



**SAIGON GENERAL SERVICE
CORPORATION**

Audited separate Financial Statements
for the fiscal year
ended December 31, 2025

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SAIGON GENERAL SERVICE CORPORATION
CORPORATE INFORMATION

CORPORATE INFORMATION

Saigon General Service Corporation is a joint stock company established under Decision No. 3448/QĐ-UB issued by Ho Chi Minh City People's Committee on July 9, 2004 and adjusted under Decision No. 3449/QĐ-UB issued on the

According to the 19th Certificate of Business Registration Amendment amendment on November 25, 2025, the Company's charter capital is VND 932,782,890,000.

The Company's shares are listed on the Ho Chi Minh City Stock Exchange since 2009 with the stock code SVC.

BOARD OF DIRECTORS

Members of the Board of Directors during the year and to the date of this report include:

- Mr Ngo Duc Vu	Chairman	
- Mr. Nguyen Ngoc Chau	Vice Chairman	
- Mr. Ho Viet Ha	Vice Chairman	<i>Dismissed on May 16, 2025</i>
- Mr Nguyen Hai Ha	Member	<i>Appointed on May 16, 2025</i>
- Mr. Vu Dinh Do	Member	
- Mr Tran Quang Truong	Member	
- Mr. Tran Hai Anh	Member	<i>Dismissed on May 16, 2025</i>
- Mr. Ngo Van Danh	Member	
- Mr Nguyen Van Oanh	Independent Member	<i>Appointed on May 16, 2025</i>

BOARD OF MANAGEMENT

Members of the Board of Management managing the Company during the year and to the date of this report include:

- Mr. Nguyen Hai Ha	General Director	
- Mr. Tran Hai Anh	Deputy General Director	<i>Dismissed on September 11, 2025</i>
- Mr. Ngo Van Danh	Deputy General Director	
- Mr. Nguyen Hong Anh	Deputy General Director	<i>Appointed on September 11, 2025</i>
- Mr. Nguyen Thanh Toai	Deputy General Director	<i>Appointed on September 11, 2025</i>
- Mr. Diep Tran Bao	Deputy General Director	<i>Appointed on September 11, 2025</i>

BOARD OF SUPERVISION

- Ms. Bui Thi Nhu Quynh	Chief Supervisor	
- Mr. Ngo Hoa	Member	
- Ms. Le Thi Huyen	Member	<i>Dismissed on May 16, 2025</i>
- Ms Tran Thi Ha Thu	Member	<i>Appointed on May 16, 2025</i>

LEGAL REPRESENTATIVE

The legal representative of the Company during the year and to the date of this report is Mr. Nguyen Hai Ha - General Director.

BUSINESS REGISTRATION OFFICE

The company's head office is located at: 220 Bis Nguyen Huu Canh Street, Thanh My Tay Ward, Ho Chi Minh City.

AUDITORS

BDO Audit Services Company Limited has audited the Company's separate Financial Statements for the fiscal ended December 31, 2025.

**SAIGON GENERAL SERVICE CORPORATION
REPORT THE OF BOARD OF MANAGEMENT**

On separate Financial Statement for the fiscal year ended 31 December, 2025

The Board of Management of Saigon General Service Corporation (hereinafter referred to as "the Company") is pleased to present this report together with the audited separate Financial Statements for the fiscal year ended December 31, 2025.

RESPONSIBILITIES OF BOARD OF MANAGEMENT OF SEPARATE FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparation of the separate Financial Statements, which give a true and fair view of the Company's separate financial position as at December 31, 2025 as well as its separate operations results and its separate cash flow for the fiscal year then ended and believes there are no contingent events that may affect the going concern of the Company.

In preparing the separate financial statements, Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State applicable accounting principles that have been followed, any material deviations (if any) discovered and explained in separate financial statements;
- Prepare separate Financial Statements on going concern basis unless it is inappropriate to presume that the Company will continue in business.

Board of Management is responsible for ensuring that accounting records are kept adequately to give a true and fair view of the separate financial position of the Company at any time and to ensure that the accompanying separate Financial Statements of the Company were prepared in accordance with Vietnamese Accounting Standards, corporate Vietnamese Accounting Policies and relevant legal regulations. Board of Management is also responsible for safeguarding the Company's assets and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

In the opinion of the Company's Board of Management, the accompanying audited separate Financial Statements give a true and fair view of the Company's separate financial position as at December 31, 2025 as well as its separate operation results and separate cash flows for the fiscal year ended December 31, 2025.

APPROVAL OF SEPARATE FINANCIAL STATEMENTS

The Board of Management approves the separate Financial Statements for the fiscal year ended December 31, 2025 which are set out from page 05 to page 47. According to the Board of Management, the separate financial statements give a true and fair view, in all material respect, of the separate financial position as at Decenver 31, 2025, separate operation results and separate cash flows for the fiscal year ended December 31, 2025 in accordance with Vietnamese Accounting Standards, Vienamese Accounting Corporate Policies and legal regulation on the preparation the separate Financial Statements.

As described in Note III.1 of Notes to the separate Financial Statements, the Company is the parent company of its subsidiaries and the consolidated Financial Statements of the Company and its subsidiaries for the fiscal year ended December 31, 2025 are prepared in accordance with Vietnamese Accounting Standards, Vietnamese Coporate Accounting Policies and legal regulations relevant to the preparation and presentation of the consolidated Financial Statements. Users of these separate Financial Statements should read them together with the mentioned consolidated Financial Statements in order to obtain complete information about the consolidated financial position, consolidated operation results and consolidated cash flows of the Company.

Ho Chi Minh City, March 30, 2026

For and on behalf of the Board of Directors,



General Director
Nguyen Hai Ha

INDEPENDENT AUDITORS' REPORT

*On the separate Financial Statements of Saigon General Service Corporation
for the fiscal year ended December 31, 2025*

**To: SHAREHOLDERS, BOARD OF DIRECTORS AND BOARD OF MANAGEMENT
SAIGON GENERAL SERVICE CORPORATION**

We have audited the accompanying separate Financial Statements of Sai Gon General Service Corporation (hereinafter referred to as "the Company") issued on March 30, 2026 from pages 05 to page 47, including the separate Balance Sheet as at December 31, 2025, separate Income statement, separate Cash Flow statement for the fiscal year ended December 31, 2025 and Notes to the separate Financial Statements.

Responsibilities of Board of Management

Board of Management is responsible for the preparation and fair presentation of the Company's separate Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting Policies and other prevailing legal regulations relevant to the preparation and presentation of separate Financial Statements, and for such internal control as the Management determines is necessary to enable the preparation and presentation of separate Financial Statements that are free from material misstatement, whether due to fraud or errors.

Responsibilities of auditors

Our responsibility is to express an opinion on the separate Financial Statements based on our audit. We have conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the separate Financial Statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate Financial Statements. The procedures selected depend on the auditors' judgments, including the assessment of the risks of material misstatements on the separate Financial Statements, whether due to fraud or errors. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and fair presentation of the separate Financial Statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the separate Financial Statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Opinion of auditors

In our opinion, in all material respects, the accompanying separate Financial Statements give a true and fair view of the financial position of Sai Gon General Service Corporation as at December 31, 2025, and of its separate operation results and its separate cash flows for the year ended December 31, 2025 in accordance with the Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and other prevailing legal regulations relevant to the preparation and presentation of separate Financial Statements.

BDO AUDIT SERVICES COMPANY LIMITED



Nguyen Tuan Anh - Deputy Director
Audit Practicing Registration Certificate
No. 1906-2023-038-1



Nguyen Huong Giang - Auditor
Audit Practicing Registration Certificate
No. 5118-2026-038-1

GENERAL SERVICE CORPORATION
SEPARATE BALANCE SHEET

B01-DN

As at December 31, 2025

Currency: VND

ASSETS	Code	Note	Closing balance	Opening balance
A - CURRENT ASSETS	100		741,315,699,127	195,517,475,962
I. Cash and cash equivalents	110	V.1	23,481,730,340	56,076,721,758
1. Cash	111		23,481,730,340	56,076,721,758
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		10,088,822,172	11,102,526,262
1. Trading securities	121	V.2.1	28,272,940,000	28,272,940,000
2. Provision for impairment of trading securities	122	V.2.1	(18,184,117,828)	(17,170,413,738)
3. Held to maturity investments	123		-	-
III. Current receivables	130		636,747,902,547	56,530,690,016
1. Current trade receivables	131	V.3.1	21,411,945,422	12,749,916,978
2. Current advances to suppliers	132		6,247,807,934	497,817,635
3. Short-term loan receivables	135	V.2.2	533,605,000,000	17,060,000,000
4. Other current receivables	136	V.4.1	89,222,790,169	34,690,983,828
5. Provision for doubtful debts	137	V.5.1	(13,739,640,978)	(8,468,028,425)
IV Inventories	140	V.6	70,685,990,692	70,583,727,368
1. Inventories	141		70,685,990,692	70,583,727,368
2. Provision for devaluation of inventory	149		-	-
V. Other current assets	150		311,253,376	1,223,810,558
1. Current prepaid expenses	151	V.7.1	311,253,376	110,555,016
2. Taxes and other receivables from the State	153	V.13	-	1,113,255,542



GENERAL SERVICE CORPORATION
SEPARATE BALANCE SHEET *(continued)*
As at December 31, 2025

B01-DN

					Currency: VND	
ASSETS	Code	Note	Closing balance	Opening balance		
B - NON-CURRENT ASSETS	200		1,959,464,825,851	1,407,345,532,132		
I. Non-current receivables	210		44,424,595,187	164,429,455,144		
1. Non-current trade receivables	211	V.3.2	6,250,000,000	6,250,000,000		
2. Other non-current receivables	216	V.4.2	40,009,627,013	160,014,486,970		
3. Provision for doubtful debts	219	V.5.2	(1,835,031,826)	(1,835,031,826)		
II. Fixed assets	220		13,650,278,600	15,155,424,499		
1. Tangible fixed assets	221	V.8	13,365,278,599	15,155,424,499		
<i>Historical cost</i>	222		31,204,489,298	29,643,634,753		
<i>Accumulated depreciation</i>	223		(17,839,210,699)	(14,488,210,254)		
2. Intangible fixed assets	227	V.9	285,000,001	-		
<i>Historical cost</i>	228		1,399,500,000	1,099,500,000		
<i>Accumulated amortization</i>	229		(1,114,499,999)	(1,099,500,000)		
III. Investment properties	230	V.10	156,330,629,576	102,989,190,934		
Historical cost	231		213,683,431,514	156,140,093,091		
Accumulated depreciation	232		(57,352,801,938)	(53,150,902,157)		
IV. Non-current asset-in-progress	240		268,294,693,934	267,885,193,934		
1. Construction in progress	242	V.11	268,294,693,934	267,885,193,934		
V. Long-term financial investments	250		1,475,520,128,586	855,350,693,936		
1. Investment in subsidiaries	251	V.2.3	1,539,685,015,259	799,986,675,673		
2. Investment in joint ventures, associates	252	V.2.4	56,903,000,000	86,009,059,000		
3. Investment in other entities	253	V.2.5	20,300,000,000	20,300,000,000		
4. Provision for long-term financial investments	254	V.2.3	(141,367,886,673)	(50,945,040,737)		
VI. Other non-current assets	260		1,244,499,968	1,535,573,685		
1. Non-current prepaid expenses	261	V.7.2	366,961,300	658,035,017		
2. Deferred income tax assets	262		877,538,668	877,538,668		
TOTAL ASSETS	270		2,700,780,524,978	1,602,863,008,094		

GENERAL SERVICE CORPORATION
SEPARATE BALANCE SHEET *(continued)*
As at December 31, 2025

