

ME LIN STEEL JOINT STOCK COMPANY

Audited financial statements
For the year ended 31 December 2025



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ME LIN STEEL JOINT STOCK COMPANY

Administrative Area No. 8, Vinh Phuc Ward, Phu Tho Province, Vietnam

STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Me Lin Steel Joint Stock Company (hereinafter called "the Company") presents this report together with the financial statements of the Company for the year ended 31 December 2025.

GENERAL INFORMATION

Me Lin Steel Joint Stock Company (hereinafter called "the Company") is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No. 2500222727 issued for the first time by the Vinh Phuc Department of Planning and Investment (now the Department of Finance of Phu Tho Province) 13 January 2003, and the twentieth amendment dated 21 July 2025.

The company's headquarters is located at: Administrative Area No. 08, Vinh Phuc Ward, Phu Tho Province, Vietnam.

THE MEMBERS OF THE BOARD OF MANAGEMENT, THE BOARD OF GENERAL DIRECTORS AND THE BOARD OF SUPERVISORS

The members of the Board of Management, the Board of General Directors and the Board of Supervisors of the Company during the year and to the date of this statement are as follows:

The Board of Management

<u>Full name</u>	<u>Position</u>
Mrs. Le Thi Huong Giang	Chairwoman
Mr. Pham Quang	Member
Ms. Bach Thi Ngoc Thuy	Member

The Board of General Directors

<u>Full name</u>	<u>Position</u>
Mr. Pham Quang	General Director
Mr. Le Hong Minh	Deputy General Director

The Board of Supervisors

<u>Full name</u>	<u>Position</u>
Mrs. Do Thi Xuan Kiem	Head of BOS
Mr. Nguyen Manh Hai	Member
Mr. Chu Duc Khuong	Member

The legal representative of the Company during the year and to the date of this statement is Mr. Pham Quang – General Director.

AUDITORS

International Auditing and Valuation Company Limited – Hanoi Branch has been appointed to audit the financial statements of the Company for the year ended 31 December 2025.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (Continue)

DISCLOSURE OF THE BOARD OF GENERAL DIRECTORS' RESPONSIBILITIES FOR THE FINANCIAL STATEMENTS

The Board of General Directors of the Company is responsible for preparing the financial statements, which give a true and fair view of the financial position of the Company as at 31 December 2025 and its financial performance and its cash flows for the year then ended 31 December 2025 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these financial statements, The Board of General Directors is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the financial statements so as to minimize errors and frauds.

The Board of General Directors of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of General Directors is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of General Directors confirms that the Company has complied with the above requirements in preparing these financial statements.

APPROVAL OF THE FINANCIAL STATEMENTS

The Board of General Directors approves the attached financial statements. The financial statements reflected truly and fairly the Company's financial position as at 31 December 2025, as well as the financial performance and cash flows for the year ended 31 December 2025, in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of General Directors represents and warrants that the Company has complied with Decree No. 155/2020/ND-CP dated 31 December 2020, as amended and supplemented by Decree No. 245/2025/ND-CP dated 11 September 2025 of the Prime Minister, detailing the implementation of a number of articles of the Law on Securities; and that the Company has not violated its information disclosure obligations in accordance with Circular No. 08/2026/TT-BTC, amending and supplementing a number of articles of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Minister of Finance on information disclosure in the securities market, as amended and supplemented by Circular No. 68/2024/TT-BTC dated 18 September 2024 and Circular No. 18/2025/TT-BTC dated 26 April 2025, which amend and supplement a number of articles of the Circulars regulating securities trading on the securities trading system; clearing and settlement of securities transactions; operations of securities companies; and information disclosure in the securities market.

For and on behalf of The Board of General Directors,



Pham Quang
General Director
Phu Tho, 5 March 2026

No: 30062/2025/BCTC/IAVHN

INDEPENDENT AUDITORS' REPORT

To: The shareholders
The Board of Management, the Board of Supervisors, and the Board of
General Directors Of Me Lin Steel Joint Stock Company

We have audited the accompanying financial statements for the year ended 31 December 2025 of Me Lin Steel Joint Stock Company (hereinafter called "the Company"), prepared on date 5 March 2026, as set out from page 5 to page 39, which comprise the statement of financial position as at 31 December 2025, the statement of income, and statement of cash flows for the year ended 31 December 2025, and the notes to the financial statements.

The Board of General Directors' Responsibility

The Board of General Directors of the Company is responsible for the preparation and fair presentation of these financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as The Board of General Directors determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express an opinion on these financial statements based on our audit. We 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 financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditors' judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditors consider internal control relevant to the Company's preparation and fair presentation of the 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 General Directors, as well as evaluating the overall presentation of the financial statements.

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

INDEPENDENT AUDITORS' REPORT (Continue)

Auditors' Opinion

In our opinion, the financial statements give a true and fair view, in all material respects, of the financial position of the Company as at 31 December 2025, and of the results of its operations and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.



NGUYEN THI THUY

Deputy Director

Audit Practising Registration Certificate
No. 4057-2024-283-1

DO THI THU HUYEN

Auditor

Audit Practising Registration Certificate
No. 2991-2024-283-1

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED – HANOI BRANCH

Hanoi, 5 March 2026

STATEMENT OF FINANCIAL POSITION

As at 31 December 2025

ASSETS	Codes	Notes	Closing balance VND	Opening balance VND
A. SHORT-TERM ASSETS	100		658,209,348,399	656,321,558,697
I. Cash and cash equivalents	110	5.1	15,672,863,759	17,220,861,473
1. Cash	111		15,672,863,759	17,220,861,473
II. Short-term investments	120		-	-
III. Short-term receivables	130		90,659,382,982	101,610,365,358
1. Short-term trade receivables	131	5.2	91,577,662,191	102,122,495,463
2. Short-term advances to suppliers	132	5.3	305,115,582	1,208,849,422
3. Other short-term receivables	136	5.4	5,015,707,139	4,538,122,403
4. Short-term allowance for doubtful debts	137	5.5	(6,239,101,930)	(6,259,101,930)
IV. Inventories	140	5.6	548,221,651,325	533,421,737,149
1. Inventories	141		548,221,651,325	533,421,737,149
V. Other short-term assets	150		3,655,450,333	4,068,594,717
1. Short-term prepaid expenses	151	5.7	375,000,000	-
2. Value added tax deductibles	152		2,079,376,688	2,295,496,057
3. Taxes and other receivables from the State budget	153	5.8	1,201,073,645	1,773,098,660
B. LONG-TERM ASSETS	200		59,349,462,504	72,811,833,796
I. Long-term receivables	210		-	-
II. Fixed assets	220		54,084,975,914	62,201,939,809
1. Tangible fixed assets	221	5.9	50,205,612,885	57,311,752,055
- Cost	222		153,373,323,111	157,011,843,612
- Accumulated depreciation	223		(103,167,710,226)	(99,700,091,557)
2. Intangible fixed assets	227	5.10	3,879,363,029	4,890,187,754
- Cost	228		5,755,507,276	6,766,332,001
- Accumulated amortisation	229		(1,876,144,247)	(1,876,144,247)
III. Investment properties	230		-	-
IV. Long-term assets in progress	240		-	-
V. Long-term financial investments	250		-	-
VI. Other long-term assets	260		5,264,486,590	10,609,893,987
1. Long-term prepaid expenses	261	5.7	5,264,486,590	10,609,893,987
TOTAL ASSETS (270 = 100 + 200)	270		717,558,810,903	729,133,392,493

STATEMENT OF FINANCIAL POSITION (Continued)

