b>(35,432,213)</b>	<b>18,842,748,561</b>	<b>9,194,810,730</b>	<b>50,063,179,703</b>	<b>646,879,736,781</b>
- Increase in capital	-	-	-	-	-	-
- Profit of the current year	-	-	-	-	6,070,521,295	6,070,521,295
- Increase for profit distribution	-	-	685,436,049	342,718,024	-	1,028,154,073
- Decrease	-	-	-	-	-	-
- Distribution of profits (*)	-	-	-	-	(1,749,590,122)	(1,749,590,122)
- Other Decrease (**)	-	-	-	-	-	-
<b>Current closing balance</b>	<b>568,814,430,000</b>	<b>(35,432,213)</b>	<b>19,528,184,610</b>	<b>9,537,528,754</b>	<b>54,384,110,876</b>	<b>652,228,822,027</b>

(\*) Phân phối lợi nhuận theo Nghị quyết đại hội đồng cổ đông thường niên số 01/2025/NQ-ĐHĐCĐ ngày 27/04/2025

- Development and investment funds

685,436,049

- Other equity funds

342,718,024

- Welfare reward fund

685,436,049

- Remuneration Kim Myung Joo

36,000,000

**Cộng****1,749,590,122**

**NOTES TO THE FINANCIAL STATEMENTS**

*(next)*

*Currency: VND*

<b>19.2. Details of contributed capital</b>	<b>31/12/2025</b>	<b>01/01/2025</b>
<i>Contributed capital of Parent Company</i>	-	-
<i>Contributed capital of others (*)</i>	568,814,430,000	568,814,430,000

**19.3. Capital transactions with owners and distribution of dividends and profits**

	<b>31/12/2025</b>	<b>01/01/2025</b>
<i>- Owner's contributed equity</i>		
+ <i>Opening balance</i>	568,814,430,000	568,814,430,000
+ <i>Increases during the fiscal year</i>	-	-
+ <i>Decreases during the fiscal year</i>	-	-
+ <i>Closing balance</i>	568,814,430,000	568,814,430,000
<i>- Dividends or distributed profits</i>	-	-

**19.4. Shares**

	<b>31/12/2025</b>	<b>01/01/2025</b>
<i>- Number of shares registered issuance</i>		
<i>- Number of shares sold to public</i>	56,881,443	56,881,443
+ <i>Common shares</i>	56,881,443	56,881,443
+ <i>Preference shares</i>	-	-
<i>- Number of shares repurchased (treasury shares)</i>	(3,543)	(3,543)
+ <i>Common shares</i>	(3,543)	(3,543)
+ <i>Preference shares</i>	-	-
<i>- Number of shares outstanding</i>	56,877,900	56,877,900
+ <i>Common shares</i>	56,877,900	56,877,900
+ <i>Preference shares</i>	-	-
<i>* Par value of shares outstanding: 10.000 VND / share</i>		

**19.5. Funds**

	<b>31/12/2025</b>	<b>01/01/2025</b>
<i>Development and investment funds</i>	19,528,184,610	18,842,748,561
<i>Other equity funds</i>	9,537,528,754	9,194,810,730

**20 . OFF-BALANCE SHEET ACCOUNTS**

**20.1. Foreign currency**

	<b>31/12/2025</b>	<b>01/01/2025</b>
<i>USD</i>	703,138.80	852,504.42

NOTES TO THE FINANCIAL STATEMENTS

(Next)

VI . ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN INCOME STATEMENT

Currency: VND

1 . TOTAL REVENUES FROM SALES OF GOODS AND SERVICES RENDERED

	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024
<b>1.1. Revenues</b>		
Revenue from selling finished products, goods	57,405,594,008	73,132,352,119
Revenue from selling material	5,275,547,703	24,470,310,152
<b>Total</b>	<b>62,681,141,711</b>	<b>97,602,662,271</b>

2 . REVENUE DEDUCTIONS

	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024
Sales returns		
<b>Total</b>		

3 NET REVENUE FROM SALES OF GOODS AND SERVICES RENDERED

	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024
Net revenue from selling finished products, goods	57,405,594,008	73,132,352,119
Net revenue from selling material	5,275,547,703	24,470,310,152
<b>Total</b>	<b>62,681,141,711</b>	<b>97,602,662,271</b>

4 . COSTS OF GOODS SOLD

	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024
Original cost of finished products sold	42,551,702,432	57,560,055,635
Original cost of selling material	4,437,468,534	24,432,598,176
<b>Total</b>	<b>46,989,170,966</b>	<b>81,992,653,811</b>

5 . FINANCIAL INCOME

	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024
Interest income from loans and deposits	1,566,413	1,247,630
Realized exchange rate difference gains	1,110,434,582	1,435,656,763
Unrealized exchange rate difference gains	242,519,547	1,407,853,018
<b>Total</b>	<b>1,354,520,542</b>	<b>2,844,757,411</b>

