CÔNG TY CỔ PHẦN CITY AUTO

CITY AUTO CORPORATION

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

Quarter III 2025

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AUTO
9603-C.T.C.P
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INTERIM CONSOLIDATED BALANCE SHEET

As at 30/09/2025

FORM B 01 – DN/HN
Unit: VND

ASSETS	Codes	*Notes*	30/09/2025	01/01/2025
A - CURRENT ASSETS	**100**		**3,031,323,629,689**	**2,780,516,388,126**
I . Cash and cash equivalents	**110**		**88,894,810,963**	**69,029,863,474**
1 . Cash	111	IV.01	88,894,810,963	69,029,863,474
2 . Cash equivalents	112		-	-
II . Current financial investments	**120**		-	-
III . Current accounts receivable	**130**		**2,005,872,179,978**	**2,076,658,540,820**
1 . Short-term trade receivables	131	IV.02	1,035,424,093,836	987,474,019,852
2 . Short-term advances to suppliers	132	IV.03	273,536,087,298	323,928,870,820
3 . Other short-term receivables	136	IV.04	696,800,315,681	765,143,051,437
4 . Shortage of assets awaiting resolution	139	IV.05	111,683,163	112,598,711
IV . Inventories	**140**	IV.06	**890,093,545,317**	**613,979,287,300**
1 . Inventories	141		895,036,829,872	618,922,571,855
2 . Provisions for devaluation of inventories	149		(4,943,284,555)	(4,943,284,555)
V . Other current assets	**150**		**46,463,093,431**	**20,848,696,532**
1 . Short-term prepaid expenses	151	IV.07	12,686,251,445	11,764,494,065
2 . Deductible value added tax	152		32,788,458,424	8,642,482,214
3 . Tax and other receivables from the State	153		988,383,562	441,720,253
B - NON-CURRENT ASSETS	**200**		**1,084,590,832,218**	**1,137,114,950,794**
I . Non-current accounts receivable	**210**		**347,402,876,809**	**368,987,370,210**
1 . Other long-term receivables	216	IV.04	347,402,876,809	368,987,370,210
II . Fixed assets	**220**		**226,666,472,271**	**214,648,332,733**
1 . Tangible fixed assets	221	IV.08	117,676,495,131	122,408,998,134
- Historical costs	222		*206,357,392,535*	*208,645,717,461*
- Accumulated depreciation	223		*(88,680,897,404)*	*(86,236,719,327)*
2 . Finance leased fixed assets	224	IV.09	4,971,395,675	5,538,442,223
- Historical costs	225		*6,137,445,000*	*6,137,445,000*
- Accumulated depreciation	226		*(1,166,049,325)*	*(599,002,777)*
3 . Intangible fixed assets	227	IV.10	104,018,581,465	86,700,892,376
- Historical costs	228		*108,061,937,546*	*90,029,136,445*
- Accumulated amortization	229		*(4,043,356,081)*	*(3,328,244,069)*
III . Investment properties	**230**		-	-
IV . Non-current assets in progress	**240**		**10,731,224,512**	**37,707,555,806**
1 . Construction in progress	242	IV.11	10,731,224,512	37,707,555,806
V . Non-current financial investments	**250**	IV.12	**415,241,534,951**	**414,840,000,000**
1 . Investments in joint-ventures, associates	252		26,401,534,951	26,000,000,000
2 . Investments in equity of other entities	253		140,950,000,000	140,950,000,000
3 . Investments held to maturity	255		247,890,000,000	247,890,000,000
VI . Other non-current assets	**260**		**84,548,723,675**	**100,931,692,045**
1 . Long-term prepaid expenses	261	IV.07	17,956,550,187	23,724,924,254
2 . Goodwill	269	IV.13	66,592,173,488	77,206,767,791
TOTAL ASSETS	**270**		**4,115,914,461,907**	**3,917,631,338,920**

CÔNG TY CỔ PHẦN CITY AUTO

INTERIM CONSOLIDATED BALANCE SHEET (continue)