As at 31 December 2025

RESOURCES	Codes	Notes	Closing balance VND	Opening balance VND
C. LIABILITIES	300		448,644,210,795	469,833,513,428
I. Short-term liabilities	310		445,605,244,956	467,170,027,589
1. Short-term trade payables	311	5.11	37,578,091,742	67,752,067,413
2. Short-term advances from customers	312	5.12	1,090,388,009	1,321,075,291
3. Taxes and amounts payable to the State budget	313	5.8	306,345,716	160,770,284
4. Payables to employees	314		-	540,381,669
5. Short-term accrued expenses	315		208,708,177	318,112,333
6. Short-term unearned revenue	318		2,089,302,605	1,691,594,500
7. Short-term borrowings and finance lease liabilities	320	5.13	404,332,408,707	395,386,026,099
II. Long-term liabilities	330		3,038,965,839	2,663,485,839
1. Other long-term payables	337	5.14	3,038,965,839	2,663,485,839
D. EQUITY	400		268,914,600,108	259,299,879,065
I. Owner's equity	410	5.15	268,914,600,108	259,299,879,065
1. Owner's contributed capital	411		150,000,000,000	150,000,000,000
- Ordinary shares with voting rights	411a		150,000,000,000	150,000,000,000
2. Retained earnings	421		118,914,600,108	109,299,879,065
- Retained earnings accumulated to the prior year end	421a		109,299,879,065	101,194,619,924
- Retained earnings of the current year	421b		9,614,721,043	8,105,259,141
II. Other resources and funds	430		-	-
TOTAL RESOURCES (440=300+400)	440		717,558,810,903	729,133,392,493



Preparer
Nguyen Thi Khanh



Chief Accountant
Nguyen The Giang



General Director
Pham Quang
Phu Tho, Viet Nam
5 March 2026

STATEMENT OF INCOME
For the year ended 31 December 2025

ITEMS	Codes	Notes	Current year VND	Prior year VND
1. Gross revenue from goods sold and services rendered	01	6.1	838,350,501,950	880,916,669,901
2. Deductions	02	6.2	1,170,800,790	1,071,307,074
3. Net revenue from goods sold and services rendered (10 = 01 - 02)	10		837,179,701,160	879,845,362,827
4. Cost of goods sold and services rendered	11	6.3	796,403,693,177	841,073,591,817
5. Gross profit from goods sold and services rendered (20 = 10 - 11)	20		40,776,007,983	38,771,771,010
6. Financial income	21	6.4	1,150,012,341	3,725,583,686
7. Financial expenses	22	6.5	24,671,209,018	25,225,080,759
In which: Interest expense	23		23,132,177,978	24,370,053,782
8. Selling expenses	25	6.6	4,861,172,949	3,300,164,274
9. General and administration expenses	26	6.7	8,470,034,032	8,617,546,863
10. Net operating profit {30 = 20 + (21 - 22) - (25 + 26)}	30		3,923,604,325	5,354,562,800
11. Other income	31	6.8	8,468,727,333	4,070,150,361
12. Other expenses	32	6.9	312,830,447	120,909,443
13. Other profit (40 = 31 - 32)	40		8,155,896,886	3,949,240,918
14. Accounting profit before tax (50=30+40)	50		12,079,501,211	9,303,803,718
15. Current corporate income tax expense	51	6.10	2,464,780,168	1,198,544,577
16. Deferred corporate tax expense	52		-	-
17. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		9,614,721,043	8,105,259,141
18. Basic earnings per share	70	6.11	641	540
19. Diluted earnings per share	71	6.11	641	540

Preparer
Nguyen Thi Khanh

Chief Accountant
Nguyen The Giang



General Director

Pham Quang
Phu Tho, Viet Nam
5 March 2026

STATEMENT OF CASH FLOWS

*For the year ended 31 December 2025
(Direct method)*

ITEMS	Notes	Codes	Current year VND	Prior year VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Proceeds from goods sold, services rendered and other revenues	01		930,996,533,180	945,657,033,643
2. Expenditures paid to suppliers	02		(876,831,198,992)	(914,194,162,113)
3. Expenditures paid to employees	03		(7,268,159,209)	(6,438,342,589)
4. Interest paid	04		(23,241,582,134)	(24,507,803,530)
5. Corporate income tax paid	05		(2,337,108,002)	(266,947,281)
6. Other cash inflows from operating activities	06		12,032,692,611	27,054,233,390
7. Other cash outflows on operating activities	07		(59,915,580,389)	(48,177,145,815)
<i>Net cash flows from operating activities</i>	20		<i>(26,564,402,935)</i>	<i>(20,873,134,295)</i>
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Acquisition and construction of fixed assets and other long-term assets	21		(2,076,303,857)	(3,194,535,499)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22		18,128,256,794	545,454,545
3. Interest earned, dividends and profits received	27		10,484,557	11,789,784
<i>Net cash flows from investing activities</i>	30		<i>16,062,437,494</i>	<i>(2,637,291,170)</i>

STATEMENT OF CASH FLOWS (Continued)

For the year ended 31 December 2025
(Direct method)

ITEMS	Notes	Codes	Current year VND	Prior year VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from borrowings	33	7.1	825,437,842,039	819,973,535,119
2. Repayment of borrowings	34	7.2	(816,491,459,431)	(787,398,380,724)
Net cash flows from financing activities	40		8,946,382,608	32,575,154,395
Net increase/(decrease) in cash for the year (50=20+30+40)	50		(1,555,582,833)	9,064,728,930
Cash and cash equivalents at the beginning of the year	60		17,220,861,473	8,156,464,399
Effects of changes in foreign exchange rates	61		7,585,119	(331,856)
Cash and cash equivalents at the end of the year (70=50+60+61)	70		15,672,863,759	17,220,861,473



Preparer
Nguyen Thi Khanh



Chief Accountant
Nguyen The Giang



General Director
Pham Quang
Phu Tho, Viet Nam
5 March 2026

NOTES TO THE FINANCIAL STATEMENTS

For the year ended 31 December 2025

These notes are an integral part of and should be read in conjunction with the accompanying financial statements.

1. GENERAL INFORMATION

1.1. Structure of ownership

Me Lin Steel Joint Stock Company (hereinafter called "the Company") is a Joint Stock Company established and operating in Vietnam under the Certificate of Business Registration No. 2500222727 issued for the first time by the Vinh Phuc Department of Planning and (now the Department of Finance of Phu Tho Province) 13 January 2003, and the twentieth amendment dated 21 July 2025.

The company's headquarters is located at: Administrative Area No. 08, Vinh Phuc Ward, Phu Tho Province, Vietnam.

The Company's charter capital is VND 150,000,000,000; equivalent to 15,000,000 shares, with a par value of 10,000 VND per share.

The number of employees as at 31 December 2025 was 50 people (01 January 2025: 62 people).

1.2. Business area

The Company's main business area are:

- Manufacturing other metal products not elsewhere classified. Details: *Processing, manufacturing, trading, and importing/exporting steel products;*
- Wholesale of metals and metal ores. Details: *Trading iron, machinery, and equipment;*
- Wholesale of machinery, equipment, and spare parts, including steel pipes and non-ferrous metals;
- Warehousing and storage of goods. Details: *Warehouse rental services;*

1.3. Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months.

1.4. The Company's structure

The company's headquarters is located at: Administrative Area No. 8, Vinh Phuc Ward, Phu Tho Province, Vietnam.

The company has the following branches:

- Branch name: Me Linh Steel Joint Stock Company - Hanoi Branch.
Address: Quang Minh Industrial Park (Km9 Bac Thang Long – Noi Bai Road), Quang Minh Town, Me Linh District, Hanoi City, Viet Nam.

1.5. Disclosure of information comparability in the financial statements

The data presented in the financial statements for the year ended 31 December 2025 are comparable to the corresponding figures of the prior year.

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1. Accounting convention

The accompanying financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2. Going concern assumption

There have been no events that cast significant doubt on its ability to continue as a going concern. The company neither intends nor is forced to cease operations, or significantly scales back its operations.

2.3. Financial year

The Company's financial year begins on 01 January and ends on 31 December.

3. NEWLY ISSUED ACCOUNTING GUIDANCE NOT YET EFFECTIVE

On 27 October 2025, the Ministry of Finance of Vietnam issued Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the enterprise accounting regime. Circular 99 becomes effective from 01 January 2026 and is applicable to financial years beginning on or after 01 January 2026. This Circular replaces the following regulations:

- Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance ("Circular 200") providing guidance on the enterprise accounting regime (except for provisions related to accounting for the equitization of state-owned enterprises);
- Circular No. 75/2015/TT-BTC dated 18 May 2015 of the Ministry of Finance amending and supplementing Article 128 of Circular 200;
- Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing a number of articles of Circular 200; and
- Circular No. 195/2012/TT-BTC dated 15 November 2012 providing accounting guidance applicable to project owners.