B01-DN

Currency: VND

RESOURCES	Code	Note	Closing balance	Opening balance
C - LIABILITIES	300		1,148,866,536,740	504,893,889,584
I. Current liabilities	310		282,880,046,046	118,929,284,293
1. Current trade payables	311		3,561,211,645	221,428,846
2. Current advance from customers	312	V.12	8,197,245,520	7,227,735,273
3. Statutory obligations	313	V.13	100,189,743,019	433,718,520
4. Payables to employees	314		7,414,710,309	7,189,858,627
5. Current accrued expenses	315	V.14	9,211,748,641	4,387,693,340
6. Short-term unearned revenue	318		2,913,854,244	791,450,000
7. Other current payables	319	V.15.1	115,718,821,999	41,771,888,076
8. Short-term borrowings and finance lease liabilities	320	V.16.1	27,423,173,028	48,504,362,859
9. Bonus and welfare fund	322		8,249,537,641	8,401,148,752
II. Non-current liabilities	330		865,986,490,694	385,964,605,291
1. Other non-current payables	337	V.15.2	393,571,450,694	385,964,605,291
2. Long-term borrowings and finance lease liabilities	338	V.16.2	472,415,040,000	-
D - OWNERS' EQUITY	400		1,551,913,988,238	1,097,969,118,510
I. Owners' equity	410	V.17	1,551,913,988,238	1,097,969,118,510
1. Contributions of owners	411		932,782,890,000	666,305,640,000
- <i>Common shares with voting rights</i>	<i>411a</i>		<i>932,782,890,000</i>	<i>666,305,640,000</i>
- <i>Preference shares</i>	<i>411b</i>		-	-
2. Share premiums	412		4,597,348,871	4,597,348,871
3. Treasury shares	415		(361,306,726)	(361,306,726)
4. Development investment fund	418		24,938,303,806	24,938,303,806
5. Retained earnings	421		589,956,752,287	402,489,132,559
- <i>Accumulated retained earnings to previous period</i>	<i>421a</i>		<i>136,011,882,559</i>	<i>352,340,313,488</i>
- <i>Retained earnings of current period</i>	<i>421b</i>		<i>453,944,869,728</i>	<i>50,148,819,071</i>
II. Funding and other funds	430		-	-
TTOTAL RESOURCES	440		2,700,780,524,978	1,602,863,008,094

Ho Chi Minh City, March 30, 2026

Preparer

Chief Accountant

General Director





Nguyen Ngoc Bich Chau

Tran Thai Son

Nguyen Hai Ha

SAIGON GENERAL SERVICE CORPORATION
SEPARATE INCOME STATEMENT
For the fiscal year ended December 31, 2025

B02-DN

Currency: VND

INDICATORS	Code	Note	Current year	Previous year
1. Revenue from sales of goods and rendering of services	01	VI.1	108,010,608,184	94,426,089,512
2. Revenue deductions	02	VI.2	70,776,150,376	-
3. Net revenue from sales of goods and rendering of services	10		37,234,457,808	94,426,089,512
4. Cost of goods sold	11	VI.3	(6,434,127,577)	34,280,879,839
5. Gross profit from sales of goods and rendering of services	20		43,668,585,385	60,145,209,673
6. Financial income	21	VI.4	685,240,366,708	102,227,638,554
7. Financial expenses	22	VI.5	134,414,469,477	5,968,914,901
<i>In which: Interest expenses</i>	23		20,732,175,212	534,726,493
8. Selling expenses	25	VI.6	1,190,554,766	1,285,810,191
9. General and administrative expenses	26	VI.7	40,183,237,835	68,292,945,780
10. Net operating profit	30		553,120,690,015	86,825,177,355
11. Other income	31		277,033,041	113,936,008
12. Other expenses	32		197,500,783	3,495,439,747
13. Other profit/(loss)	40		79,532,258	(3,381,503,739)
14. Total profit/(loss) before tax	50		553,200,222,273	83,443,673,616
15. Current corporate income tax expenses	51	VI.8	99,255,352,545	-
16. Deferred corporate income tax expenses	52		-	(15,177,455)
17. Net profit after tax	60		453,944,869,728	83,458,851,071

Ho Chi Minh City, March 30, 2026

Preparer

Chief Accountant

General Director





Nguyen Ngoc Bich Chau

Tran Thai Son

Nguyen Hai Ha

SAIGON GENERAL SERVICE CORPORATION
SEPARATE CASH FLOW STATEMENT
For the fiscal year ended December 31, 2025
(Indirect method)

B03-DN

				Currency: VND
INDICATOR	Code Note	Current year	Previous year	
I. Cash flows from operating activities				
1. Profit before tax	01	553,200,222,273	83,443,673,616	
2. Adjustments for:				
- Depreciation and amortization of fixed assets and investment property	02	7,567,900,225	6,242,608,922	
- Provisions	03	101,242,438,353	7,048,831,709	
- Foreign exchange (gains)/losses from revaluation of monetary items denominated in foreign currencies	04	-	-	
- Gains/losses from investment activities	05	(675,045,965,264)	(101,208,469,359)	
- Interest expenses	06	20,732,175,212	534,726,493	
- Other adjustments	07	-	-	
3. Operating profit before changes in working capital	08	7,696,770,799	(3,938,628,619)	
- (Increase)/decrease in receivables	09	(2,243,053,152)	13,782,136,519	
- (Increase)/decrease in inventories	10	(102,263,324)	(151,537,041)	
- Increase/(decrease) in payables	11	31,844,225,955	20,944,381,429	
- (Increase)/decrease in prepaid expenses	12	90,375,357	1,983,073,228	
- (Increase)/decrease in trading securities	13	-	-	
- Interest paid	14	(16,584,684,037)	(534,726,493)	
- Corporate income tax paid	15	-	-	
- Other proceeds from operating activities	16	-	-	
- Other payments on operating activities	17	(151,611,111)	(222,099,999)	
Net cash flows from operating activities	20	20,549,760,487	31,862,599,024	
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other non-current assets	21	(8,078,702,220)	(8,734,112)	
2. Proceed from disposal of fixed assets and other non-current assets	22	-	-	
3. Cash outflow for lending, buying debt instruments of other entities	23	(583,505,821,918)	(6,560,000,000)	
4. Collections from borrowings and proceeds from sale of debt instrument of other entities	24	66,960,821,918	-	
5. Payment for investments in other entities	25	(791,952,590,520)	(87,600,000,000)	
6. Proceed from sale of investments in other entities	26	751,138,020,926	-	
7. Interests, dividends and profit received	27	60,959,669,740	102,227,638,554	
Net cash flows from investing activities	30	(504,478,602,074)	8,058,904,442	

SAIGON GENERAL SERVICE CORPORATION
 SEPARATE CASH FLOW STATEMENT (continued)
 For the fiscal year ended December 31, 2025
 (Indirect method)

B03-DN

Currency: VND

INDICATOR	Code Note	Current year	Previous year
III. Cash flows from financing activities			
1. Proceeds received from share issue, capital contribution of owners	31	-	-
2. Repayment of owners' contributed capital, repurchase of issued stock	32	-	-
3. Drawdown of borrowings	33	510,306,938,616	48,504,362,859
4. Repayment of borrowings principal	34	(58,973,088,447)	(13,352,572,029)
5. Repayment of finance lease principal	35	-	-
6. Dividend, profit distributed to shareholders	36	-	(66,608,814,100)
<i>Net cash flows from financing activities</i>	40	451,333,850,169	(31,457,023,270)
Net cash flows during the year	50	(32,594,991,418)	8,464,480,196
Cash and cash equivalents at the beginning of the year	60 V.1	56,076,721,758	47,612,241,562
Impacts of foreign exchange differences	61	-	-
Cash and cash equivalents at the end of the year	70 V.1	23,481,730,340	56,076,721,758

Ho Chi Minh City, March 30, 2026

Preparer

Chief Accountant

General Director





Nguyen Ngoc Bich Chau

Tran Thai Son

Nguyen Hai Ha

For the fiscal year ended December 31, 2025

I. CORPORATE INFORMATION

1. Structure of ownership

Saigon General Service Corporation is a joint stock company established under Decision No. 3448/QĐ-UB issued by Ho Chi Minh City People's Committee on July 9, 2004 and adjusted under Decision No. 3449/QĐ-UB issued on the same day.

According to the 19th Certificate of Business Registration Amendment amendment on November 25, 2025, the Company's charter capital is VND 932,782,890,000.

The Company's shares are listed on the Ho Chi Minh City Stock Exchange since 2009 with the stock code SVC.

The company's head office is located at: 220 Bis Nguyen Huu Canh Street, Thanh My Tay Ward, Ho Chi Minh City.

The parent company of the Company is Tasco Auto Joint Stock Company. The ultimate parent company of the Company is Tasco Joint Stock Company (listed on the HNX with stock code HUT).

2. Business activities

Principal business activities of the Company include:

- Property: trading property, land use rights; warehouse, office, trade center leasing; investment, development of property projects towards business of office buildings, apartments, villas and high-class resorts; and
- Financial services: Investments in subsidiaries, associates and shares of other entities operating in the fields of trading and services, property and infrastructure.

3. Normal course of business cycle

The Company's operating cycle is generally does not exceed 12 months.

4. The characteristics of the business in the period that affect the separate financial statements

According to the Company's Board of Management, assessment during the period there were no events or activities that significantly affected the Separate Financial Statements.

5. Corporate structure

As at December 31, 2025, the Company has 20 direct subsidiaries and 02 direct associates (as at December 31, 2024: 24 direct subsidiaries and 03 direct associates).

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

No	Name of the Company	Main activities	Address	Ownership	Voting rights
				ratio	ratio
				31/12/2025	31/12/2025
Directly owned subsidiary					
1	Saigon Automobile Service Joint Stock Company	Commercial business and automobile services	61A Cao Thang Street, Ban Co Ward, Ho Chi Minh City, Vietnam	52.87%	53.18%
2	Saigon Star Joint Stock Company	Commercial business and automobile services	510 National Highway 13, Ward 6, Hiep Binh Ward, Ho Chi Minh City,	57.35%	57.35%
3	OtoS Joint Stock Company	Providing e-commerce services; advertising services; trading in automobiles and spare parts; provision of software and services related to	68 Nam Ky Khoi Nghia Street, Saigon Ward, Ho Chi Minh City, Vietnam	80.86%	80.86%
4	Northwest Saigon Automobile Joint Stock Company	Commercial business and automobile services	43/7A Xuan Thoi Dong 2 Hamlet, Xuan Thoi Son Commune, Ho Chi Minh City, Vietnam	99,90%	99,90%
5	Savico Hanoi Corporation	Operating a commercial center, real estate business and sales and maintenance of cars	Numbers 7 and 9, Nguyen Van Linh Street, Group 17, Long Bien Ward, Hanoi City, Vietnam	70.00%	70.00%
6	Toyota Giai Phong Company Limited	Commercial business and automobile services	807 Giai Phong Street, Hoang Mai Ward, Hanoi City, Vietnam	100.00%	100.00%
7	Savico Da Nang Corporation	Real estate business; office and factory leasing; real estate consulting and brokerage; automobile and spare parts trading and maintenance services provision	66 Vo Van Tan Street, Thanh Khe Ward, Da Nang City, Vietnam	70.00%	70.00%
8	Da Nang Son Tra Corporation	Real estate business; hospitality and tourism services; Operating restaurant services	Bai Trem, Hoang Sa Street, Son Tra Ward, Da Nang City, Vietnam	98.29%	98.29%
9	Tasco Auto North Saigon Joint Stock Company	Commercial business and automobile services	No. 55/5, Binh Giao Quarter, Thuan Giao Ward, Ho Chi Minh City,	92.55%	95.00%
10	Toyota Can Tho Company Limited	Commercial business and automobile services	K2-0, Vo Nguyen Giap Street, Thanh Thuan area, Hung Phu Ward, Can Tho City, Vietnam	64.00%	64.00%