As at 30/09/2025

FORM B 01 – DN/HN
Unit: VND

RESOURCES	Codes	Notes	30/09/2025	01/01/2025
C - LIABILITIES	**300**		**2,991,347,037,792**	**2,795,119,067,668**
I . Current liabilities	**310**		**2,699,427,876,733**	**2,417,958,978,583**
1 . Short-term trade payables	311	IV.14	285,201,284,966	217,056,737,424
2 . Short-term prepayments from customers	312	IV.15	106,469,867,183	62,692,978,996
3 . Tax and other payables to the State	313	IV.16	4,100,889,426	15,682,296,480
4 . Payables to employees	314		12,207,467,564	15,554,396,110
5 . Short-term accrued expenses	315	IV.17	24,915,545,085	16,918,523,271
6 . Short-term unearned revenue	318		505,252,336	507,614,192
7 . Other short-term payables	319	IV.18	81,227,940,976	46,848,431,899
8 . Short-term loans and finance lease liabilities	320	IV.19	2,183,840,033,858	2,041,682,704,872
9 . Bonus and welfare funds	322		959,595,339	1,015,295,339
II . Non-current liabilities	**330**		**291,919,161,059**	**377,160,089,085**
1 . Other long-term payables	337	IV.18	16,270,000,000	15,570,000,000
2 . Long-term loans and finance lease liabilities	338	IV.19	275,649,161,059	361,590,089,085
D - OWNERS' EQUITY	**400**		**1,124,567,424,115**	**1,122,512,271,252**
I . Owners' equity	**410**	IV.20	**1,124,567,424,115**	**1,122,512,271,252**
1 . Contributed capital of owners	411		956,538,590,000	956,538,590,000
- Ordinary shares with voting rights	411a		*956,538,590,000*	*956,538,590,000*
2 . Capital surplus	412		19,004,385,000	19,004,385,000
3 . Investment and development funds	418		4,367,682,760	4,367,682,760
4 . Other equity funds	420		1,215,200,961	1,215,200,961
5 . Undistributed profit after tax	421		59,283,769,292	57,141,470,070
- Undistributed profit after tax brought forward	421a		*57,141,470,070*	*10,709,969,477*
- Undistributed profit after tax this period	421b		*2,142,299,222*	*46,431,500,593*
6 . Non-controlling interests	429		84,157,796,102	84,244,942,461
II . Funding sources and other funds	**430**		-	-
TOTAL RESOURCES	**440**		**4,115,914,461,907**	**3,917,631,338,920**

M.S.D.N: 0307979603-C.T.C.P
CÔNG TY CỔ PHẦN CITY AUTO
THÀNH PHỐ HỒ CHÍ MINH

Preparer	Chief Accountant	Deputy General Director
Truong Thi Hong Van	**Le Thi Thuong Thuong**	**Tran Quang Tri**
		29 October 2025

INTERIM CONSOLIDATED BALANCE SHEET
As at 30/09/2025

FORM B 01 – DN/HN
Unit: VND

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TOTAL RESOURCES	**440**		**4,115,914,461,907**	**3,917,631,338,920**

Preparer	Chief Accountant	Deputy General Director
Truong Thi Hong Van	**Le Thi Thuong Thuong**	**Tran Quang Tri**
		29 October 2025

M.S.D.N: 0307979603-C.T.C.P
CÔNG TY CỔ PHẦN CITY AUTO
THÀNH PHỐ HỒ CHÍ MINH

INTERIM CONSOLIDATED INCOME STATEMENT
For the fiscal period from 01/07/2025 to 30/09/2025