The Company's Board of General Directors is currently assessing the impact of the adoption of Circular 99 on the Company's financial statements for future accounting periods beginning on or after 01 January 2026.

4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

4.1. Estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires The Board of General Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on The Board of General Directors' best knowledge, actual results may differ from those estimates.

4.2. Accounting standards and regulations applied

Accounting Regulations Applied

The company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated 22 December 2014, by the Ministry of Finance, and Circular No. 53/2016/TT-BTC dated 21 March 2016, amending and supplementing certain provisions of Circular No. 200/2014/TT-BTC.

Statement on Compliance with Accounting Standards and Regulations

The company has applied Vietnamese Accounting Standards (VAS) and relevant guidelines issued by the State. Financial statements are prepared and presented in full compliance with the requirements of each standard, circular, and the current Enterprise Accounting Regime in effect.

4.3. Transactions in foreign currencies

Transactions arising in currencies other than the Company's accounting currency are accounted for at the actual exchange rate on the date of the transaction.

This exchange rate is applied based on the following principles:

- When buying or selling foreign currency: The exchange rate applied is the rate specified in the foreign exchange purchase and sale contract between the company and the commercial bank;
- When recognizing receivables: The exchange rate applied is the buying rate of the commercial bank designated by the company for customer payments at the time the transaction occurs;
- When recognizing payables: The exchange rate applied is the selling rate of the commercial bank where the company expects to conduct the transaction at the time the liability arises;

The actual exchange rate used for re-evaluating foreign currency-denominated monetary items at the time of preparing the financial statements is determined based on the following principles:

- For monetary items denominated in foreign currencies are classified as other assets: purchasing foreign exchange rate of the Bank company regularly traded;
- For foreign currency deposits: The exchange rate applied is the buying rate of the commercial bank where the company holds its foreign currency account;
- For monetary items denominated in foreign currencies are classified as liabilities: selling foreign exchange rate of Bank company regularly traded.

All actual exchange rate differences arising during the year and differences due to reassessment of foreign currency balances at the end of the period are accounted for in the results of operations. Exchange rate difference gains from the year-end revaluation of foreign currency-denominated monetary items shall not be used for profit distribution or dividend payments.

4.4. Cash and cash equivalents

Cash includes cash on hand and demand deposits at banks.

4.5. Receivables

Receivables represent the amounts recoverable from customers or other debtors. Receivables are tracked in detail based on due dates, debtor entities, currency types, and other factors according to the company's management needs.

The allowance for doubtful debts is established for each receivable based on the overdue aging of debts, the estimated potential loss, or receivables from debtors who are unlikely to pay due to liquidation, bankruptcy, or similar financial difficulties.

4.6. Inventories

Inventories are initially recognized at cost, which includes purchase costs, processing costs, and other directly attributable expenses incurred to bring the inventory to its present location and condition at the time of initial recognition. After initial recognition, at the time of preparing financial statements, if the net realizable value of inventories is lower than their cost, inventories are recorded at their net realizable value.

Cost is calculated using the weighted average method.

Inventories are accounted for using the perpetual inventory method.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

4.7. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use. The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful life, as specified below:

	<u>Years</u>
Buildings and structures	10 – 25 years
Machinery and equipment	06 – 10 years
Motor vehicles	08 – 10 years
Office equipment	06 – 10 years

4.8. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Costs incurred after the initial recognition are recognized to increase the cost of intangible fixed assets if these costs certainly increase economic benefits in the future due to using this asset.

When intangible fixed assets are sold or retired, their cost and accumulated amortisation are removed from the statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the year.

Intangible fixed assets are depreciated using the straight-line method over their estimated useful life, as specified below:

	<u>Years</u>
Land use rights	Non - depreciable
Accounting software	05 years
Other intangible assets	02 – 05 years

4.9. Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

4.10. Prepaid expenses

Prepaid expenses related to multiple accounting periods are recorded as prepaid costs and gradually allocated to operating expenses in subsequent periods. These expenses include office rental costs, infrastructure rental costs, international payment service fees, and tools and equipment expenses,...

The allocation of long-term prepaid expenses is based on the nature and scale of each cost to ensure a reasonable allocation method and criteria. These expenses are allocated to operating costs using the straight-line method.

4.11. Payables and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company.
- Accrued expenses reflect the payables for goods and services received from the seller or provided for the buyer, for which no invoices have yet been received from suppliers. Those payables also reflect the number of payables to employees on vacation wages, production, and business costs that must accrue. When these expenses actually incur, if there is a difference compared to the amount previously allocated, the accountant will record an additional expense or reduce the cost accordingly to reflect the difference.
- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

4.12. Borrowings and financial lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

4.13. Borrowing costs

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

4.14. Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

Undistributed after-tax profit reflects the company's business results (profit or loss) after corporate income tax, as well as the distribution of profits or loss handling.

4.15. Revenue and earnings recognition

Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with; ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company; and.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all four following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

Dividends and profits received

Dividends and profit shared are recognized when the Company receive the notice of dividends or profit from the capital contribution.

4.16. Cost of goods sold

Cost of goods sold includes the cost of products, goods and service rendered during the year and is recorded in accordance with revenue during the year. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

4.17. Selling expenses

Selling expenses reflect the actual expenses in the process of sales of goods and services rendered.

4.18. Administration expenses

Administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

4.19. Financial expenses

The expenses recognized as financial expenses include:

- Borrowing costs;
- Losses incurred from selling foreign currencies, exchange rate differences,...

The above expenses are recognized at the total amount incurred during the year, without offsetting against financial income.

4.20. Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the statement of income because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are never taxable or deductible.

Deferred tax is recognised on significant differences between carrying amounts of assets and liabilities in the financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using statement of financial position liability method. Deferred tax liabilities are generally recognised for all temporary differences and deferred tax assets are recognised to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilised.

Deferred tax is calculated at the tax rates that are expected to apply in the period when the liability is settled or the asset realised. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

4.21. Financial instruments

Initial recognition

Financial assets

The company's financial assets include cash and cash equivalents, trade receivables, and other receivables. At the time of initial recognition, financial assets are measured at purchase price/issuance cost, plus any directly attributable transaction costs related to the issuance of the financial asset.

Financial liabilities

The company's financial liabilities include borrowings, trade payables, other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issuance price, plus any directly attributable transaction costs related to the issuance of the financial liability.

Subsequent measurement after initial recognition

Currently, there are no requirements for the subsequent measurement of the financial instruments after initial recognition.

4.22. Earnings per share

Basic earnings per share are calculated by dividing the profit or loss after tax attributable to the Company's common shareholders (after adjustments for the allocation to the Reward and Welfare Fund and the Executive Bonus Fund) by the weighted average number of common shares outstanding during the year.

Diluted earnings per share are calculated by dividing the profit or loss after tax attributable to the Company's common shareholders (after adjustments for the allocation to the Reward and Welfare Fund, the Executive Bonus Fund, and the dividends on convertible preferred shares) by the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common shares.

4.23. Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

4.24. Information of Department

A segment is a separately identifiable component of the Company that engages in providing related products or services (business segment) or supplying products or services within a specific economic environment (geographical segment). Each segment is subject to risks and earns returns that are distinct from those of other segments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Company's financial statements to help users of the financial statements better understand and comprehensively assess the Company's performance.