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

No	Name of the Company	Main activities	Address	Ownership	Voting rights
				ratio	ratio
				31/12/2025	31/12/2025
11	Saigon Cuu Long Automobil Corporation	Commercial business and automobile services	274, 30/4 Street, Tan An Ward, Can Tho City, Vietnam	91,67%	92,08%
12	Nam Song Hau Automobile Joint Stock Company	Commercial business and automobile services	Lot E1-1, Vo Nguyen Giap Street, Thanh Loi area, Hung Phu Ward, Can Tho City, Vietnam	99,00%	99,00%
13	Dong Hiep Automobile Trading and Service Company Limited	Commercial business and automobile services	No. 07, Ward 6, Ben Luc Commune, Tay Ninh Province, Vietnam	60,00%	60,00%
14	Binh Duong New City Automobile Service Joint Stock Company	Commercial business and automobile services	Lot C13, Hung Vuong Street, Complex Area, Binh Duong Ward, Ho Chi Minh City, Vietnam	83,66%	94,00%
15	Lam Dong Auto Company Limited	Commercial business and automobile services	No. 200 National Highway 20, Group 3, Duc Trong Commune, Lam Dong Province, Vietnam	57,00%	57,00%
16	Savico Southern Investment Development Joint Stock Company	Real estate business, consulting services, brokerage, real estate auctions; providing market research services and public opinion surveys; architectural and related technology consulting; provides construction design services	68 Nam Ky Khoi Nghia Street, Saigon Ward, Ho Chi Minh City, Vietnam	98,00%	98,00%
17	Southwest Star Auto Joint Stock Company	Commercial business and automobile services	91, Cach Mang Thang Tam Street, Binh Thuy Ward, Can Tho City,	70,00%	70,00%
18	New Energy Automotive Corporation	Commercial business and automobile services	68 Nam Ky Khoi Nghia Street, Saigon Ward, Ho Chi Minh City,	51,00%	51,00%
19	Savico Investment Company Limited	Real estate business, consulting services, brokerage, real estate auctions; providing market research services and public opinion surveys; architectural and related technology consulting; provides construction design services	66-68 Nam Ky Khoi Nghia Street, Ben Thanh Ward, Ho Chi Minh City, Vietnam	100,00%	100,00%

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

No	Name of the Company	Main activities	Address	Ownership ratio 31/12/2025	Voting rights ratio 31/12/2025
20	Tasco Auto Retail Limited Company	Automobile and spare parts business, maintenance service provision, non-life insurance agency	9th Floor, Tasco Building, Lot HH 2-2, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	70.59%	70.59%
Indirect owned subsidiaries					
1	Ben Thanh Automobile Corporation	Commercial business and automobile services	39 Che Lan Vien Street, Tay Thanh Ward, Ho Chi Minh City, Vietnam	43.74%	77.20%
2	Sai Gon Can Tho Automobile Service Trading Investment Joint Stock Company	Commercial business and automobile services	Lot 11C, Vo Nguyen Giap Street, Hung Phu Ward, Can Tho City, Vietnam	49.05%	92.78%
3	FX Auto Company Limited	Commercial business and automobile services	TK33/14 Nguyen Canh Chan Street, Cau Ong Lanh Ward, Ho Chi Minh City, Vietnam	29.81%	57.26%
4	Tan Phu Automobile TMDV Investment Joint Stock Company	Commercial business and automobile services	69 Che Lan Vien Street, Tay Thanh Ward, Ho Chi Minh City, Vietnam	38.19%	81.05%
5	Toyota Long Bien Company Limited	Commercial business and automobile services	Numbers 7 and 9, Nguyen Van Linh Street, Group 17, Viet Hung Ward, Hanoi City, Vietnam	70.00%	100.00%
6	Toyota Hai Duong Company Limited	Commercial business and automobile services	Zone 14, Thanh Dong Ward, Hai Phong City, Vietnam	35.70%	51.00%
7	Han River Automobile Joint Stock Company	Commercial business and automobile services	86 Duy Tan Street, Hoa Cuong Ward, Da Nang City, Vietnam	35.70%	51.00%
8	Binh Dinh Automobile Joint Stock Company	Commercial business and automobile services	Lot OTM5-19, Long Van New Urban Area, Quy Nhon Bac Ward, Gia Lai Province, Vietnam	35.70%	51.00%
9	Hung Thinh Automobile Joint Stock Company	Commercial business and automobile services	Lot 02, National Highway 1A, Qua Giang Village, Hoa Xuan Ward, Da Nang City, Vietnam	38.50%	55.00%
10	Gia Lai Automobile One Member Company Limited	Commercial business and automobile services	278 Le Duan Street, An Phu Ward, Gia Lai Province, Vietnam	35.70%	100.00%

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

No	Name of the Company	Main activities	Address	Ownership ratio	Voting rights ratio
				31/12/2025	31/12/2025
11	Kon Tum Automobile Joint Stock Company	Commercial business and automobile services	377A Phan Dinh Phung Street, Quang Ngai Province, Vietnam	35.38%	99.10%
12	Son Tra Automobile Company Limited	Commercial business and automobile services	286 Pham Hung Street, Hoa Xuan Ward, Da Nang City, Vietnam	35.70%	100.00%
13	Dai Thinh Automobile Joint Stock Company	Commercial business and automobile services	Lot 01, National Highway 1A, Qua Giang Village, Hoa Xuan Ward, Da Nang City, Vietnam	56.00%	80.00%
14	Saigon Long An Automobile Corporation	Commercial business and automobile services	220 Hung Vuong Street, Long An Ward, Tay Ninh Province, Vietnam	65.80%	99.00%
15	Saigon Tay Ninh Automobile Joint Stock Company	Commercial business and automobile services	No. 96 National Highway 22B, Hiep Hoa Quarter, Thanh Dien Ward, Tay Ninh Province, Vietnam	33.95%	72.40%
16	Da Nang Automobile Company Limited	Commercial business and automobile services	02 Nguyen Huu Tho Street, Hoa Cuong Ward, Da Nang City, Vietnam	35.00%	55.00%
17	Quang Nam Automobile Company Limited	Commercial business and automobile services	351A Hung Vuong Street, Tam Ky Ward, Da Nang City, Vietnam	35.00%	100.00%
18	Kien Giang Automobile Investment Trading Service One Member Company Limited	Commercial business and automobile services	No. 68 Vo Van Kiet Street, Thanh Binh Hamlet, Thanh Loc Commune, An Giang Province, Vietnam	70.00%	100.00%
19	Savico New Era Joint Stock Company	Operating commercial centers, real estate business and car sales and maintenance	Kieu Bridge, Thien Truong Avenue, My Loc Ward, Ninh Binh Province, Vietnam	70.00%	100.00%
20	SVC North Development and Investment Limited Company	Commercial business and automobile services	Numbers 7 and 9, Nguyen Van Linh Street, Long Bien Ward, Hanoi City, Vietnam	63.72%	91.03%
21	Carpla Joint Stock Company	Manufacturing and consulting in the field of software and wholesale of used cars and spare parts	25th Floor, Tascos Building, Lot HH 2-2, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	50.98%	80.00%
22	G-lynk Joint Stock Company	Commercial business and automobile services	Numbers 7 and 9, Nguyen Van Linh Street, Group 17, Bo De Ward, Hanoi	63.70%	99.98%

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

No	Name of the Company	Main activities	Address	Ownership	Voting rights
				ratio	ratio
				31/12/2025	31/12/2025
23	Ben Thanh Tay Ninh Automobile Corporation	Commercial business and automobile services	No. 224-226 National Highway 22B, Hiep Trung Quarter, Thanh Dien Ward, Tay Ninh Province, Vietnam	25.43%	58.14%
24	Toyota Ly Thuong Kiet Company Limited	selling automobiles and spare parts, providing maintenance services, and acting as a non-life insurance	No. 188 Le Trong Tan Street, Tay Thanh Ward, Ho Chi Minh City, Vietnam	65.00%	65.00%
25	Binh Thuan Automotive Service Joint Stock Company	Commercial business and automobile services	Lot 4/3, Street No. 4, Phan Thiet 1 Industrial Zone, Binh Thuan Ward, Lam Dong Province, Vietnam	39.99%	71.00%
26	Binh Thuan Automotive Joint Stock Company	Commercial business and automobile services	Lot 4/3, Road No. 4, Phan Thiet 1 Industrial Park, Binh Thuan Ward, Lam Dong Province, Vietnam	30.57%	70.00%
27	Toyota Tay Ninh Company Limited	Commercial business and automobile services	No. 50 Hoang Le Kha Street, Ward 3, Tan Ninh Commune, Tay Ninh Province, Vietnam	65.00%	100.00%
28	Vietnam Automotive Solutions Company Limited	Commercial business and automobile services	20th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	100.00%	100.00%
29	G-Lynk Hai Duong Joint Stock Company	Commercial business and automobile services	An Dinh Street, Thanh Dong Ward, Hai Phong City, Vietnam	26.78%	75.00%
30	Carpla Media Company Limited	Telecommunications activities	25th Floor, Tasco Building, Pham Hung Street, Lot HH2-2, Tu Liem Ward, Hanoi City, Vietnam	50.98%	100.00%
31	Carpla Car Service Company Limited	Car maintenance and repair	25th Floor, Tasco Building, Pham Hung Street, Lot HH2-2, Tu Liem Ward, Hanoi City, Vietnam	50.98%	100.00%
32	Stargo Company Limited	Car rental	246 Truong Chinh Street, Kim Lien Ward, Hanoi City, Vietnam	68.50%	100.00%

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

No	Name of the Company	Main activities	Address	Ownership ratio 31/12/2025	Voting rights ratio 31/12/2025
33	VETC Digital Company Limited	Information technology services and other services related to computers	11th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	50.98%	100.00%
34	Carpla Service Southeast region Company Limited	Car maintenance and repair	79/4 Binh Duong Boulevard, Binh Hoa Ward, Ho Chi Minh City,	63.45%	100.00%
35	G-Lynk Hanoi Company Limited	Commercial business and automobile services	Numbers 7 and 9, Nguyen Van Linh Street, Group 17, Viet Hung Ward, Hanoi City, Vietnam	63.70%	100.00%
36	AG-25 Company Limited	Commercial business and automobile services	10/18 Tran Hung Dao Street, My Thoi Ward, An Giang Province,	64.00%	100.00%
37	Geely An Giang Company Limited	Commercial business and automobile services	10/18 Tran Hung Dao Street, My Thoi Ward, An Giang Province,	48.00%	75.00%
38	Tasco Auto Saigon Joint Stock Company	Commercial business and automobile services	54 Nguyen Thi Thap Street, Tan Thuan Ward, Ho Chi Minh City,	54.08%	86.00%
39	VETC RSA Company Limited	Direct support services for road transportation	14th Floor, Tasco Building, Lot HH2-2, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	50.98%	100.00%
40	VETC Auto Parts Company Limited	Trading in automotive parts and accessories	220 Nguyen Huu Canh Street, Thanh My Tay Ward, Ho Chi Minh City, Vietnam	50.98%	100.00%
41	Au Viet Automobile Joint Stock Company	Commercial business and automobile services	02 Nguyen Huu Tho Street, Hoa Cuong Ward, Da Nang City, Vietnam	31.64%	51.00%
Direct associates					
1	Bac Au Automobile Corporation	Commercial business and automobile services	340-340A Nguyen Van Linh Street, Tan Thuan Ward, Ho Chi Minh City,	39.81%	47.00%
2	Future Knowledge Investment Joint Stock Company	Property and education business	6th Floor, Tasco Building, Lot HH 2-2, Pham Hung Street, Tu Liem Ward, Hanoi City, Vietnam	47.13%	47.13%

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

No	Name of the Company	Main activities	Address	Ownership ratio	Voting rights ratio
				31/12/2025	31/12/2025
Indirect associates					
1	Dana Joint Stock Company	Commercial business and automobile services	56 Dien Bien Phu Street, Thanh Khe Ward, Da Nang City, Vietnam	28.19%	40.27%
2	Bac Au Hanoi Automobile Company Limited	Commercial business and automobile services	Numbers 7 and 9 Nguyen Van Linh Street, Group 17, Viet Hung Ward, Hanoi City, Vietnam	32.77%	25.00%
3	Savico Quang Nam Company Limited	Commercial business and automobile services	National Highway 1A, Van Long Village, Chien Dan Commune, Da	35.00%	50.00%
4	Tasco Auto West Saigon Joint Stock Company	Commercial business and automobile services	1670 Vo Van Kiet Street, Binh Phu Ward, Ho Chi Minh City, Vietnam	10.64%	22.50%
5	Tasco Auto Can Tho Company Limited.	Commercial business and automobile services	Plot No. 2339 + 2340, Map Sheet No. 7, Residential Area Lot No. 8A, Nam Song Can Tho New Urban Area, Cai Rang Ward, Can Tho City, Vietnam	40.10%	43.75%

6. Employees

As at December 31, 2025, the total number of employees of the Company is 54 (as at December 31, 2024 was 54).