6 . FINANCIAL EXPENSES

	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024
Loan interest	2,018,272,635	2,700,281,363
Financial leasing interest		
Loss from realized exchange rate difference	363,599,378	1,283,069,889
Loss from unrealized exchange rate difference	-	563,985,769

**MIRAE JOINT STOCK COMPANY**

Road 1B, An Phu Ward, Ho Chi Minh City

Tel: 0274 3 791 038

Fax: 0274 3 791 037

**FINANCIAL STATEMENTS**

For the period from 01st Oct 2025

to 31th Dec 2025

**Form: B09a - DN****NOTES TO THE FINANCIAL STATEMENTS**

(Next)

<b>Total</b>	<b>2,381,872,013</b>	<b>4,547,337,021</b>
<b>7 . OTHER INCOME</b>		
	<b>From 01/10/2025</b>	<b>From 01/10/2024</b>
	<b>to 31/12/2025</b>	<b>to 31/12/2024</b>
<i>Others</i>	105,788,931	257,471,239
<b>Total</b>	<b>105,788,931</b>	<b>257,471,239</b>
<b>8 . OTHER EXPENSES</b>		
	<b>From 01/10/2025</b>	<b>From 01/10/2024</b>
	<b>to 31/12/2025</b>	<b>to 31/12/2024</b>
<i>Depreciation of assets not used</i>	599,975,448	118,544,247
<i>Debt settlement</i>		
<i>Cost of tax penalties, administrative</i>		
<i>Tax costs and administrative penalties are determined by yourself</i>		
<i>Others</i>	22,017	12,036,790
<b>Total</b>	<b>599,997,465</b>	<b>130,581,037</b>
<b>9 . SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES</b>		
	<b>From 01/10/2025</b>	<b>From 01/10/2024</b>
	<b>to 31/12/2025</b>	<b>to 31/12/2024</b>
<b>9.1. Selling expenses</b>		
<i>Staff costs</i>	1,331,415,793	1,786,331,896
<i>Costs of tools, supplies</i>	11,384,405	25,515,400
<i>Depreciation costs fixed assets</i>	50,000,001	77,735,931
<i>Costs of outsourcing services</i>	1,455,474,944	1,835,822,934
<i>Other expenses in cash</i>	400,815,799	116,044,889
<b>Total</b>	<b>3,249,090,942</b>	<b>3,841,451,050</b>
<b>9.2. General administration expenses</b>		
<i>Staff costs</i>	2,253,292,201	2,529,920,915
<i>Costs of tools, supplies</i>	114,692,674	108,190,420
<i>Depreciation costs fixed assets</i>	351,441,098	376,724,235
<i>Taxes, fees, charges</i>	195,505,904	92,495,960
<i>Provision expenses</i>	-	803,086,794
<i>Reversal of provisions for bad debts</i>	-	81,936,218
<i>Costs of outsourcing services</i>	803,379,144	36,268,840
<i>Other expenses in cash</i>	113,827,072	1,298,732,070
<b>Total</b>	<b>3,832,138,093</b>	<b>5,327,355,452</b>

## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025

(Next)

### VII . OTHER INFORMATION

#### 1 . Information about relevant parties

##### 1.1. Transactions with key management members

Key management members and related individuals include: Board of Management, Board of Supervision, Board of General Directors and Chief Accountant.

##### 1.2. Transactions with relevant parties

Transactions with Mirae Fiber Tech Company are regular transactions, must comply with the provisions of Decision No. 08/2022/QĐ-HĐQT dated Decmember 13, 2022.

Related Parties	Relationship
Mirae Fiber Tech Co., Ltd	Major shareholder
Mr Shin Young Sik	Chairman, Major shareholder
Mr Park Hee Sung	General Director
Mrs Kim In Sou	Vice General Director
Mr Shin Dong Jin	Vice General Director
Mr Choi Young Ho	Member
Mr Shin Dong Yun	Member
Mr Shin Jae Eun	Member
Mrs Kim Myung Joo	Member
Mr Nguyen Ngoc Lien	Chief accountant

During the year, the Company had transactions with related parties as follows:

Related Parties	Transaction	From 01/10/2025 to 31/12/2025	From 01/10/2024 to 31/12/2024
Mirae Fiber Tech Co., Ltd	Purchasing goods	766,191,360	4,338,860,328
	Payment Goods	-	2,938,518,317
	Selling goods	3,850,168,962	
	Collect payment for gooc	-	
Mrs Kim In Sou	Cash advance	6,800,000,000	

#### Liabilities with relevant parties

Up to Dec 31st, 2025, these amounts have not been paid to related parties are as follows:

#### Receivables

Related Parties	Account	Closing	Opening
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## NOTES TO THE FINANCIAL STATEMENTS

For the period from 01st Oct 2025 to 31th Dec 2025

(Next)

Mirae Fiber Tech Co., Ltd	Debit balance 331	100,921,711,956	102,577,878,441
Mirae Fiber Tech Co., Ltd	Debit balance 131	6,110,308,575	2,510,832,225
Mrs Kim In Sou	141	6,800,000,000	

### Payables

Related Parties	Account	Closing	Opening
Mirae Fiber Tech Co., Ltd	Credit balance 131	-	-
Mirae Fiber Tech Co., Ltd	Credit balance 331	-	-
Mrs Kim In Sou	141	-	-

### 2 . Segment reporting

Segment reporting is presented in Appendix 01 page 30

### 3 . Comparative data

Comparative data is Financial statements for the fiscal year 2024 was audited by Southern Auditing & Accounting Financial Consulting Services Co., Ltd. (ASSCS)

### VIII Explanation of the profit fluctuation of the financial statements for Quarter IV/2025 compared to the same period in 2024

Profit recorded in Q4 2025 a decrease of VND 34.9 billion, equivalent to a 35.8% decline compared to the same period in 2024 due to the economic impact of market fluctuations, sales orders have not yet been restored. However, management utilized inventory accumulated from the beginning of the year at a lower unit price to reduce the proportion of cost of profit, resulting in good gross profit in Q4 2025. At the same time, interest rates in the Q4 2025 will decrease compared to the Q4 2024 as a result, financing costs have decreased significantly compared to the same period. These are two main reasons that drove up the Q4 2025 VND 1.8 billion compared to Q4 2024.

Ho Chi Minh City, Jan 20th, 2026

Người lập biểu

*Nhung*

Tran Trang Nhung

Kế Toán Trưởng

*Nguyen Ngoc Lien*

Nguyen Ngoc Lien

Tổng Giám đốc



Park Hee Sung

## APPENDIX ATTACHED NOTES TO THE FINANCIAL STATEMENTS

### Annex 01 : Segment reporting

#### Information on Segment Reporting

Segment information is presented according to the geographical area of the Company. Segment reporting by geographic area, based on the Company's internal and management reporting structure.

Segment reporting results include items directly attributable to a segment as well as parts divided according to a reasonable basis. Unallocated items include assets, liabilities, financial income, financial expenses, selling expenses, general and administrative expenses, other profits or losses and corporate income taxes.

#### Report by geographic area

For management purposes, the Company is organized to manage and account the Company's business activities in the following geographical areas:

Items	Mirae Binh Duong		Mirae Fiber Hung Yen		Elimination		Total	
	QIV.2025	QIV.2024	QIV.2025	QIV.2024	QIV.2025	QIV.2024	QIV.2025	QIV.2024
External net revenue	46,038,472,372	59,607,240,412	16,642,669,339	37,995,421,859	-	-	62,681,141,711	97,602,662,271
revenue	30,742,656,890	23,234,000,000	30,256,507,955	-	(60,999,164,845)	(23,234,000,000)	-	-
Total segment revenue	76,781,129,262	82,841,240,412	46,899,177,294	37,995,421,859	(60,999,164,845)	(23,234,000,000)	62,681,141,711	97,602,662,271
Gross profit	10,586,300,525	7,516,945,469	5,105,670,220	8,093,062,991	-	-	15,691,970,745	15,610,008,460
Profit before tax	4,393,249,954	1,781,325,507	2,695,931,751	3,084,187,042	-	-	7,089,181,705	4,865,512,549
Segment assets	499,618,050,619	539,596,944,464	324,977,398,173	340,536,376,342	(12,102,433,822)	(19,559,746,322)	812,493,014,970	860,573,574,484
Segment liabilities	107,657,628,235	148,612,983,323	53,894,973,206	73,826,575,378	(1,288,408,498)	(8,745,720,998)	160,264,192,943	213,693,837,703
Purchase fixed assets	43,427,778	1,879,697,383	26,090,820,000	-	-	-	26,134,247,778	1,879,697,383
Depreciation and amortization	8,434,213,501	6,314,179,681	5,960,876,522	5,740,874,144	-	-	14,395,090,023	12,055,053,825

#### Product reports by business

For management, The company is organized, managed and accounts for business activities classified by product:

Chỉ tiêu	Padding		Machines		Other		Tổng	
	QIV.2025	QIV.2024	QIV.2025	QIV.2024	QIV.2025	QIV.2024	QIV.2025	QIV.2024
Net revenue selling to outside	57,405,829,403	73,132,352,118	-	-	5,275,547,703	24,470,313,153	62,681,377,106	97,602,665,271