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	Closing balance VND	Opening balance VND
Cash	1,233,012,277	505,852,390
Demand deposits in banks	14,439,851,482	16,715,009,083
	15,672,863,759	17,220,861,473

5.2. Short-term trade receivables

	Closing balance VND	Opening balance VND
- Minh Cuong Mechanics - Construction - Trading Joint Stock Company	10,783,490,149	9,623,108,802
- Quang Minh Hai Phong Company Limited	10,384,415,150	4,943,810,850
- Branch of the General Trading and Services Joint Stock Company	8,585,987,993	-
- Bac Viet Industrial Joint Stock Company	4,893,100,125	2,209,812,908
- Quang Minh Industrial Technique Joint Stock Company	4,430,002,297	-
- Phu Duc Trading Company Limited	3,715,243,186	9,076,839,019
- Phuong Linh Mechanical Electrical Manufacturing and Trading Company Limited	2,378,960,917	8,214,107,634
- HHPD Real Estate Project Management Unit - Branch of Hoa Lac Hi-tech Park Development One-member Limited Liability Company	1,876,149,431	4,252,987,881
- Bao Tien Industrial Company Limited	86,022,385	6,370,128,730
- Linkon Mechanical - Trading Company Limited	-	4,511,467,400
- Others	44,444,290,558	52,920,232,239
	91,577,662,191	102,122,495,463

5.3. Short-term advances to suppliers

	Closing balance	Opening balance
	VND	VND
- 247 Environmental Engineering Co., Ltd	186,746,040	-
- PKF Viet Nam Company Limited	49,500,000	49,500,000
- An The Quyen	28,643,542	28,643,542
- Tien Dat Fire Protection and Electromechanical Joint Stock Company	-	1,102,727,000
- Others	40,226,000	27,978,880
	305,115,582	1,208,849,422

5.4. Short-term other receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
- Other receivable	17,803,262	-	-	-
<i>Hanoi commune - level Tax Office No.18</i>	17,803,262	-	-	-
- Advance payment	17,493,684	-	40,302,005	-
- Deposits and mortgages	4,980,410,193	-	4,497,820,398	-
	5,015,707,139	-	4,538,122,403	-

ME LIN STEEL JOINT STOCK COMPANY
NOTES TO THE FINANCIAL STATEMENTS (continued)

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5.5. Bad debts

		Closing balance		Opening balance			
		Overdue	Cost VND	Recoverable amount VND	Overdue	Cost VND	Recoverable amount VND
+ Trade receivables			6,239,101,930	(6,239,101,930)		6,259,101,930	(6,077,524,742)
- Think Phat Manufacturing - Business and Trading Co., Ltd	More than 3 years		133,046,031	(133,046,031)	More than 3 years	133,046,031	(133,046,031)
- Tin Nghia Production - Trade - Services Co., Ltd	More than 3 years		198,257,985	(198,257,985)	More than 3 years	198,257,985	(198,257,985)
- A.C.E Metal Furniture Joint Stock Company	More than 3 years		1,009,021,517	(1,009,021,517)	More than 3 years	1,009,021,517	(1,009,021,517)
- Tan huong Trading and Investment JSC	More than 3 years		3,662,608,858	(3,662,608,858)	More than 3 years	3,662,608,858	(3,662,608,858)
- Hop Thanh JSC	More than 3 years		85,919,236	(85,919,236)	More than 3 years	85,919,236	(85,919,236)
- Golden Lotus Import - Export Investment JSC	More than 3 years		423,135,779	(423,135,779)	More than 3 years	423,135,779	(423,135,779)
- Ha Noi Fsech Foodstuff Equipment Company Limited	More than 3 years		203,065,910	(203,065,910)	More than 3 years	203,065,910	(203,065,910)
- HP-TECH Viet Nam Engineering & Moulds JSC	More than 3 years		54,575,976	(54,575,976)	More than 3 years	54,575,976	(54,575,976)
- Bac Duong Construction Trading JSC	More than 3 years		95,274,113	(95,274,113)	More than 3 years	95,274,113	(95,274,113)
- Nhat Minh Transport and Industry Company Limited	More than 3 years		164,576,004	(164,576,004)	More than 3 years	164,576,004	(164,576,004)
- Quoc Thang Trading Service Private Enterprise	More than 3 years		48,043,333	(48,043,333)	More than 3 years	48,043,333	(48,043,333)
- Meeco Viet Nam JSC	2 - 3 years		161,577,188	(161,577,188)	2 - 3 years	181,577,188	(181,577,188)
			6,239,101,930	(6,239,101,930)		6,259,101,930	(6,259,101,930)

5.6. Inventories

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Raw materials	542,427,345,321	-	521,793,685,969	-
Finished goods	5,531,382,412	-	10,641,496,227	-
Merchandise	262,923,592	-	986,554,953	-
	548,221,651,325	-	533,421,737,149	-

The Company's inventories have been pledged as collateral for borrowings under the credit facility agreement No. 1410-LAV-202500848 dated 26 November 2025 with Vietnam Bank for Agriculture and Rural Development – My Dinh Branch and under the credit facility loan agreement No. 25.80.0804-HĐCVHM/NHCT264-THEPMELIN dated 14 April 2025 with Vietnam Joint Stock Commercial Bank for Industry and Trade – Quang Minh Branch.

5.7. Prepaid expenses

Short-term prepaid expenses

	Closing balance VND	Opening balance VND
- International payment service fees	375,000,000	-
	375,000,000	-

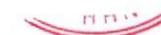
Long-term prepaid expenses

	Closing balance VND	Opening balance VND
- Office rental expense	-	4,464,964,860
- Infrastructure rental expense	4,014,224,884	4,162,899,880
- Tools and equipment awaiting allocation	190,617,438	191,509,164
- Other expenses	1,059,644,268	1,790,520,083
	5,264,486,590	10,609,893,987

5.8. Taxes and amounts payables to the State budget

	Opening balance		Movement in the year		Closing balance	
	Taxes Payable	Taxes Receivable	Amount payable	Amount paid	Taxes Payable	Taxes Receivable
	VND	VND	VND	VND	VND	VND
VAT on domestic sales	-	335,582,246	84,826,225,574	84,490,643,328	-	-
Value added tax on imports	-	1,437,516,414	33,221,773,329	32,985,330,560	-	1,201,073,645
Import and export tax	-	-	234,311,995	234,311,995	-	-
Corporate income tax	158,820,284	-	2,482,583,434	2,337,108,002	304,295,716	-
Personal income tax	1,950,000	-	31,356,652	31,256,652	2,050,000	-
Land and housing tax	-	-	4,000,000	4,000,000	-	-
	160,770,284	1,773,098,660	120,800,250,984	120,082,650,537	306,345,716	1,201,073,645

The company's tax finalization will be subject to examination by the tax authorities. Since the application of tax laws and regulations to various types of transactions can be interpreted in different ways, the amount of tax presented in the financial statements may be adjusted based on the tax authorities' decisions.



5.9. Increases, decreases in tangible fixed assets

	Buildings and structures VND	Machinery and equipment VND	Motor vehicles VND	Office equipment VND	Total VND
COST					
Opening balance	96,056,917,020	45,838,364,109	14,236,217,616	880,344,867	157,011,843,612
Increase in the year	3,138,489,573	-	-	-	3,138,489,573
- Purchase in the year	3,138,489,573	-	-	-	3,138,489,573
Decrease in the year	(5,768,522,801)	-	(1,008,487,273)	-	(6,777,010,074)
- Liquidation or transfer	(5,768,522,801)	-	(1,008,487,273)	-	(6,777,010,074)
Closing balance	93,426,883,792	45,838,364,109	13,227,730,343	880,344,867	153,373,323,111
ACCUMULATED DEPRECIATION					
Opening balance	46,145,226,053	42,143,362,577	10,536,003,544	875,499,383	99,700,091,557
Increase in the year	4,567,813,233	749,178,664	692,914,068	4,472,724	6,014,378,689
- Depreciation charged	4,567,813,233	749,178,664	692,914,068	4,472,724	6,014,378,689
Decrease in the year	(1,538,272,747)	-	(1,008,487,273)	-	(2,546,760,020)
- Liquidation or transfer	(1,538,272,747)	-	(1,008,487,273)	-	(2,546,760,020)
Closing balance	49,174,766,539	42,892,541,241	10,220,430,339	879,972,107	103,167,710,226
NET BOOK VALUE					
- Opening balance	49,911,690,967	3,695,001,532	3,700,214,072	4,845,484	57,311,752,055
- Closing balance	44,252,117,253	2,945,822,868	3,007,300,004	372,760	50,205,612,885
Cost of tangible fixed assets that have been fully depreciated but are still in use:					
- Opening balance	398,010,349	36,649,463,501	8,983,270,299	835,617,594	46,866,361,743
- Closing balance	3,424,715,987	36,649,463,501	7,974,783,026	835,617,594	48,884,580,108
Net book value at the end of the period of tangible fixed assets used to mortgage or pledge to secure the loan:					
- Opening balance	46,977,770,978	-	-	-	46,977,770,978
- Closing balance	39,319,339,623	-	-	-	39,319,339,623