FORM B 02-DN/HN
Unit: VND

ITEMS	Codes	*Notes*	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
1 . Revenue from sales and services rendered	01		**2,070,492,950,491**	**2,204,146,889,789**	**6,412,886,105,479**	**5,627,918,772,180**
2 . Revenue deductions	02		130,586,015,161	127,228,246,942	377,639,538,523	227,355,409,969
3 . Net revenue from sales and services rendered	10	V.01	**1,939,906,935,330**	**2,076,918,642,847**	**6,035,246,566,956**	**5,400,563,362,211**
4 . Cost of goods sold	11	V.02	1,813,759,795,704	1,951,707,039,672	5,663,575,473,952	5,105,659,017,236
5 . Gross profit from sales and services rendered	20		**126,147,139,626**	**125,211,603,175**	**371,671,093,004**	**294,904,344,975**
6 . Financial income	21	V.03	37,288,888,426	37,122,016,458	107,645,267,444	172,813,625,219
7 . Financial expenses	22	V.04	46,044,622,443	44,505,951,879	144,908,031,852	129,487,257,589
- In which: Interest expenses	23		*40,208,212,657*	*44,505,807,033*	*131,434,212,451*	*129,487,257,589*
8 . Profit/(loss) share in the Joint Ventures, Associates	24		(51,144,768)	-	*401,534,951*	-
9 . Selling expenses	25	V.05	83,313,477,820	82,298,510,922	279,158,782,649	239,809,723,123
10 . General administration expenses	26	V.06	32,920,862,369	34,387,645,512	109,095,775,614	103,891,446,670
11 . Net (loss) from operating activities	30		**1,105,920,652**	**1,141,511,320**	**(53,444,694,716)**	**(5,470,457,188)**
12 . Other income	31		2,812,103,414	3,651,574,014	63,060,737,232	21,154,986,080
13 . Other expenses	32		2,896,557,123	1,177,396,675	4,519,018,610	2,769,915,431
14 . Other profit	40	V.07	(84,453,709)	2,474,177,339	58,541,718,622	18,385,070,649
15 . Net accounting profit before tax	50		**1,021,466,943**	**3,615,688,659**	**5,097,023,906**	**12,914,613,461**

M.S.D.N: 030797960
CÔNG TY
CỔ PHẦN
CITY AU
THÀNH PHỐ HỒ

INTERIM CONSOLIDATED INCOME STATEMENT (continue)

For the fiscal period from 01/07/2025 to 30/09/2025

FORM B 02-DN/HN
Unit: VND

ITEMS	Codes	*Notes*	Quarter III		Accumulated from the beginning of the year to the end of this quarter	
			Current year	Previous year	Current year	Previous year
16 . Current corporate income tax expenses	51		-	1,094,838,016	-	1,094,838,016
17 . Deferred corporate income tax expenses	52		-	-	-	-
18 . Net profit after corporate income tax	**60**		**1,021,466,943**	**2,520,850,643**	**5,097,023,906**	**11,819,775,445**
19 . Net profit after tax of Parent Company	61		244,456,310	2,046,514,737	2,142,299,222	13,036,671,703
20 . Net profit/(loss) after tax of Non-controlling interests	62		777,010,633	474,335,906	2,954,724,684	(1,216,896,258)
21 . Earnings per share	70	V.09	3	23	22	146
22 . Diluted earnings per share	71	V.10	3	23	22	146

Preparer
Truong Thi Hong Van

Chief Accountant
Le Thi Thuong Thuong

CÔNG TY CỔ PHẦN CITY AUTO
M.S.D.N: 0307979603-C.T.C.P
THÀNH PHỐ HỒ CHÍ MINH

Deputy General Director
Tran Quang Tri
29 October 2025

The accompanying notes set out on pages 07 to 47 are an integral part of these consolidated financial statements