II. ACCOUNTING PERIOD, ACCOUNTING CURRENCY

1. Accounting period: The Company's fiscal year starts on January 01 and ends on December 31 of the calendar year.

2. Accounting currency

The accounting currency is Vietnamese dong (VND).

III. APPLICABLE ACCOUNTING POLICIES AND ACCOUNTING STANDARDS

1. Applicable accounting policies

The Company applies Vietnamese Corporate Accounting Policies issued in conjunction with Circular No.200/2014/TT-BTC dated December 22, 2014 and Circular No.53/2016/TT-BTC dated March 21, 2016 amending and supplementing a number of articles in Circular No. 200/2014/TT-BTC.

The separate Financial Statements are prepared under the historical cost principle and in accordance with Vietnamese Accounting Standards. The accompanying separate Financial Statements are not intended to present the separate financial position, results of separate operations and separate cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

The Company has also prepared the consolidated Financial Statements of the Company and its subsidiaries (the "Corporation") for the fiscal year ended December, 2025 ("Consolidated Financial Statements") in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and prevailing legal regulations relating to the preparation and presentation of the consolidated Financial Statements.

Users of the separate Financial Statements should read together with the consolidated Financial Statements in order to obtain full information on the consolidated financial position, consolidated results of operations and consolidated cash flows of the Corporation.

2. Declaration on compliance with Accounting Standards and Accounting Policies

Board of Management has prepared and presented the Company's separate Financial Statements in accordance with Vietnamese Accounting Standards, Vietnamese Accounting Policies for Enterprises and prevailing legal regulations guiding the preparation and presentation of separate Financial Statements.

IV. SIGNIFICANT ACCOUNTING POLICIES

1. Recognition of cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposit and term deposit with maturity of not exceeding 03 months, cash in transit and short-term investments with maturity of not exceeding three months that can be easily transferred to cash without any risks in transferring at the date of the report. The identification of cash and cash equivalents is in accordance with Vietnamese Accounting Standard No. 24 "Cash Flow Statement".

2. Recognition of financial investments

Trading securities

Trading securities include securities held for trading purposes (including securities with maturity of more than 12 months) that are purchased for resale to generate profits.

Trading securities and investments in other entities are initially recorded at cost. The cost of trading securities and investments in other entities includes: Purchase price plus (+) purchase costs (if any) such as brokerage, transaction, information provision, taxes, fees and bank charges. After initial recognition, trading securities are determined at cost less provision for impairment of trading securities.

Provision for trading securities is made when the market value of trading securities falls below the book value. The difference in provision for trading securities is recorded in the separate Income Statement for the year.

Held-to-maturity investments

Held-to-maturity investments are those that the Board of Management has the intention and ability to hold until

Held-to-maturity investments are initially recorded at cost. After initial recognition, if the held-to-maturity investments are not made provision for doubtful debts in accordance with other regulations, these investments are recorded at their recoverable amount. Any impairment in the value of the investment, if any, is recorded as financial expenses in the separate Income Statement and is deducted directly from the value of the investment.

Investment in subsidiaries and associates

Subsidiaries are entities over which the Company has the power to govern the financial and operating policies, generally accompanied by a shareholding of more than one half of the voting rights.

Associates are all entities over which the Company has significant influence but not control, generally reflected in a holding of 20% to 50% of the voting rights in those entities.

For the purpose of these separate Financial Statements, investments in subsidiaries and associates are initially recognized at cost. Distributions of the accumulated profits from subsidiaries and associates received by the Company subsequent to the date of acquisition are recognized in the separate statement of income. Other distributions are considered a return of investments and are deducted from the investment value.

Provisions for impairment of investments in subsidiaries and associates are made when there is certain evidence showing an impairment in the value of these investments at the end of the accounting period in accordance with

Investment in equity instruments of other entities

Investments in equity instruments of other entities represent investments in equity instruments but the Company does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are stated at cost less provisions for impairments in investment.

3. Recognition of receivables

The classification of receivables as trade receivables and other receivables is based on following principles:

- **Trade receivables:** Include commercial receivables arising from purchase and sale transactions.
- **Other receivables:** Including non-commercial receivables, unrelated to purchase and sale transactions (such as receivables from loan interests, deposits, distributed dividends and profits; payments on behalf of third parties entitled to receive back; amounts receivables by the entrusted party for export on behalf of the entrusting party; receivables from property lending, fines, compensation, deficient property pending solution, etc.).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

Receivables monitoring

Receivables shall be recorded in detail to original terms and remaining recovery terms as at the reporting date, original currencies and each object. At the financial statements' preparation date, receivables which have remaining recovery terms of less than 12 months or a business cycle are classified as current receivables, receivables which have remaining recovery terms of over 12 months or a business cycle are classified as non - current receivables.

Provision for doubtful debts

Provision for doubtful debts represents the amount of receivables that the Company is not expected to be able to collect at the balance sheet date. An increase or decrease in the provision account balance is recognized in general and administrative expenses during the year.

4. Recognition of inventories

Inventories are stated at the lower of cost and net realizable value. Cost is determined using the specific identification method for property projects, automobiles, motorcycles and weighted average cost for other inventory items and includes all costs incurred in bringing the inventories to their present location and condition. Cost of real estate projects includes land use rights costs, land improvements and construction costs. Net realizable value is the estimated selling price of the inventories, less the estimated costs of completion and selling expenses.

The Company applies the perpetual inventory method accounting for inventory.

The Company's inventory provision is made in accordance with current accounting regulations. Accordingly, the Company is allowed to make allowance for obsolete, damaged, or substandard inventories and in cases where the original cost of inventories is higher than their net realizable value at the end of the accounting period.

5. Recognition of tangible fixed assets**Cost**

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises its purchase price, import takes, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition and location for its intended use. Expenditure incurred after tangible fixed assets have been put into operation, such as repairs, maintenance and overhaul costs, is normally charged to the separate Income Statement in the period in which the costs are incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of an asset beyond its originally assessed standard of performance, the expenditure is capitalized as an additional cost of tangible fixed assets.

Depreciation

Depreciation is calculated using the straight-line method over the estimated useful lives of tangible fixed assets. The

<u>Fixed assets</u>	<u>Useful lives</u>
Buildings, structures	6 - 42 years
Means of transport	6 years
Management equipment	3 - 10 years

6. Recognition of intangible fixed assets

Intangible fixed assets represent the value of computer software that are stated at cost less accumulated amortization.

Software is amortized using the straight-line method over its estimated useful life of 3 years.

7. Recognition of investment properties for lease

Cost

Investment properties include properties invested for lease and properties held for appreciation.

Investment properties are stated at cost less accumulated depreciation

The initial cost of an investment property is the total cost in cash or cash equivalents incurs, or the fair value of any amounts offered in exchange for acquiring the investment property, up to the time of purchase or completion of construction.

Costs related to investment properties incurred after initial recognition are recognized as production and business expenses in the period, unless these costs are likely to cause the investment property to generate more future economic benefits than initially assessed, in which case they are added to the original cost of the investment property.

Depreciation

Investment properties for lease are depreciated using a depreciation policy consistent with that of similar assets owned by the Company. The depreciation period is as follows:

<u>Fixed assets</u>	<u>Useful lives</u>
Land use rights	18 – 50 years
Buildings, structures	5 – 45 years

8. Recognition of prepaid expenses

Prepaid expenses are actual expenses that have been incurred and related to the business performance of many

Prepaid expenses mainly include the value of tools, equipment, office repair costs, etc. and other costs incurred during the Company's business operations and are considered to be able to bring future economic benefits to the Company. These costs are allocated to the Income Statement using the straight-line method, based on the Company's estimated useful lives or cost recovery period.

Prepaid expenses are recorded in detail by original term. At the time of preparing the Financial Statements, prepaid expenses with a period of no more than 12 months or one business cycle from the time of prepayment are classified as short-term prepaid expenses, prepaid expenses with period of more than 12 months or more than one business cycle from the time of prepayment is recorded as long-term prepayment expenses.

9. Recognition of payables

Payables are stated at cost. The classification of payables as trade payable and other payable follows the following

- **Trade payables:** Include commercial payables arisen from purchases of goods, services or assets.

- **Other payables:** Include non-commercial, or unrelated to transactions of purchase, sale, provision of good and service (such as interest, dividends and profit payable, financial investment expenses; payable on behalf of a third party; payable due to borrowing property, fines, compensation, excess property pending settlement; Payables on social insurance, health insurance, unemployment insurance, union funds, etc).

Payables monitoring

Payables shall be specially recorded to original terms and remaining repayment terms as at the reporting date, original currencies and each object. At Financial Statement's preparation date, payables that have remaining repayment terms of less than 12 months or a business cycle are classified as current payables, payables that have remaining repayment terms of over 12 months or a business cycle are classified as non-current payables.

Payables are not recognised less than amount to be paid.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

10. Recognition and capitalization borrowing costs

Loans and finance lease liabilities shall be specially recorded to each object, terms, original currencies. As at the financial statement's preparation date, loans and finance lease liabilities that have remaining repayment terms of less than 12 months or a business cycle are classified as short-term loans and finance lease liabilities, ones that have remaining repayment terms of over 12 months or a business cycle are classified as long-term loans and finance lease liabilities.

11. Recognition and capitalization borrowing costs***Recognition of borrowing costs***

Borrowing costs include interest expenses and expenses directly attributable to the loans (such as appraisal costs,

Borrowing costs are recognized as financial expenses during the year as incurred (except capitalization cases according to regulations in Vietnamese Accounting Standards No. 16 "Borrowing costs").

12. Recognition of accrued expenses

Accrued expenses are those already recorded in operating expenses in the year but not actually paid at the end of year to ensure the matching principle between revenue and expenses. Accrued expenses are recognized based on reasonable estimates of amounts payable for used goods and services, including: Interest expenses, study tour and training costs, professional service fees, land rent, etc.

Basis of determining accrued expenses

- *Accrued interest expense in case of loan with deferred interest payment:* Based on principal balance, term, and

13. Recognition of owner's equity***a) Recognition of owner's equity, share premium, other capital of owner***

Contributed capital: Reflects actual contributions of shareholders.

Share premium: Is recorded as the difference between the issue price and the par value of shares upon first, additional issuance, the difference between the reissue price and the book value of treasury shares and the equity component of convertible bonds at maturity. Direct costs related to the additional issuance of shares and re-issuance of treasury shares are recorded as a decrease in share premiums.

Other owner's capital: Is the business capital formed by supplementing from business results or by being given, donated, sponsored, or revaluation of assets.

b) Redemption and re-issuance of common shares (treasury shares)

Treasury shares are recognized for the repurchase of odd shares arising from the issuance of shares to pay dividends, or the issuance of shares from equity according to the approved issuance plan, or the repurchase of odd-lot of shares at the request of shareholders. Fractional shares are shares representing the equity capital formed by pooling fractional shares distributed proportionally to investors. In all other cases, when repurchasing shares previously recognized as equity, the par value of the repurchased shares must be deducted from the share capital. The difference between the par value of the repurchased shares and the settlement amount, including directly attributable costs, less taxes, is recognized in the share premium.

c) Recognition of retained earnings

Retained earnings reflect the business results (profit and loss) after Corporate Income Tax and the distribution of profits or loss settlement of the Company. Retained Earnings are tracked in detail according to the business results of each financial year (previous year, this year), and tracked in detail according to each content of profit distribution (appropriation of funds, supplementing the owner's investment capital, paying dividends and profits to shareholders, to investors).

14. Recognition of revenue

Revenue from sale of goods

Sales of goods are recognized in the separate Income Statement when the significant risks and rewards of ownership of the products or goods have transferred to the buyer. Revenue is not recognized if there are material uncertainties related to the recoverability of the receivables or to the possibility of sales returns. Sales revenue is recognized at the net amount after deducting the discount amount stated on the sales invoice.

Revenue from rendering of services

Revenue from rendering of services is recognized in a separate Income Statement based on the percentage of completion of the transaction at the end of the accounting period. The percentage of completion is assessed based on a survey of the work performed. Revenue is not recognized if there are material uncertainties relating to the recoverability of receivables.

Revenue from lease

Revenue from asset for lease under operating leases contract is recognized in the separate Income Statement on a straight-line basis over the term of the lease contract. Lease incentives are recognized as an integral part of total lease

15. Financial income

Financial income includes: Interest income, dividends and profits and income from disposal of financial investments.