5.10. Increases, decreases in intangible fixed assets

	<i>Land use rights</i>	<i>Computer software</i>	<i>Others</i>	<i>Total</i>
	<i>VND</i>	<i>VND</i>	<i>VND</i>	<i>VND</i>
COST				
Opening balance	4,890,187,754	403,000,000	1,473,144,247	6,766,332,001
Increase in the year	-	-	-	-
Decrease in the year	(1,010,824,725)	-	-	(1,010,824,725)
- <i>Liquidation or transfer</i>	(1,010,824,725)	-	-	(1,010,824,725)
Closing balance	3,879,363,029	403,000,000	1,473,144,247	5,755,507,276
ACCUMULATED DEPRECIATION				
Opening balance	-	403,000,000	1,473,144,247	1,876,144,247
Closing balance	-	403,000,000	1,473,144,247	1,876,144,247
NET BOOK VALUE				
- Opening balance	4,890,187,754	-	-	4,890,187,754
- Closing balance	3,879,363,029	-	-	3,879,363,029
Cost of intangible fixed assets that have been fully depreciated but are still in use:				
- Opening balance	-	403,000,000	1,473,144,247	1,876,144,247
- Closing balance	-	403,000,000	1,473,144,247	1,876,144,247

5.11. Short-term trade payables

	Closing balance		Opening balance	
	Amount	Amount able to be paid off	Amount	Amount able to be paid off
	VND	VND	VND	VND
- Phuc Vien Xuan Co., Ltd	13,542,359,111	13,542,359,111	-	-
- R and K Trading Co., Ltd.	9,384,997,267	9,384,997,267	29,006,862,179	29,006,862,179
- China Steel & Nippon Steel Viet Nam Joint Stock Company	5,881,850,423	5,881,850,423	3,791,750,094	3,791,750,094
- Hoa Binh Trading Production Joint Stock Company	-	-	9,624,312,216	9,624,312,216
- Posco Viet Nam Company Limited	-	-	7,343,583,221	7,343,583,221
- Dai Phat Trading Company Limited	-	-	6,457,269,727	6,457,269,727
- Others	8,768,884,941	8,768,884,941	11,528,289,976	11,528,289,976
	37,578,091,742	37,578,091,742	67,752,067,413	67,752,067,413

5.12. Short-term advances from customers

	Closing balance VND	Opening balance VND
- Quang Ninh Mechanics Joint Stock Company	1,000,000,001	800,000,001
- Cosmos Industrial No.1 Company Limited	40,000,000	478,279,944
- Others	50,388,008	42,795,346
	1,090,388,009	1,321,075,291

5.13. Short-term borrowings and finance lease liabilities

	Opening balance		In the year		Closing balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
	VND	VND	VND	VND	VND	VND
Short-term borrowings	395,386,026,099	395,386,026,099	825,437,842,039	816,491,459,431	404,332,408,707	404,332,408,707
+ Viet Nam Bank for Agriculture and Rural Development - My Dinh Branch (1)	208,592,680,984	208,592,680,984	314,460,740,324	291,473,805,349	231,579,615,959	231,579,615,959
+ Viet Nam Joint Stock Commercial Bank for Industry and Trade - Quang Minh Branch (2)	89,961,745,880	89,961,745,880	215,507,277,251	234,346,578,932	71,122,444,199	71,122,444,199
+ Military Commercial Joint Stock Bank - So Giao Dich 3 Branch (3)	96,831,599,235	96,831,599,235	295,469,824,464	290,671,075,150	101,630,348,549	101,630,348,549
	395,386,026,099	395,386,026,099	825,437,842,039	816,491,459,431	404,332,408,707	404,332,408,707

Detailed information regarding short-term borrowings

(1) Credit Contract No. 1410-LAV-202500848 dated 26 November 2025, signed with Viet Nam Bank for Agriculture and Rural Development – My Dinh Branch, includes the following detailed terms:

+ Borrowing amount: VND 250,000,000,0000;

+ Credit limit duration: From dated 05 November 2025, to dated 05 November 2026; the specific loan term is determined in each promissory note.

+ Purpose of the loan: To supplement working capital for the implementation of the 2025-2026 business production plan;

+ Interest rate: Applied according to each specific promissory note;

+ The collateral comprises: various steel products of the Company under Mortgage Contract No. 1410-LCL-202500610 dated 26 November 2025 and the attached appendices; the mortgage of a commercial floor, supermarket, offices, and residential units for sale located at No. 75 Tam Trinh, Mai Dong, Hoang Mai District, Hanoi (now No. 75 Tam Trinh, Vinh Tuy Ward, Hanoi), pursuant to the Certificate of Land Use Rights, Ownership of Houses and Other Assets Attached to Land No. CS 84755 of the Company under Real Estate Mortgage Contract No. 3185/2019, Volume No. 04TP/CC-SCC/HĐGD dated 27 November 2019 and the attached amending appendices; the mortgage of real estate being a villa located at HILL

NOTES TO THE FINANCIAL STATEMENTS (continued)

3.2, Low-Rise Housing Area TT1 – Khai Son Hill Villas, Khai Son City, Bo De Ward, Hanoi City, owned by a third party, under the notarized Mortgage Contract No. 1930, Volume No. 02/2023 TP/CC-SCC/HĐGD and the attached amending appendices; and Inventory mortgage agreement No. 1410-LCC-202500606 dated 26 November 2025.

+ As of 31 December 2025, the outstanding principal balance is VND 231,579,615,959.

(2) Credit Limit Loan Contract No. 25.80.0804-HĐCVHM/NHCT264-THEPMELIN dated 14 April 2025, signed with Viet Nam Joint Stock Commercial Bank for Industry and Trade – Quang Minh Branch, includes the following detailed terms:

+ Borrowing amount: VND 120,000,000,000;

+ Credit limit duration is from dated 14 April 2025, to dated 14 April 2026. The loan term for each debt is specified in the promissory note.

+ Purpose of the loan: to supplement working capital for the company's business operations;

+ Interest rate: applied according to each specific promissory note;

+ The collateral comprises: commercial service floors – Levels 01 and 02 (Level 3), Certificate Nos. CY598342 and CY598343, located at No. 75 Nguyen Tam Trinh, Mai Dong Ward, Hoang Mai District, Hanoi (now No. 75 Tam Trinh, Vinh Tuy Ward, Hanoi); and mortgage contract for goods No. 19.65.0010/2019/HĐBĐ/NHCT264 and the Amendment Appendix No. 02/19.65.0010/2019/HĐBĐ/NHCT264 relating to the pledge of circulating inventories.

+ As of 31 December 2025, the outstanding principal balance is VND 71,122,444,199.

(3) Credit Granting Contract No. 336491.25.950.696698.TD dated 15 October 2025, signed with Military Commercial Joint Stock Bank – So Giao Dich 3 Branch, includes the following detailed terms:

+ Borrowing amount is VND 160,000,000,000;

+ Credit limit duration is from from dated 15 October 2025, to dated 29 August 2026, the specific loan term is determined in each promissory note.

+ Purpose of the loan: provide credit support for the company's business operations;

+ Interest rate: applied according to each specific promissory note;

+ The collateral comprises: the property rights arising from Land Lease Contract No. 1045/HĐ-TĐ dated 27 August 2007 entered into between the Company and the People's Committee of Vinh Phuc Province (now the Hanoi People's Committee); together with all attached appendices, documents amending and supplementing the Land Lease Contract, and all related documents and records concerning the lease of the land plot located at: Land Lot No. 29, Quang Minh Industrial Park, Quang Minh Commune, Me Linh District, Vinh Phuc Province (now Quang Minh District, Hanoi City); and the land-attached assets being the manufacturing workshop and office building located at Quang Minh Industrial Park, Quang Minh Commune, Me Linh District, Vinh Phuc Province (now Quang Minh District, Hanoi City), pursuant to the Certificate of Land Use Rights No. AB 226568; land use right certificate registration book No. T00135/5446/QĐ-UB dated 30 December 2003, issued by the People's Committee of Vinh Phuc Province on 26 April 2005.

+ As of 31 December 2025, the outstanding principal balance is VND 101,630,348,549.

5.14. Long-term other payables

	Closing balance VND	Opening balance VND
- Long-term deposits received (*)	3,038,965,839	2,663,485,839
	3,038,965,839	2,663,485,839

(*) This is the security deposit for leasing premises and factories between Me Lin Steel Joint Stock Company and the following companies: Le Phuc Special Steel Company Limited, Moldpia Company Limited, Emc Technology Investment Joint Stock Company, Hanwa SMC Steel Service Ha Noi Company Limited, ASV Commerce and Industry Company Limited, Ha Noi Branch - Wincommerce General Commercial Services Joint Stock Company, DQS Certification Company Limited... and several other entities. The lessees rent the premises for office use. The lease term and rental price are specifically defined in each lease agreement.

5.15. Owner's equity

5.15.1. Reconciliation table of equity

	Owner's contributed capital VND	Retained earnings VND	Total VND
Prior year's opening balance	150,000,000,000	101,194,619,924	251,194,619,924
- Profit for the prior year	-	8,105,259,141	8,105,259,141
Prior year's closing balance	150,000,000,000	109,299,879,065	259,299,879,065
Current year's opening balance	150,000,000,000	109,299,879,065	259,299,879,065
- Profit for the year	-	9,614,721,043	9,614,721,043
Current year's closing balance	150,000,000,000	118,914,600,108	268,914,600,108

5.15.2. Details of owner's investment capital

	Closing balance		Opening balance	
	Actual contributed capital VND	Ratio %	Actual contributed capital VND	Ratio %
Mdm. Le Thi Huong Giang	67,500,000,000	45.00%	67,500,000,000	45.00%
Mr. Pham Quang	8,180,000,000	5.45%	8,180,000,000	5.45%
Mr. Le Hong Minh	15,000,000,000	10.00%	15,000,000,000	10.00%
Others	59,320,000,000	39.55%	59,320,000,000	39.55%
	150,000,000,000	100.00%	150,000,000,000	100.00%

5.15.3. Capital transactions with owners and dividend distribution, profit sharing

	Current year VND	Prior year VND
Owner's invested equity	-	-
Capital contribution at the beginning of the year	150,000,000,000	150,000,000,000
Contributed capital increased during the year	-	-
Contributed capital decreased during the year	-	-
Capital contribution at the end of the year	150,000,000,000	150,000,000,000
Dividends and distributed profits	-	-

5.15.4. Shares

	Closing balance Shares	Opening balance Shares
- Number of shares registered for issuance	15,000,000	15,000,000
- Number of shares issued to the public	15,000,000	15,000,000
+ <i>Ordinary shares</i>	15,000,000	15,000,000
- Number of outstanding shares in circulation	15,000,000	15,000,000
+ <i>Ordinary shares</i>	15,000,000	15,000,000

An ordinary share has par value of 10,000 VND/share

5.16. Foreign currencie

	Closing balance	Opening balance
US Dollar (USD)	100,999.64	7,735.64

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF INCOME

6.1. Revenue from goods sold and services rendered

	Current year VND	Prior year VND
Revenue from sale of goods	589,545,917,549	681,291,670,588
Revenue from sales of finished products	225,833,817,505	178,610,903,421
Revenue from services rendered	22,970,766,896	21,014,095,892
	838,350,501,950	880,916,669,901

6.2. Deductions

	Current year VND	Prior year VND
Sales returns	1,170,800,790	1,071,307,074
	1,170,800,790	1,071,307,074

6.3. Cost of goods sold

	Current year VND	Prior year VND
Cost of merchandise sold	568,625,743,784	655,426,962,605
Cost of finished goods sold	223,350,046,554	180,622,204,771
Cost of services rendered	4,427,902,839	5,024,424,441
	796,403,693,177	841,073,591,817

6.4. Financial income

	Current year VND	Prior year VND
Bank and loan interest	12,962,380	11,789,784
Realized foreign exchange gain	125,364,989	237,158,631
Gain from deferred sales and payment discounts	70,687,722	45,061,394
Revenue from investment cooperation	940,997,250	3,431,573,877
	1,150,012,341	3,725,583,686

6.5. Financial expenses

	Current year VND	Prior year VND
Interest expense	23,132,177,978	24,370,053,782
Realized foreign exchange loss	1,012,670,859	543,758,077
Unrealized foreign exchange loss	526,360,181	311,268,900
	24,671,209,018	25,225,080,759

6.6. Selling expenses

	Current year VND	Prior year VND
Labor expenses	1,742,698,188	1,734,423,762
Tool, equipment, and supplies expenses	-	18,514,052
Depreciation expense of fixed assets	201,963,372	-
Outsourced service expenses	2,914,015,389	1,529,541,006
Other cash expenses	2,496,000	17,685,454
	4,861,172,949	3,300,164,274

6.7. Administration expenses

	Current year VND	Prior year VND
Management staff costs	3,526,414,719	3,848,410,940
Tool, equipment, and supplies expenses	212,142,021	233,757,466
Fixed asset depreciation expenses	357,920,724	254,170,706
Taxes, fees, and charges	4,000,000	3,000,000
Outsourced service expenses	2,291,969,552	1,993,620,426
Allowance expenses	-	181,577,188
Reversal of provisions	(20,000,000)	-
Other cash expenses	2,097,587,016	2,103,010,137
	8,470,034,032	8,617,546,863

6.8. Other income

	Current year VND	Prior year VND
Compensation for damaged goods	-	51,761,280
Deposit received due to early contract termination	12,110,000	67,892,548
Debt recovery	-	3,592,267,470
Profit from disposal and sale of fixed assets	310,350,199	-
+ <i>Proceeds from fixed asset disposal</i>	4,754,545,455	-
+ <i>Residual value of liquidated fixed assets</i>	(4,444,195,256)	-
Profit from disposal and sale of fixed assets	8,132,636,560	352,918,654
+ <i>Proceeds from fixed asset disposal</i>	13,373,711,339	545,454,545
+ <i>Residual value of liquidated fixed assets</i>	(5,241,074,779)	(192,535,891)
Others	13,630,574	5,310,409
	8,468,727,333	4,070,150,361

6.9. Other expenses

	Current year VND	Prior year VND
Penalties	168,169,641	323,517
Other costs	144,660,806	120,585,926
	312,830,447	120,909,443

6.10. Current corporate income tax expense

	Current year VND	Prior year VND
Corporate income tax expense based on taxable profit in the current year (i)	2,464,780,168	1,198,544,577
Total current corporate income tax expense	2,464,780,168	1,198,544,577

(i) The current corporate income tax expense for the year was computed as follows:

	Current year VND	Prior year VND
Profit before tax	12,079,501,211	9,303,803,718
- Adjustments increase	168,169,641	120,493,045
+) <i>Administrative penalty fines</i>	168,169,641	161,189
+) <i>Other upward adjustments</i>	-	120,000,000
+) <i>Loss from revaluation of foreign exchange for cash and receivables in foreign currency this year</i>	-	331,856
- Adjustments decrease	948,582,369	3,431,573,877
+) <i>Gain from revaluation of foreign exchange for cash and receivables in foreign currency at year-end</i>	7,585,119	-
- <i>Profit from the 75 Tam Trinh project</i>	940,997,250	3,431,573,877
Profits subject to corporate income tax	11,299,088,483	5,992,722,886
Income from business activities is subject to a tax rate of 20%	11,299,088,483	5,992,722,886
Corporate income tax expenses from business activities are subject to a tax rate of 20%	2,259,817,698	1,198,544,577
Additional Corporate Income Tax assessed for arrears pursuant to Decision No. 1738/QD-XPHC dated 15 September 2025	204,962,470	-
Estimated corporate income tax payable	2,464,780,168	1,198,544,577