Interest income: Recorded on the basis of time and actual interest rate for each period, unless the collectability of

Dividends and profits distributed: Recorded when the Company is entitled to receive dividends or profits from capital contributions. Dividends received in shares are not recorded in income but only the increased quantity is

Income from disposal of financial investments: Is recognized when the majority of risks and rewards of ownership of the investment are transferred to the buyer. The majority of risks and rewards of ownership are only transferred to the buyer upon completion of the purchase and sale transaction (for listed securities) or completion of the asset transfer contract (for unlisted securities). This income is determined as the difference between the selling price and the cost of the investment.

16. Cost of goods sold

Cost of goods sold is recognized on the principle of matching with revenue.

17. Financial expenses

Financial expenses include expenses or losses related to financial investments, borrowing costs. Interest expense (including accruals) of the reporting period is fully recognized in the year.

18. Selling and General & administrative expenses

Selling expenses: Selling expenses include actual expenses incurred salary in the process of selling products, goods, and providing services, including salaries and wages of sales staff (allowances, etc.); social insurance, health insurance, trade union fee, unemployment insurance of sales staff; cost of raw materials, tools and equipment, depreciation of fixed assets in service of sales; product advertising costs, promotional costs, costs of preservation, packaging, transportation

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

General & administrative expenses: General & administrative expenses include expenses for salaries of employees of the business management department (salaries, wages, allowances, etc.); social insurance, health insurance, trade union funding, unemployment insurance of enterprise management staff; cost of office materials, labor tools, depreciation of fixed assets used for enterprise management; land rent, license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, etc.); other monetary expenses (hospitality, customer conference, etc.).

19. Related parties

Parties are considered to be related parties of the Company and its subsidiaries if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial decisions and operations, or where the Company and its subsidiaries and the other party are subject to common control or significant influence. Related parties can be companies or individuals, including close family members of individuals considered to be related.

In considering any related party relationship, the nature of the relationship prevails the legal form.

Transactions and balances with related parties during the period are presented in Note VII.2.

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

	<u>Closing balance</u>	<u>Opening balance</u>
Cash on hand	105,122,235	270,794,662
Cash at bank	23,376,608,105	55,805,927,096
Total	23,481,730,340	56,076,721,758
Cash equivalents	-	-
Total cash and cash equivalents	23,481,730,340	56,076,721,758

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

	Quantity	Closing balance		Fair value	Quantity	Opening balance		Fair value
		Cost	Provision			Cost	Provision	
2. Financial investments								
2.1 Trading securities								
Listed securities								
Ho Chi Minh City Electricity Power Trading Investment Corporation	1,350,000	13,500,000,000	(8,910,000,000)	4,590,000,000	1,350,000	13,500,000,000	(8,259,545,455)	5,130,000,000
Unlisted securities								
Ben Thanh - Non Nuoc Resort Corporation	1,477,294	14,772,940,000	(9,274,117,828) (*)		1,477,294	14,772,940,000	(8,910,868,283) (*)	
Total		28,272,940,000	(18,184,117,828)			28,272,940,000	(17,170,413,738)	

(*) The Company has not determined the fair value because these investments have not been listed on the market. Vietnamese Accounting Policies and Vietnamese Accounting Standards do not provide guidance on how to calculate fair value using valuation techniques. The fair value of these investments may differ from the carrying amount.

	Closing balance	Opening balance
2.2 Receivables from short-term loans		
Receivables from short-term loans from third parties	459,000,000,000	2,500,000,000
Company 1 (*)	-	2,500,000,000
Company 2	459,000,000,000	-
Receivables from short-term loans from related parties	74,605,000,000	14,560,000,000
(refer to Note VII.2)		
Total	533,605,000,000	17,060,000,000

(*) The entity as at December 31, 2025 is a related party.

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

2.3	Investment in subsidiaries	NO	Name	Closing balance			Opening balance		
				Cost	Provision	Fair value	Cost	Provision	Fair value
1	Savico Danang Corporation		39,942,000,000	-	39,942,000,000	39,942,000,000	-	39,942,000,000	
2	Da Nang Son Tra Corporation		96,320,000,000	(9,399,402,060)	86,920,597,940	96,320,000,000	(8,244,860,230)	88,075,139,770	
3	Binh Duong New City Automobile Service Joint Stock Company		15,393,000,000	-	15,393,000,000	15,393,000,000	-	15,393,000,000	
4	Vinh Thinh Vehicles and Specialized Equipment Company Limited		-	-	-	11,000,000,000	(1,472,903,442)	9,527,096,558	
5	Nam Song Hau Auto Joint Stock Company		25,500,000,000	-	25,500,000,000	25,500,000,000	-	25,500,000,000	
6	Lam Dong Auto Company Limited		14,344,750,000	-	14,344,750,000	13,000,000,000	-	13,000,000,000	
7	Au Viet Automobile Joint Stock Company		20,010,000,000	(3,439,275,963)	16,570,724,037	20,010,000,000	(2,589,539,029)	17,420,460,971	
8	Ba Ria Vung Tau Automobile Joint Stock Company		-	-	-	15,300,000,000	(531,193,140)	14,768,806,860	
9	Dong Hiep Automobile Trading and Service Company Limited		15,836,363,636	(15,836,363,636)	-	15,836,363,636	(15,836,363,636)	-	
10	OTOS Joint Stock Company		11,563,640,000	(11,133,760,497)	429,879,503	11,563,640,000	(11,141,320,656)	422,319,344	
11	Saigon Cuu Long Automobile Corporation		12,100,000,000	-	12,100,000,000	10,100,000,000	-	10,100,000,000	
12	Saigon Automobile Service Joint Stock Company		45,802,251,520	-	45,802,251,520	44,763,000,000	-	44,763,000,000	
13	Southwest Star Auto Joint Stock Company		42,939,600,000	-	42,939,600,000	42,939,600,000	-	42,939,600,000	
14	Savico Hanoi Corporation		56,000,000,000	-	56,000,000,000	56,000,000,000	-	56,000,000,000	
15	Saigon Star Joint Stock Company		13,138,155,000	-	13,138,155,000	13,138,155,000	-	13,138,155,000	
16	Savico Southern Investment and Development Joint Stock Company		12,630,000,000	(54,098,286)	12,575,901,714	12,630,000,000	(36,224,491)	12,593,775,509	
17	Saigon Northwest Automobile Joint Stock Company		39,960,000,000	(7,590,753,680)	32,369,246,320	39,960,000,000	(11,092,636,113)	28,867,363,887	
18	Toyota Can Tho Company Limited		66,408,413,918	-	66,408,413,918	66,408,413,918	-	66,408,413,918	
19	Toyota Giai Phong Company Limited		67,746,721,240	-	67,746,721,240	56,554,698,360	-	56,554,698,360	
20	Tasco Auto North Saigon Joint Stock Company		32,350,000,000	(18,412,947,859)	13,937,052,141	18,000,000,000	-	18,000,000,000	
21	Saigon Service Trading Limited Company		-	-	-	7,102,684,814	-	7,102,684,814	
22	Savico Investment Company Limited		151,600,000,000	(5,795,000,000)	145,805,000,000	151,600,000,000	-	151,600,000,000	
23	Toyota Ly Thuong Kiet Company Limited		16,925,119,945	-	16,925,119,945	16,925,119,945	-	-	
24	Ben Thanh Auto Joint Stock Company		8,091,000,000	-	8,091,000,000	-	-	-	
25	Binh Thuan Auto Service Joint Stock Company		2,484,000,000	-	2,484,000,000	-	-	-	

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

NO	Name	Closing balance		Opening balance			
		Cost	Provision	Fair value	Cost	Provision	Fair value
26	Tasco Auto Retail Company Limited	720,000,000,000	(69,706,284,692)	650,293,715,308	-	-	-
27	Saigon Long An Auto Joint Stock Company	12,600,000,000	-	12,600,000,000	-	-	-
	Total	1,539,685,015,259	(141,367,886,673)	1,398,317,128,586	799,986,675,673	(50,945,040,737)	732,116,514,991

2.4 Investments in joint ventures and associates

NO	Name	Closing balance		Opening balance			
		Cost	Provision	Fair value	Cost	Provision	Fair value
1	Bac Au Automobile Corporation	19,200,000,000	-	19,200,000,000	19,200,000,000	-	19,200,000,000
2	Toyota East Saigon Joint Stock Company	-	-	-	29,106,059,000	-	29,106,059,000
3	Future Knowledge Investment Joint Stock Company	37,703,000,000	-	37,703,000,000	37,703,000,000	-	37,703,000,000
	Total	56,903,000,000	-	56,903,000,000	86,009,059,000	-	86,009,059,000

The significant transactions and balances between the Company, its subsidiaries and associates are presented in Note VII.2

2.5 Investment in other entities

NO	Name	Closing balance		Opening balance			
		Cost	Provision	Fair value	Cost	Provision	Fair value
1	Pacific Construction Investment and Commercial Joint Stock Company	14,000,000,000	-	14,000,000,000	14,000,000,000	-	14,000,000,000
2	Global Insurance Company	6,300,000,000	-	6,300,000,000	6,300,000,000	-	6,300,000,000
	Total	20,300,000,000	-	20,300,000,000	20,300,000,000	-	20,300,000,000

The Company has not yet assessed the fair value of long-term financial investments at the end of the accounting period because current regulations do not provide specific guidance on determining the fair value of financial investments. The fair value of investments is presented at book value.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

3. Trade receivables**3.1 Current trade receivables**

	<u>Closing balance</u>	<u>Opening balance</u>
Customer 1	6,491,908,685	-
Customer 2	3,171,205,088	3,171,205,088
Customer 3	2,257,000,000	2,257,000,000
Other customers	9,491,831,649	7,321,711,890
Total	<u>21,411,945,422</u>	<u>12,749,916,978</u>

In which:**Trade receivables from related parties****6,890,242,073****828,231,704***Presented in Note VII.2***3.2 Non-current trade receivables**

	<u>Closing balance</u>	<u>Opening balance</u>
Customer 1	6,250,000,000	6,250,000,000
Total	<u>6,250,000,000</u>	<u>6,250,000,000</u>

4. Other receivables**4.1 Other current receivables**

	<u>Closing balance</u>	<u>Opening balance</u>
Dividend receivables	19,200,000,000	19,200,000,000
Advance	3,115,134,430	6,664,400,005
Receivables on loan interest	14,229,443,425	-
Other current receivables	52,678,212,314	8,826,583,823
Total	<u>89,222,790,169</u>	<u>34,690,983,828</u>

In which:**Other trade receivables from related parties****30,432,844,214****27,643,597,254***Presented in Note VII.2***4.2 Other non-current receivables**

	<u>Closing balance</u>	<u>Opening balance</u>
Capital contribution in business cooperation contracts of real estate projects (*)	6,906,586,812	126,299,162,769
Deposit	27,037,418,954	27,649,702,954
Other non-current receivables	6,065,621,247	6,065,621,247
Total	<u>40,009,627,013</u>	<u>160,014,486,970</u>

In which:**Other non-current trade receivables from related****-****-***Presented in Note VII.2*

(*) Reflects capital contribution in real estate business cooperation contracts. Income arising from these contracts is recorded in the Income Statement according to the contracts between the parties.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

5. Provision for doubtful debts

5.1 Current

	Closing balance		Opening balance	
	Cost	Recoverable value	Cost	Recoverable value
Customer 2	3,171,205,088	-	3,171,205,088	-
Customer 3	2,257,000,000	-	2,257,000,000	-
Customer 4	5,060,000,000	-	-	-
Other customers	3,251,435,890	-	3,568,854,720	529,031,383
Total	13,739,640,978	-	8,997,059,808	529,031,383

5.2 Non-current

	Closing balance		Opening balance	
	Cost	Recoverable value	Cost	Recoverable value
Office Building and Titco Plaza Project	1,835,031,826	-	1,835,031,826	-
Total	1,835,031,826	-	1,835,031,826	-

The recoverable amount of receivables is determined by cost less the provision for doubtful debts.