6.11. Basic earnings per share and Diluted earnings per share

The calculation of basic earnings per share distributable to common shareholders of the company is based on the following figures:

	Current year	Prior year
a) Basic earnings per share	-	-
Accounting profit after corporate income tax (VND)	9,614,721,043	8,105,259,141
Profit or loss attributable to ordinary shareholders (VND)	9,614,721,043	8,105,259,141
<i>Average ordinary shares in circulation for the year (shares)</i>	<i>15,000,000</i>	<i>15,000,000</i>
Basic earnings per share (VND/Share)	641	540
b) Diluted earnings per share		
Diluted earnings per share (VND/Share)	641	540

6.12. Production cost by nature

	Current year VND	Prior year VND
Raw material and supplies expenses	774,958,153,138	810,081,235,503
Labor costs	8,466,125,670	1,768,819,897
Tool, equipment, and supplies expenses	1,048,515,367	1,219,530,126
Fixed asset depreciation expenses	6,014,378,689	6,243,044,351
Taxes, fees, and charges	4,000,000	32,203,210
Allowance expenses	-	181,577,188
Outsourced service expenses	(20,000,000)	-
Outsourced service expenses	11,910,174,073	11,769,948,635
Other cash expenses	3,306,520,177	2,520,684,516
	805,687,867,114	833,817,043,426

7. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE STATEMENT OF CASH FLOWS

7.1. Actual amounts of borrowings received during the year

	Current year VND	Prior year VND
Proceeds from borrowings under normal contracts	825,437,842,039	819,973,535,119
	825,437,842,039	819,973,535,119

7.2. Actual amounts of principal paid during the year

	Current year VND	Prior year VND
Repayment of borrowings under normal contracts	816,491,459,431	787,398,380,724
	816,491,459,431	787,398,380,724

7.3. Financial instruments

The Company's financial instruments include:

	Carrying amounts	
	Closing balance VND	Opening balance VND
Financial assets		
Cash and cash equivalents	15,672,863,759	17,220,861,473
Trade and other receivables	90,354,267,400	100,401,515,936
	106,027,131,159	117,622,377,409

	Carrying amounts	
	Closing balance VND	Opening balance VND
Financial liabilities		
Trade payables, Other payables	40,617,057,581	70,415,553,252
Accrued expenses	208,708,177	318,112,333
Borrowings and lease	404,332,408,707	395,386,026,099
	445,158,174,465	466,119,691,684

The company has not determined the fair value of financial assets and financial liabilities as of the end of the accounting period because Circular No. 210/2009/TT-BTC, issued by the Ministry of Finance on 6 November 2009, as well as current regulations, do not provide specific guidance on determining the fair value of financial assets and financial liabilities. Circular 210 requires the application of International Financial Reporting Standards for financial statement presentation and disclosure of financial instruments but does not provide equivalent guidance for the measurement and recognition of financial instruments, including the application of fair value, in alignment with International Financial Reporting Standards.

7.4. Financial risk management objectives

The Company has set up risk management system to identify and assess the risks exposed by the Company and designed control policies and procedures to manage those risks at an acceptable level. Risk management system is reviewed on a regular basis to reflect changes in market conditions and the Company's operations.

Financial risks include market risk (including foreign currency risk, interest rate risk and price risk), credit risk and liquidity risk.

Market risk

The Company's activities expose it primarily to the financial risks of changes in foreign currency exchange rates, interest rates and prices.

Foreign currency risk management

The Company undertakes certain transactions denominated in foreign currencies; consequently, exposures to exchange rate fluctuations arise.

Interest rate risk management

The Company has significant interest rate risks arising from interest bearing loans which are arranged. The risk is managed by the Company by maintaining an appropriate level of borrowings and analysing market competition to enjoy favourable interest rates from appropriate lenders.

Credit risk

Credit risk refers to the risk that counterparty will default on its contractual obligations resulting in financial loss to the Company. The Company has a credit policy in place and the exposure to credit risk is monitored on an on-going basis. The Company does not have any significant credit risk exposure to any counterparty because receivables consist of a large number of customers, spread across diverse industries and geographical areas.

Liquidity risk management

The purpose of liquidity risk management is to ensure the availability of funds to meet present and future financial obligations. Liquidity is also managed by ensuring that the excess of maturing liabilities over maturing assets in any period is kept to manageable levels relative to the amount of funds that the Company believes can generate within that period. The Company policy is to regularly monitor

current and expected liquidity requirements to ensure that the Company maintains sufficient reserves of cash, borrowings and adequate committed funding from its owners to meet its liquidity requirements in the short and longer term.

The following table details the Company's remaining contractual maturity for its non-derivative financial assets and financial liabilities with agreed repayment periods. The tables have been drawn up based on the undiscounted cash flows of financial assets and undiscounted cash flows of financial liabilities based on the earliest date on which the Company can be required to pay. The inclusion of information on non-derivative financial assets is necessary in order to understand the Company's liquidity risk management as the liquidity is managed on a net asset and liability basis.

	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Closing balance				
Cash and cash equivalents	15,672,863,759	-	-	15,672,863,759
Trade and other receivables	90,354,267,400	-	-	90,354,267,400
	106,027,131,159	-	-	106,027,131,159
	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Closing balance				
Trade payables, Other payables	37,578,091,742	3,038,965,839	-	40,617,057,581
Accrued expenses	208,708,177	-	-	208,708,177
Borrowings and lease	404,332,408,707	-	-	404,332,408,707
	442,119,208,626	3,038,965,839	-	445,158,174,465
	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Opening balance				
Cash and cash equivalents	17,220,861,473	-	-	17,220,861,473
Trade and other receivables	100,401,515,936	-	-	100,401,515,936
	117,622,377,409	-	-	117,622,377,409
	Less than 1 year VND	From 1 - 5 years VND	More than 5 years VND	Total VND
Opening balance				
Trade payables, Other payables	67,752,067,413	2,663,485,839	-	70,415,553,252
Accrued expenses	318,112,333	-	-	318,112,333
Borrowings and lease	395,386,026,099	-	-	395,386,026,099
	463,456,205,845	2,663,485,839	-	466,119,691,684

The management assessed the liquidity risk at low level. The management believes that the Company will be able to generate sufficient funds to meet its financial obligations as and when they fall due.

8. OTHER INFORMATION

8.1. Operating lease commitments

Operating lease payments present:

- Land lease under Land Lease Agreement No. 1045/HĐ-TĐ dated 27 August 2007, along with Amendment No. 160/PLHĐTĐ dated 27 March 2014, and Amendment No. 44/PLHĐ-STNMT-KTĐ dated 16 February 2023. The company leases 30,016 m² of land in Quang Minh Industrial Park, Me Linh, Hanoi (now Quang Minh Industrial Park, Hanoi), with a lease term until 2052, and annual land rental payments.

Capital commitments

	<u>Closing balance</u> VND	<u>Opening balance</u> VND
Total minimum future land lease payments under non-cancellable operating lease agreements by periods		
- Within 1 year	128,618,560	128,618,560
- From 1 - 5 years	643,092,800	643,092,800
- More than 5 years	2,829,608,320	2,958,226,880
	<u>3,601,319,680</u>	<u>3,729,938,240</u>

8.2. Events arising after the end of the year

There aren't unusual events occurred after the end of the fiscal year that need to be adjusted or presented in these financial statements.