6. Inventories

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
Raw materials	33,673,442	-	52,829,431	-
Work in progress (*)	70,651,017,251	-	70,507,354,613	-
Merchandise	1,299,999	-	23,543,324	-
Total	70,685,990,692	-	70,583,727,368	-

(*) Details of work in progress are as follows:

	Closing balance	Opening balance
Nam Cau Cam Le Residential Area Project	69,535,685,349	69,392,022,711
Tam Binh - Hiep Binh Phuoc Residential Area Project	1,115,331,902	1,115,331,902
Total	70,651,017,251	70,507,354,613

7. Prepaid expenses

7.1 Short-term prepaid expenses

	Closing balance	Opening balance
Insurance costs	266,178,987	-
Tools and supplies	31,132,719	-
Other short-term prepaid expenses	13,941,670	110,555,016
Total	311,253,376	110,555,016

7.2 Long-term prepaid expenses

	Closing balance	Opening balance
Property repair costs	296,815,455	658,035,017
Other long-term prepaid expenses	70,145,845	-
Total	366,961,300	658,035,017

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

8. Tangible fixed assets

	Buildings, structures	Means of transport	Management equipment	Total
Cost				
Jan 01, 2025	18,528,264,530	8,685,227,343	2,430,142,880	29,643,634,753
Purchase in the year	-	1,560,854,545	-	1,560,854,545
Dec 31, 2025	18,528,264,530	10,246,081,888	2,430,142,880	31,204,489,298
Accumulated depreciation				
Jan 01, 2025	8,667,448,994	3,763,730,797	2,057,030,463	14,488,210,254
Depreciation	1,661,994,708	1,496,314,590	192,691,147	3,351,000,445
Dec 31, 2025	10,329,443,702	5,260,045,387	2,249,721,610	17,839,210,699
Carrying amount				
Jan 01, 2025	9,860,815,536	4,921,496,546	373,112,417	15,155,424,499
Dec 31, 2025	8,198,820,828	4,986,036,501	180,421,270	13,365,278,599

In which:

The cost of tangible fixed assets that have been fully depreciated but are still in use as at December 31, 2025 is: VND 3,579,044,778 (as at December 31, 2024: VND 3,078,969,778).

The carrying amount of tangible fixed assets used as collateral to secure borrowings as at December 31, 2025 is: VND 0 (as at December 31, 2024: VND 0)

9. Intangible fixed assets

	Computer software
Cost	
Jan 01, 2025	1,099,500,000
Purchase in the year	300,000,000
Dec 31, 2025	1,399,500,000
Accumulated amortization	
Jan 01, 2025	1,099,500,000
Amortization in the year	14,999,999
Dec 31, 2025	1,114,499,999
Carrying value	
Jan 01, 2025	-
Dec 31, 2025	285,000,001

The cost of intangible fixed asset fully amortized but still in use as at December 31, 2025 is: VND 1,099,500,000 (as at December 31, 2024: VND 1,099,500,000).

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

10. Investment properties	Indefinite land use rights	Definite land use rights	Buildings, structures	Other assets	Total
COST					
Opening balance	5,107,878,273	-	151,032,214,818	-	156,140,093,091
Increase due to consolidation	-	-	-	-	-
New purchases during the year	-	-	-	-	-
Other increases	-	57,543,338,423	-	-	57,543,338,423
Transfer from owner's fixed assets to investment properties	-	-	-	-	-
Disposal	-	-	-	-	-
Closing balance	5,107,878,273	57,543,338,423	151,032,214,818	-	213,683,431,514
ACCUMULATED DEPRECIATION					
Opening balance	-	-	53,150,902,157	-	53,150,902,157
Increase due to consolidation	-	-	-	-	-
Depreciation	-	1,438,583,461	2,763,316,320	-	4,201,899,781
Transfer from owner's fixed assets to investment properties	-	-	-	-	-
Disposal	-	-	-	-	-
Closing balance	-	1,438,583,461	55,914,218,477	-	57,352,801,938
CARRYING AMOUNT					
Opening balance	5,107,878,273	-	97,881,312,661	-	102,989,190,934
Closing balance	5,107,878,273	56,104,754,962	95,117,996,341	-	156,330,629,576

The cost of investment properties that have been fully depreciated but are still in use as at December 31, 2025 is:

The cost of investment properties that have been fully depreciated but are still in use as at December 31, 2024 is:

The carrying value of the investment property collateral to the bank to secure the Company's loan as at December 31, 2025 is:

The carrying value of the investment property collateral to the bank to secure the Company's loan as at December 31, 2024 is:

VND 11,163,758,867
VND 11,163,758,867
VND 56,104,754,962
VND 0

According to Vietnamese Accounting Standard No. 05 - Investment Properties, the fair value of investment properties as at December 31, 2025, should be presented. However, the Company has not yet determined this fair value, therefore the fair value of investment properties as at December 31, 2025, has not been presented in the Notes to the separate Financial Statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

11. Construction in progress

Major construction works in progress:

	<u>Closing balance</u>	<u>Opening balance</u>
Project 104 Pho Quang	267,400,650,953	267,400,650,953
Other works	894,042,981	484,542,981
Total	<u>268,294,693,934</u>	<u>267,885,193,934</u>

12. Prepayments from customers

	<u>Closing balance</u>	<u>Opening balance</u>
Customer 5	4,000,000,000	4,000,000,000
Customer 6	3,000,000,000	3,000,000,000
Other customers	1,197,245,520	227,735,273
Total	<u>8,197,245,520</u>	<u>7,227,735,273</u>

Prepayments from customers who are related parties

Presented in Note VII.2

<u>741,947,285</u>	<u>-</u>
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SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

13. Statutory obligations	Opening balance		Payable amount in the year	Paid amount in the year	Closing balance	
	Receivables	Payables			Receivables	Payables
Value Added Tax	506,862,206	-	4,623,642,449	3,168,083,770	-	948,696,473
Corporate Income Tax	502,405,794	-	99,255,352,545	-	-	98,752,946,751
Personal income tax	103,987,542	433,718,520	3,125,410,538	2,967,041,721	-	488,099,795
Other tax	-	-	3,707,819,366	3,707,819,366	-	-
Total	1,113,255,542	433,718,520	110,712,224,898	9,842,944,857	-	100,189,743,019

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

14. Current accrued expenses

	<u>Closing balance</u>	<u>Opening balance</u>
Interest expenses	4,147,491,175	-
Study tour and training costs	3,370,017,020	3,370,017,020
Land rent	894,466,560	756,856,320
Electricity	453,876,281	-
Professional service fees	236,000,000	236,000,000
Other current accrued expenses	109,897,605	24,820,000
Total	<u>9,211,748,641</u>	<u>4,387,693,340</u>

15. Other payables**15.1 Other current payables**

	<u>Closing balance</u>	<u>Opening balance</u>
Dividend payable	219,721,520	219,721,520
Operating fund allocation for the Board of Directors and the Board of Supervision	1,974,049,397	2,779,249,397
Remuneration for managers of member units	9,042,641,584	8,482,057,614
Short term deposits received from lease contracts	10,131,150,000	12,641,950,000
Saigon Automobile Service Joint Stock Company	72,732,613,000	-
Toyota Giai Phong Co., Ltd.	17,243,589,000	-
Toyota Ly Thuong Kiet Company Limited	-	14,000,000,000
Other current payables	4,375,057,498	3,648,909,545
Total	<u>115,718,821,999</u>	<u>41,771,888,076</u>

In which:

Other current payables to related parties (presented in Note VII.2)	<u>89,976,202,000</u>	<u>14,000,000,000</u>
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15.2 Other non-current payables

	<u>Closing balance</u>	<u>Opening balance</u>
Capital contribution received from partners of business cooperation contract	347,151,845,867	347,151,845,867
Long term deposits received from lease contracts	21,580,090,993	13,973,245,590
Return on capital contribution received from partners of business cooperation contract	24,239,513,834	24,239,513,834
Other non-current payables	600,000,000	600,000,000
Total	<u>393,571,450,694</u>	<u>385,964,605,291</u>

In which:

Other non-current payables to related parties (presented in Note VII.2)	<u>7,488,167,600</u>	<u>6,501,367,600</u>
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SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

	Opening balance		In the year		Closing balance	
	Value	Repayable value	Increase in the year	Decrease in the year	Value	Repayable value
16. Borrowings and finance lease liabilities						
16.1 Short-term borrowings and finance lease liabilities						
<i>Short-term borrowings</i>						
Vietnam Foreign Trade Commercial Bank - Ho Chi Minh City Branch (*)	48,504,362,859	48,504,362,859	18,207,938,616	58,973,088,447	7,739,213,028	7,739,213,028
Joint Stock Commercial Bank for Investment and Development of Vietnam	-	-	2,883,991,579	2,883,991,579	-	-
Current portion of long-term borrowings	-	-	19,683,960,000	-	19,683,960,000	19,683,960,000
Vietnam Commercial and Industrial Bank - Branch 10	-	-	19,683,960,000	-	19,683,960,000	19,683,960,000
Total	48,504,362,859	48,504,362,859	37,891,898,616	58,973,088,447	27,423,173,028	27,423,173,028

(*) The borrowing from Vietnam Foreign Trade Commercial Bank - Ho Chi Minh City Branch is under Credit Agreement No. 20/97898/25-DN1/N-CTD dated March 24, 2025, with a credit limit of VND 50,000,000,000 a term of 12 months from the date of signing this Agreement, and an interest rate of 4.6%.

	Opening balance		In the year		Closing balance	
	Value	Repayable value	Increase in the year	Decrease in the year	Value	Repayable value
16.2 Long-term borrowings and finance lease liabilities						
Vietnam Commercial and Industrial Bank - Branch 10 (**)	-	-	492,099,000,000	19,683,960,000	472,415,040,000	472,415,040,000
Total	-	-	492,099,000,000	19,683,960,000	472,415,040,000	472,415,040,000

(**) The borrowing from Vietnam Commercial and Industrial Bank - Branch 10, under Investment Project borrowing Agreement No. 49/2025-HDCVDADT/NHCT940-SAVICO dated August 14, 2025, has a credit limit of VND 500,000,000,000; a term of 120 months from the date of signing the contract; the purpose is to contribute capital to Tasco Auto Retail Co., Ltd. to invest in a chain of 49 automobile showrooms; interest rate of 8.5%/year, with a preferential interest rate of 8.3%/year for the first year from the date of disbursement. The company uses investment property as collateral for the borrowing, with the value explained in V.10.

SAIGON GENERAL SERVICE CORPORATION
NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)
For the fiscal year ended December 31, 2025

17. Owner's equity									
17.1 Changes in owner's equity	Content	Share capital	Share premium	Treasury shares	Investment and development fund	Retained earnings	Total		
<i>For the fiscal year ended December 31, 2024</i>									
As at January 01, 2024		666,305,640,000	4,597,348,871	(361,306,726)	24,938,303,806	385,650,345,488	1,081,130,331,439		
Profit for the year		-	-	-	-	83,458,851,071	83,458,851,071		
Dividend payment		-	-	-	-	(66,620,064,000)	(66,620,064,000)		
As at December 31, 2024		<u>666,305,640,000</u>	<u>4,597,348,871</u>	<u>(361,306,726)</u>	<u>24,938,303,806</u>	<u>402,489,132,559</u>	<u>1,097,969,118,510</u>		
<i>For the fiscal year ended December 31, 2025</i>									
As at January 01, 2025		666,305,640,000	4,597,348,871	(361,306,726)	24,938,303,806	402,489,132,559	1,097,969,118,510		
Capital increase (*)		266,477,250,000	-	-	-	-	266,477,250,000		
Profit for the year		-	-	-	-	453,944,869,728	453,944,869,728		
Dividend payment (*)		-	-	-	-	(266,477,250,000)	(266,477,250,000)		
As at December 31, 2025		<u>932,782,890,000</u>	<u>4,597,348,871</u>	<u>(361,306,726)</u>	<u>24,938,303,806</u>	<u>589,956,752,287</u>	<u>1,551,913,988,238</u>		

(*) The company's dividend distributed in shares was approved according to Resolution No.01/2025/NQ-ĐHĐCĐ of the Annual General Meeting of Shareholders dated May 16, 2025.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