8.3. Transactions and balances with related parties

List of other related parties

<u>Other related parties</u>	<u>Relationship</u>
Mdm. Le Thi Huong Giang	Chairwoman
Mr. Pham Quang	Member of General Director
Ms. Bach Thi Ngoc Thuy	Member of General Director
Mr. Le Hong Minh	Deputy General Director
Ms. Do Thi Xuan Kiem	Head of BOS
Mr. Chu Duc Khuong	Member of BOS
Mr. Nguyen Manh Hai	Member of BOS

In addition, the Company also has related parties who are individuals with relationships with members of the Board of Management, the Board of General Directors, and the Board of Supervisors in accordance with legal regulations.

Income of key management members

	Content	Current year VND	Prior year VND
The Board of Management			
Mdm. Le Thi Huong Giang	Chairwoman	370,884,000	342,189,000
Mr. Pham Quang	Member - General Director	329,950,000	303,656,401
Ms. Bach Thi Ngoc Thuy	Member	24,000,000	24,000,000
The Board of Supervisors			
Ms. Do Thi Xuan Kiem	Head of BOS	18,000,000	-
Mr. Chu Duc Khuong	Member	46,319,000	152,960,840
Mr Nguyen Manh Hai	Member	176,401,692	147,280,169
The Board of General Directors			
Mr. Le Hong Minh	Deputy General Director	54,141,000	213,683,400
		1,019,695,692	1,183,769,810

8.4. Information of Department

During the year, the Company primarily generated revenue from forum activities within Phu Tho Province. The Company does not present reports by geographical region. Therefore, the Company presents departmental reports by business sector. Departmental information by business sector:

PRIOR YEAR

Items	Sale of goods	Sale of finished goods	Provision of services	Total reported segments	Total
	VND	VND	VND	VND	VND
Net external sales	680,220,363,514	178,610,903,421	21,014,095,892	879,845,362,827	879,845,362,827
Net inter-segment sales	664,640,706,456	183,041,531,215	5,309,065,283	852,991,302,954	852,991,302,954
Operating profit	24,793,400,909	(2,011,301,350)	15,989,671,451	38,771,771,010	38,771,771,010
Segment assets	543,735,247,812	142,772,914,548	16,797,651,541	703,305,813,900	703,305,813,900
Unallocated assets	-	-	-	-	25,827,578,593
Total assets	543,735,247,812	142,772,914,548	16,797,651,541	703,305,813,900	729,133,392,493
Segment liabilities	360,633,403,958	94,694,398,374	11,141,073,304	466,468,875,636	466,468,875,636
Unallocated liabilities	-	-	-	-	3,364,637,792
Total liabilities	360,633,403,958	94,694,398,374	11,141,073,304	466,468,875,636	469,833,513,428

CURRENT YEAR

Items	Sale of goods	Sale of finished goods	Provision of services	Total reported segments	Total
	VND	VND	VND	VND	VND
Net external sales	588,375,116,759	225,833,817,505	22,970,766,896	837,179,701,160	837,179,701,160
Net inter-segment sales	568,625,743,784	223,350,046,554	4,427,902,839	796,403,693,177	796,403,693,177
Operating profit	19,749,372,975	2,483,770,951	18,542,864,057	40,776,007,983	40,776,007,983
Segment assets	487,459,231,173	187,099,651,087	19,030,907,412	693,589,789,672	693,589,789,672
Unallocated assets	-	-	-	-	23,969,021,231
Total assets	487,459,231,173	187,099,651,087	19,030,907,412	693,589,789,672	717,558,810,903
Segment liabilities	312,958,844,403	120,121,821,166	12,218,233,671	445,298,899,240	445,298,899,240
Unallocated liabilities	-	-	-	-	3,345,311,555
Total liabilities	312,958,844,403	120,121,821,166	12,218,233,671	445,298,899,240	448,644,210,795

8.5. Comparative figures

The comparative figures are data on the financial statements 2024 of the Company audited by International Auditing and Valuation Company Limited.



Preparer
Nguyen Thi Khanh



Chief Accountant
Nguyen The Giang



General Director
Pham Quang
Phu Tho, Viet Nam
5 March 2026





**JOINT STOCK COMPANY
MELIN STEEL**

SOCIALIST REPUBLIC OF VIETNAM
Independence – Freedom – Happiness

No:..../2026/MLS-PKT

Phu Tho March 9, 2026

*(Etc.: Explanation of difference in profit after
tax in year 2025 compared to year2024)*

To: - **State Securities Commission**
- **Hanoi Stock Exchange**

First of all, Me Lin Steel Joint Stock Company We would like to send our best regards and cooperation to your agency.

Me Lin Steel Joint Stock Company would like to report the difference in profit after tax in the financial statements of the year ended 31/12/2025 compared to the financial statements of the year ended 31/12/2024:

	For the year ended 31/12/2025 <i>(VND)</i>	For the year ended 31/12/2024 <i>(VND)</i>	Difference <i>(VND)</i>
LNST	9.614.721.043	8.105.259.141	1.509.461.902

Reason for difference: The after-tax profit for 2025 is higher than that of 2024 due to:

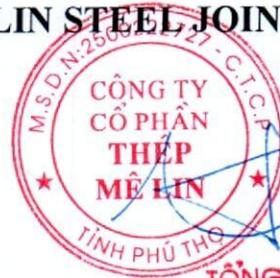
+ In 2025, production and business costs decreased, and the company received an additional profit from the 75 Tam Trinh project.

We appreciated your concerns!

Recipient:

- State Securities Commission
- Hanoi Stock Exchange
- File: VT

MELIN STEEL JOINT STOCK COMPANY



TỔNG GIÁM ĐỐC
Phạm Quang

**MELIN STEEL JOINT STOCK
COMPANY**

Number : 03//2026

SOCIALIST REPUBLIC OF VIETNAM

Independence - Freedom - Happiness

happiness

Phu Tho , March 9 , 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

Dear : Transaction Office Proof Hanoi Securities

According to rule stated in Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of Ministry of Finance direction guide labour dad information on market school proof Contract , Steel Corporation Real Me Lin presently labour dad news fox talent Financial statements (BCTC) for the year ended 31/12/2025 with Exchange Proof Hanoi stock exchange as after :

1. Name of the organization : **MELIN STEEL JOINT STOCK COMPANY**

- Hanoi Securities code : **MEL**
- Land only: Area onion main No. 8 – Ward Vinh Phuc– Province Phu Tho
- Electricity phone link Contact /Tel: 0243.5840545 Fax: 0243.5840544
- Email: khanhnt@melinsteel.vn Website: <http://melinsteel.vn/>

2. Public information content dad :

- Financial Statements for the year ended 31/12/2025

Separate financial statements (TCNY) no subsidiaries and audit department above affiliated unit) ;

Consolidated financial statements (TCNY has subsidiary) ;

General financial statements combination (TCNY has single audit department direct belong the organization).

- Factors explain the causes:

+ Audit organization give opinion do not approve entire with financial statements:

Yes

No

Explanation document in case there is a dispute among the financial statements:

Yes

No

+ Profit after tax in reporting period with the difference deviated before and after audit from 5% or more up , move from loss to profit or vice versa:

Yes

No

Explanation document in case there is a dispute with profit after tax:

Yes

No

+ Organization profit after tax in income statement change from 10% or more compared to same period reporting from last year :

Yes

No

Explanation document in case there is a dispute with profit after tax:

Yes

No

+ Negative profit after tax in the period, transferring interest from same period last year to this period or vice versa :

Yes

No

Explanation document in case there is a dispute with negative profit after tax:

Yes

No

This information Satisfied Okay labour dad above page electrical information death belong to company in Date : March 10,2026 at road Link : <http://melinsteel.vn/>

3. Report about the transactions take about 35% of assets in the year .

In case organization perform such transaction will inform with a full report with the following content :

- Transaction content :.....

- Transaction Ratio/ Total Assets belong to business industry (%) (based on *the recent financial statements*);.....

- Date of completed transaction:.....

We will be responsible for the information released above and take full responsibility presented before the law about the publicized information.

Representative of the Organization

Organization Representative / Position eligible to sign

(Signed , recorded, clear Surname name , position case , close sign)

Document attach with :
- Financial statements



TỔNG GIÁM ĐỐC
Phạm Quang