17.2 Details of owner's equity

	Closing balance		Opening balance	
	VND	%	VND	%
Shareholders' equity	932,782,890,000	99.99%	666,200,640,000	99.98%
Total	932,782,890,000	99.99%	666,200,640,000	99.98%
Treasury shares	105,000,000	0.01%	105,000,000	0.02%
Total	932,887,890,000	100.00%	666,305,640,000	100.00%

17.3 Capital transactions with owners and dividend, profit distribution

	Current year	Previous year
Contributed capital		
+ At the beginning of the year	666,305,640,000	666,305,640,000
+ Increase in the year	266,477,250,000	-
+ Decrease in the year	-	-
+ At the end of year	932,782,890,000	666,305,640,000
Dividends and profits distributed	266,477,250,000	66,620,064,000

17.4 Shares

	Closing balance	Opening balance
Authorized shares	93,278,289	66,630,564
Issued shares	93,278,289	66,630,564
- Common shares	93,278,289	66,630,564
- Preference shares	-	-
Repurchased shares	10,500	10,500
- Common shares	10,500	10,500
- Preference shares	-	-
Outstanding shares	93,267,789	66,620,064
- Common shares	93,267,789	66,620,064
- Preference shares	-	-

Par value of outstanding shares: VND 10,000/share

18. Operating lease assets

	Closing balance	Opening balance
The total future minimum lease payments under irrevocable operating leases over the following terms:		
1 year or less	17,980,721,324	16,950,789,927
From year 2 to year 5	53,447,441,455	63,146,396,073
Over 5 years	95,046,087,273	84,902,306,967
Total	166,474,250,051	164,999,492,967

VI. ADDITIONAL INFORMATION FOR ITEMS IN THE SEPARATE INCOME STATEMENT

1. Revenue from sales of goods and rendering of services

	<u>Current year</u>	<u>Previous year</u>
Lease revenue	101,244,350,617	89,058,160,465
Sales revenue	6,766,257,567	5,367,929,047
Total	<u>108,010,608,184</u>	<u>94,426,089,512</u>
In which:		
<i>Revenue from related parties</i>	<i><u>16,390,342,478</u></i>	<i><u>6,004,181,963</u></i>

Refer to Note VII.2

2. Revenue deductions

	<u>Current year</u>	<u>Previous year</u>
Returned goods	70,776,150,376	-
Total	<u>70,776,150,376</u>	<u>-</u>

3. Cost of goods sold

	<u>Current year</u>	<u>Previous year</u>
Cost of lease	48,146,451,306	31,529,509,697
Cost of goods sold	2,962,759,540	2,751,370,142
Cost of goods sold returned	(57,543,338,423)	-
Total	<u>(6,434,127,577)</u>	<u>34,280,879,839</u>

4. Financial income

	<u>Current year</u>	<u>Previous year</u>
Dividend, profit received	57,557,150,536	100,021,334,568
Interest income	17,631,962,629	1,033,048,568
Profit from project transfer (*)	544,985,365,333	-
Profits from disposal of long-term financial investments	65,065,888,210	-
Other financial income	-	1,173,255,418
Total	<u>685,240,366,708</u>	<u>102,227,638,554</u>

Revenue from related parties

61,802,201,631 *98,889,003,684*

Refer to Note VII.2

(*) Profit arising from the transfer of the value of the Company's capital contributions in Business Cooperation Agreements.

5. Financial expenses

	<u>Current year</u>	<u>Previous year</u>
Interest expenses	20,732,175,212	534,726,493
Loss from liquidation of financial investments	12,262,846,458	1,019,169,195
Provision/Reversal for impairment of investments	101,419,447,807	4,415,019,213
Total	<u>134,414,469,477</u>	<u>5,968,914,901</u>

6. Selling expenses

	<u>Current year</u>	<u>Previous year</u>
Interest expenses	563,741,056	412,200,858
Outsourced service expenses	626,813,710	873,609,333
Total	<u>1,190,554,766</u>	<u>1,285,810,191</u>

7. General and Administrative expenses

	<u>Current year</u>	<u>Previous year</u>
Administrative employee costs	26,602,827,243	28,772,611,973
Depreciation costs of fixed assets	1,686,747,732	1,800,039,890
Provision	211,612,553	2,633,812,496
Outsourced services expenses	6,999,068,097	27,035,947,056
Other expenses	4,682,982,210	8,022,989,385
Total	<u>40,183,237,835</u>	<u>68,292,945,780</u>

8. Current corporate income tax expense

	<u>Current year</u>	<u>Previous year</u>
Current corporate income tax expense	99,255,352,545	-
Adjusting corporate income tax expenses from previous years into current income tax expenses of current year.	-	-
Total	<u>99,255,352,545</u>	<u>-</u>

The current corporate income tax payable is determined based on the taxable income of the current year. The Company's taxable income differs from the income reported in the separate Income Statement because taxable income excludes taxable income or expenses deductible for tax purposes in other years, and also excludes items that are not taxable or not deductible for tax purposes. The Company's current corporate income tax payable is calculated at the tax rate in effect at the end of the fiscal year.

Details of the Company's current corporate income tax expenses during the year are as follows:

	<u>Current year</u>	<u>Previous year</u>
Net profit/(losses) before tax	553,200,222,273	83,443,673,616
<u>Adjustments to increase/(decrease) accounting profit/(loss)</u>	<u>(56,923,459,546)</u>	<u>(100,021,334,568)</u>
<u>Adjustments to increase</u>	633,690,990	-
Unrealized exchange rate differences from the previous year	-	-
Non-deductible	633,690,990	-
Interest expense excluded	-	-
<u>Adjustments to decrease</u>	<u>(57,557,150,536)</u>	<u>(100,021,334,568)</u>
Dividend, profit received	(57,557,150,536)	(100,021,334,568)
Interest expense carried forward.	-	-
Pre-tax adjusted profit/(loss) excluding previous year's loss	496,276,762,727	(16,577,660,952)
Tax rate	20%	20%
Current year's estimated CIT payable	<u>99,255,352,545</u>	<u>-</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

9. Operating expenses

	<u>Current year</u>	<u>Previous year</u>
Cost of raw materials, tools	511,709,221	602,900,374
Labor cost	28,521,475,787	30,688,801,979
Depreciation costs of fixed assets	7,567,900,225	6,242,608,922
Provision	211,612,553	2,633,812,496
Outsourced services expenses	45,949,892,713	51,821,229,367
Other monetary expenses	6,901,316,046	9,235,841,842
Total	<u>89,663,906,545</u>	<u>101,225,194,980</u>

VII. OTHER INFORMATION

1. Subsequent events after balance sheet date

In the opinion of the Board of Management, in all material respects, there are no unusual events occurring after the balance sheet date that affect the financial position and operations of the Company that require adjustment or presentation in the separate Financial Statements for the fiscal year December 31, 2025.

2. Transactions with related parties

A party is considered as related party if it can control including parent company, subsidiaries have significant effects on financial or business decisions of the other party. Related parties comprise enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company. Associates and individuals owning, directly or indirectly, an interest in the voting right of the Company and its subsidiaries that gives them significant influence over the enterprise, key management personnel, including General Director, offices of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

2.1 Remuneration, salary of Board of Directors, General Director and Board of Supervision

During the year, the Company paid remuneration and salaries to members of the Board of Directors, the Board of Management and the Board of Supervision, Chief Accountant of the Company as follows:

<u>Full name</u>	<u>Title</u>	<u>Remuneration, salary</u>
Ngo Duc Vu	Chairman of BoD	350,000,000
Nguyen Hai Ha	Member of BoD, General Director	1,677,572,000
Ngo Van Danh	Member of BoD, Deputy General Director	1,212,000,000
Nguyen Van Oanh	Member of BoD	320,000,000
Tran Hai Anh	Deputy General Director (Dismissed on September 11, 2025)	750,000,000
Nguyen Thanh Toai	Deputy General Director (Appointed on September 11, 2025)	385,500,000
Tran Thai Son	Chief Accountant (Appointed from March 18, 2025)	720,000,000
Tran Thi Linh	Chief Accountant (To March 17, 2025)	135,000,000
Ben Thanh Group	The organization has a representative who is a member of the Board of Supervision.	798,000,000
Total		<u>6,348,072,000</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS *(continued)**For the fiscal year ended December 31, 2025***2.2 Other related parties**

List of related parties with major transactions and balances during the year:

Related parties	Relationship
Saigon Automobile Service Joint Stock Company	Direct subsidiary
Saigon Star Joint Stock Company	Direct subsidiary
OtoS Joint Stock Company	Direct subsidiary
Saigon Northwest Automobile Joint Stock Company	Direct subsidiary
Savico Hanoi Corporation	Direct subsidiary
Toyota Giai Phong Company Limited	Direct subsidiary
Savico Danang Corporation	Direct subsidiary
Da Nang Son Tra Corporation	Direct subsidiary
Vinh Thinh Vehicles and Specialized Equipment Company Limited	Direct subsidiary
Tasco Auto North Saigon Joint Stock Company	Direct subsidiary
Sai Gon Service Trading Limited Company	Direct subsidiary (To September 30, 2025)
Toyota Can Tho Company Limited	Direct subsidiary
Saigon Cuu Long Automobile Corporation	Direct subsidiary
Nam Song Hau Automobile Joint Stock Company	Direct subsidiary
Ba Ria Vung Tau Automobile Joint Stock Company	Direct subsidiary (To December 31, 2025)
Auto Dong Hiep Trading and Service Company Limited	Direct subsidiary
Binh Duong New City Automobile Service Joint Stock Company	Direct subsidiary
Lam Dong Automobile Company Limited	Direct subsidiary
Savico Southern Investment and Development Joint Stock Company	Direct subsidiary
Au Viet Automobile Joint Stock Company	Direct subsidiary
Southwest Star Automobile Joint Stock Company	Direct subsidiary
New Energy Automobile Joint Stock Company	Direct subsidiary
Savico Investment Company Limited	Direct subsidiary
Tasco Auto Retail Limited Company	Direct subsidiary
Ben Thanh Automobile Corporation	Indirect subsidiary
Can Tho Automobile Saigon Service Trading Investment Joint Stock Company	Indirect subsidiary
FX Auto Company Limited	Indirect subsidiary
Tan Phu Automobile Trading Service Investment Joint Stock Company	Indirect subsidiary
Toyota Long Bien Company Limited	Indirect subsidiary
Hai Duong Automobile Investment and Services Company Limited	Indirect subsidiary
Han River Automobile Corporation	Indirect subsidiary
Binh Dinh Automobile Corporation Company	Indirect subsidiary
Hung Thinh Automobile Joint Stock Company	Indirect subsidiary
Gia Lai Automobile Company Limited	Indirect subsidiary
Kon Tum Automobile Joint Stock Company	Indirect subsidiary
Son Tra Automobile Company Limited	Indirect subsidiary
Dai Thinh Automobile Joint Stock Company	Indirect subsidiary
Toyota Ninh Binh Joint Stock Company	Indirect subsidiary (To December 01, 2025)
Saigon Long An Automobile Joint Stock Company	Indirect subsidiary

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

Related parties	Relationship
Saigon Tay Ninh Automobile Joint Stock Company	Indirect subsidiary
Da Nang Automobile Company Limited	Indirect subsidiary
Quang Nam Automobile Company Limited	Indirect subsidiary
Kien Giang Automobile Investment Trading Service Company Limited	Indirect subsidiary
Truong Chinh Automobile Joint Stock Company	Indirect subsidiary (To November 21, 2025)
Savico New Era Joint Stock Company	Indirect subsidiary
SVC Northern Investment and Development Company Limited	Indirect subsidiary
Carpla Joint Stock Company	Indirect subsidiary
G-lynk Joint Stock Company	Indirect subsidiary
Ben Thanh Tay Ninh Automobile Joint Stock	Indirect subsidiary
Toyota Ly Thuong Kiet Company Limited	Indirect subsidiary
Binh Thuan Automobile Service Joint Stock	Indirect subsidiary
Saigon Phu Lam Automobile Service Trading Investment Joint Stock Company	Indirect subsidiary (To November 21, 2025)
Binh Thuan Automotive Joint Stock Company	Indirect subsidiary
Toyota Tay Ninh Company Limited	Indirect subsidiary
Vietnam Auto Solutions Company Limited	Indirect subsidiary
G-Lynk Saigon Automobile Joint Stock Company	Indirect subsidiary
G-Lynk Hai Duong Joint Stock Company	Indirect subsidiary
Carpla Media Company Limited	Indirect subsidiary
Carpla Car Service Company Limited	Indirect subsidiary
Stargo Company Limited	Indirect subsidiary
The Digital Company Limited	Indirect subsidiary
Carpla Service Southeast Region Company Limited	Indirect subsidiary
G-Lynk Hanoi Company Limited	Indirect subsidiary
AG-25 Company Limited	Indirect subsidiary
Geely An Giang Company Limited	Indirect subsidiary
Tasco Auto Danang Joint Stock Company	Indirect subsidiary
Tasco Auto Saigon Joint Stock Company	Indirect subsidiary
VETC RSA Company Limited	Indirect subsidiary
VETC Auto Parts Company Limited	Indirect subsidiary
VETC Digital Company Limited	Indirect subsidiary
Saigon Far East Service Trading Company Limited	Indirect subsidiary (To March 14, 2025)
Savico Thanh Hoa Company Limited	Indirect subsidiary (To January 30, 2025)
Toyota Hai Duong Company Limited	Indirect subsidiary (To May 12, 2025)
Toyota Chi Linh Company Limited	Indirect subsidiary (To May 12, 2025)
Toyota East Saigon Joint Stock Company	Direct associate (To April 21, 2025)
Bac Au Automobile Corporation	Direct associate
Future Knowledge Investment Joint Stock Company	Direct associate
Saigon Auto Gia Dinh Service Joint Stock Company	Indirect associate (To April 21, 2025)
Bac Au Hanoi Automobile Company Limited	Indirect associate
Dana Joint Stock Company	Indirect associate
Savico Quang Nam Company Limited	Indirect associate
Toyota Binh Thuan Company Limited	Indirect associate

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

Related parties	Relationship
Greenlynk Automotives Joint Stock Company	Indirect associate of Tasco Auto Joint Stock Company
Ben Thanh Group	Major shareholder
Tasco Auto Joint Stock Company	Parent company
Tasco Joint Stock Company	Ultimate Parent company
Tasco Insurance Company Limited	Company in the same group
Bac Au Saigon Automobile Company Limited	Indirect associate
Tasco Auto West Saigon Joint Stock Company	Indirect associate in the Group
Ben Thanh - Non nuoc Resort Corporation	Other related party

Transactions with these related parties during the**Sales and service provided**

	Current year	Previous year
Saigon Automobile Service Joint Stock Company	5,186,379,905	582,901,151
Tasco Auto Joint Stock Company	5,902,454,560	-
Han River Automobile Corporation	1,532,042,080	1,431,049,552
Carpla Joint Stock Company	1,946,430,000	2,717,975,040
Other related parties	1,823,035,933	1,272,256,220
Total	16,390,342,478	6,004,181,963

Goods returned

	Current year	Previous year
Saigon Automobile Service Joint Stock Company	70,776,150,376	-
Total	70,776,150,376	-

Goods, service purchased

	Current year	Previous year
Savico Investment Company Limited	-	2,250,988,051
Tasco Joint Stock Company	1,543,811,225	-
Tasco Auto West Saigon Joint Stock Company	1,406,551,133	-
Other related parties	859,676,722	232,679,294
Total	3,810,039,080	2,483,667,345

Dividends, profit received

	Current year	Previous year
Southwest Star Auto Joint Stock Company	20,999,250,000	-
Toyota Ly Thuong Kiet Company Limited	14,000,000,000	6,300,000,000
Saigon Star Joint Stock Company	8,602,760,000	4,645,490,400
Toyota Giai Phong Company Limited	4,725,342,282	2,042,226,268
Toyota Can Tho Company Limited	4,572,573,254	31,840,000,000
Saigon Automobile Service Joint Stock Company	3,357,225,000	26,857,800,000
Lam Dong Automobile Company Limited	1,300,000,000	520,000,000
Savico Danang Corporation	-	10,210,200,000
Binh Duong New City Automobile Service Joint Stock	-	6,885,000,000
Toyota East Saigon Joint Stock Company	-	6,060,497,000
Nam Song Hau Automobile Joint Stock Company	-	1,530,000,000
Saigon Trading Service Company Limited	-	749,020,900
Total	57,557,150,536	97,640,234,568

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

<i>Short-term loans</i>	Current year	Previous year
G-lynk Joint Stock Company	99,000,000,000	42,000,000,000
Tasco Auto Saigon Joint Stock Company	35,000,000,000	-
Bac Au Hanoi Automobile Company Limited	20,000,000,000	65,000,000,000
Toyota Long Bien Company Limited	15,210,821,918	-
Nam Song Hau Automobile Joint Stock Company	12,000,000,000	-
Tasco Auto North Saigon Joint Stock Company	9,095,000,000	4,000,000,000
Tasco Auto West Saigon Joint Stock Company	5,000,000,000	-
Saigon Cuu Long Automobile Corporation	3,200,000,000	-
Savico Investment Company Limited	3,000,000,000	-
Toyota Ly Thuong Kiet Company Limited	3,000,000,000	-
Savico Hanoi Corporation	-	104,000,000,000
Bac Au Saigon Automobile Company Limited	-	10,000,000,000
Dong Hiep Automobile Trading and Service Company Limited	-	8,660,000,000
Greenlynk Automobiles Joint Stock Company	-	7,000,000,000
Saigon Star Joint Stock Company	-	600,000,000
Total	204,505,821,918	241,260,000,000
<i>Loan collection</i>	Current year	Previous year
G-lynk Joint Stock Company	99,000,000,000	42,000,000,000
Bac Au Hanoi Automobile Company Limited	20,000,000,000	65,000,000,000
Toyota Long Bien Company Limited	15,210,821,918	-
Greenlynk Automobiles Joint Stock Company	7,000,000,000	-
Toyota Ly Thuong Kiet Company Limited	3,000,000,000	-
Dong Hiep Automobile Trading and Service Company Limited	2,500,000,000	1,100,000,000
Savico Hanoi Corporation	-	112,000,000,000
Bac Au Saigon Automobile Company Limited	-	10,000,000,000
Tasco Auto North Saigon Joint Stock Company	-	4,000,000,000
Saigon Star Joint Stock Company	-	600,000,000
Total	146,710,821,918	234,700,000,000
<i>Loan interest</i>	Current year	Previous year
G-lynk Joint Stock Company	1,368,049,315	333,868,494
Tasco Auto Saigon Joint Stock Company	1,102,931,507	-
Bac Au Hanoi Automobile Company Limited	899,506,849	188,164,383
Nam Song Hau Automobile Joint Stock Company	546,509,589	-
Tasco Auto North Saigon Joint Stock Company	132,692,740	22,089,041
Greenlynk Automobiles Joint Stock Company	93,186,301	-
Saigon Cuu Long Automobile Corporation	65,736,438	-
Tasco Auto West Saigon Joint Stock Company	36,438,356	-
Savico Hanoi Corporation	-	599,632,877
Bac Au Saigon Automobile Company Limited	-	101,021,918
Saigon Star Joint Stock Company	-	3,992,403
Total	4,245,051,095	1,248,769,116

NOTES TO THE SEPARATE FINANCIAL STATEMENTS (continued)

For the fiscal year ended December 31, 2025

<i>Capital contribution</i>	Current year	Previous year
Tasco Auto Retail Company Limited	720,000,000,000	-
Tasco Auto North Saigon Joint Stock Company	14,350,000,000	-
Saigon Cuu Long Automobile Corporation	2,000,000,000	-
Total	736,350,000,000	-
<i>Dividend payment</i>	Current year	Previous year
Ben Thanh Group	-	27,180,860,000
Tasco Auto Joint Stock Company	-	36,034,482,000
Total	-	63,215,342,000

The value of inventory used as collateral for loans of related-parties: presented in Note V.6.

Balances with related parties at the balance sheet date:

<i>Current trade receivables</i>	Closing balance	Opening balance
Tasco Auto Joint Stock Company	6,491,908,685	-
Tasco Insurance Company Limited	282,100,001	-
FX Auto Company Limited	60,486,948	60,486,948
Tasco Auto Southern Company Limited	14,850,000	-
Toyota Giai Phong Company Limited	12,574,823	-
Saigon Automobile Service Joint Stock Company	7,260,000	7,260,000
Ana Services Company Limited	6,000,000	-
Saigon Long An Automobile Corporation	5,541,448	-
Savico Hanoi Corporation	3,600,000	3,600,000
Bac Au Hanoi Automobile Company Limited	3,086,476	-
Dong Hiep Automobile Trading and Service Company	2,833,692	2,833,692
Ba Ria Vung Tau Automobile Joint Stock Company	-	89,511,584
Toyota Ly Thuong Kiet Company Limited	-	13,712,600
Carpla Joint Stock Company - Da Nang branch	-	650,826,880
Total	6,890,242,073	828,231,704

<i>Receivables from short-term loans</i>	Closing balance	Opening balance
Tasco Auto Saigon Joint Stock Company	35,000,000,000	-
Nam Song Hau Automobile Joint Stock Company	12,000,000,000	-
Tasco Auto North Saigon Joint Stock Company	9,095,000,000	-
Dong Hiep Automobile Trading and Service Company	5,060,000,000	7,560,000,000
Tasco Auto West Saigon Joint Stock Company	5,000,000,000	-
Saigon Cuu Long Automobile Corporation	3,200,000,000	-
Savico Investment Joint Stock Company	3,000,000,000	-
Ben Thanh - Non nuoc Resort Corporation	2,250,000,000	-
Greenlynk Automotives Joint Stock Company	-	7,000,000,000
Total	74,605,000,000	14,560,000,000

<i>Current trade receivables</i>	Closing balance	Opening balance
Bac Au Automobile Corporation	19,200,000,000	19,200,000,000
Da Nang Son Tra Corporation	8,514,765,173	7,431,594,072
Tasco Auto Saigon Joint Stock Company	1,102,931,507	-
Bac Au Hanoi Automobile Company Limited	899,506,849	-
Nam Song Hau Automobile Joint Stock Company	546,509,589	-

Tasco Auto North Saigon Joint Stock Company	132,692,740	-
Tasco Auto West Saigon Joint Stock Company	36,438,356	-
Savico Investment Company Limited	-	988,072,848
Saigon Automobile Service Joint Stock Company	-	23,930,334
Total	30,432,844,214	27,643,597,254
Current trade payables	Closing balance	Opening balance
Tasco Joint Stock Company	443,628,900	-
Total	443,628,900	-
Current prepayments from customers	Closing balance	Opening balance
Saigon Automobile Service Joint Stock Company	738,387,285	-
Toyota Ly Thuong Kiet Company Limited	3,000,000	-
Tasco Auto West Saigon Joint Stock Company	560,000	-
Total	741,947,285	-
Other current payables	Closing balance	Opening balance
Saigon Auto Service Joint Stock Company	72,732,613,000	-
Toyota Giai Phong Company Limited	17,243,589,000	-
Toyota Ly Thuong Kiet Company Limited	-	14,000,000,000
Total	89,976,202,000	14,000,000,000
Other non-current payables	Closing balance	Opening balance
Saigon Auto Service Joint Stock Company	5,969,000,000	5,982,200,000
Tasco Auto Joint Stock Company	1,000,000,000	-
Carpla Joint Stock Company	302,000,000	302,000,000
Tasco Insurance Company Limited	120,000,000	120,000,000
Han River Automobile Corporation	97,167,600	97,167,600
Total	7,488,167,600	6,501,367,600

3. Comparative figures

The comparative figures in the separate Financial Statements are the figures on the Company's audited separate Financial Statements for the fiscal year ended December 31, 2024.

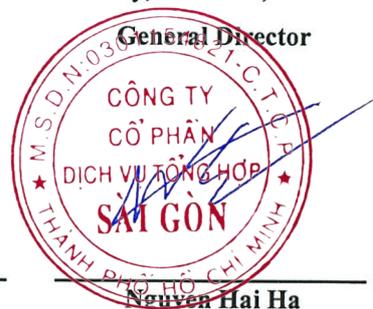
Ho Chi Minh City, March 24, 2026

Preparer

Chief Accountant

General Director





Nguyen Ngoc Bich Chau

Tran Thai Son

Nguyen Hai Ha