INTERIM CONSOLIDATED CASH FLOW STATEMENT

For the fiscal period from 01/01/2025 to 30/09/2025

FORM B 03-DN/HN
Unit: VND

ITEMS	Codes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Net profit before tax	**01**	**5,097,023,906**	**12,914,613,461**
2. Adjustments for			
- Depreciation and amotization	02	28,301,611,759	15,427,323,205
- (Gain) from investing activities	05	(111,730,342,182)	(175,993,715,904)
- Interest expenses	06	131,434,212,451	129,487,112,743
3. Profit/(Loss) from operating activities before working capital changes	**08**	**53,102,505,934**	**(18,164,666,495)**
- (Increase)/Decrease in accounts receivable	09	112,547,984,939	(166,571,516,706)
- (Increase)/Decrease in inventories	10	(276,114,258,017)	38,243,927,347
- Increase in accounts payable	11	158,251,655,927	72,578,863,105
- Decrease in prepaid expenses	12	5,282,724,596	12,076,233,272
- Interest expenses paid	14	(143,873,244,241)	(125,872,350,384)
- Corporate income tax paid	15	(8,635,807,731)	(9,469,812,073)
- Other payments for operating activities	17	(55,700,000)	(250,840,000)
Net cash (used in) operating activities	**20**	**(99,494,138,593)**	**(197,430,161,934)**
II. CASH FLOWS FROM INVESTING ACTIVITIES			
- Payments for purchases and contruction of fixed assets and other long-term assets	21	(24,750,607,380)	(42,556,147,782)
- Receipts from disposals and liquidation of fixed assets and other long-term assets	22	25,311,442,903	7,010,505,051
- Loans given and purchases of debt instruments of other entities	23	-	(9,000,000,000)
- Receipts from investment in other entities	26	-	69,400,000,000
- Receipts of loan interests, dividends and profit shared	27	62,733,267,884	1,522,906,996
Net cash from investing activities	**30**	**63,294,103,407**	**26,377,264,265**

INTERIM CONSOLIDATED CASH FLOW STATEMENT (continue)

For the fiscal period from 01/01/2025 to 30/09/2025

FORM B 03-DN/HN
Unit: VND

ITEMS	Codes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES			
- Receipts from loans	33	5,008,904,774,706	5,203,268,980,299
- Payments for principal loans	34	(4,951,698,082,245)	(5,033,853,659,889)
- Payments for principal financial leases	35	(990,291,501)	(2,456,721,861)
- Payments of dividends, profit for owners' equity	36	(151,418,285)	(582,400,000)
Net cash from financing activities	**40**	**56,064,982,675**	**166,376,198,549**
Net increase/(decrease) in cash flows during the period	**50**	**19,864,947,489**	**(4,676,699,120)**
Cash and cash equivalents at the beginning of the period	60	69,029,863,474	61,180,164,578
CASH AND CASH EQUIVALENTS AT THE END OF THE PERIOD	**70**	**88,894,810,963**	**56,503,465,458**

M.S.D.N: 0307979603-C.T.C.P
CÔNG TY CỔ PHẦN CITY AUTO
THÀNH PHỐ HỒ CHÍ MINH

Preparer	Chief Accountant	Deputy General Director
Truong Thi Hong Van	**Le Thi Thuong Thuong**	**Tran Quang Tri**
		29 October 2025

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS **FORM B 09 – DN**

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

I. GENERAL INFORMATION

Structure of ownership

City Auto Corporation ("the Company") operates under the business registration certificate No. 0307979603 dated 09 March 2009 and 19th amendment on 23 December 2024 by the Department of Planning and Investment of Ho Chi Minh City.

The Company's shares have been officially traded at the Hochiminh Stock Exchange with the stock code CTF since 30 May 2017 according to Decision No. 159/QD-SGDHCM issued by the Hochiminh Stock Exchange on 11 May 2017.

Registered charter capital: VND 956,538,590,000.

Business field: Trade and services.

Line of business:

According to the Business Registration Certificate, the Company's registered business lines are:

- Insurance agency and brokerage activities;
- Real estate consultancy, brokerage, auction, land use rights auction;
- Real estate business, land use rights owned, used or leased;
- Wholesale of automobiles and other motor vehicles;
- Automobile and other motor vehicle dealership;
- Sale of spare parts and accessories of automobiles and other motor vehicles;
- Other road passenger transport;
- Road freight transport;
- Motor vehicle leasing;
- Wholesale of computers, peripherals and software;
- Maintenance and repair of automobiles and other motor vehicles;
- Repair of machinery and equipment;
- Other specialized wholesale not elsewhere classified;
- Other specialized wholesale not elsewhere classified;
- Wholesale of other machinery, equipment and spare parts;
- Afforestation, forest care and forestry tree nursery;
- Direct support service activities for railway transport;
- Manufacture of automobiles and other motor vehicles;
- Retail sale of passenger cars (9 seats or less);
- Wholesale sale of other household goods;
- Data processing, leasing and related activities;
- Information technology services and other services related to computers;

Group's structure:

The Company's head office is located at No. 218, NH. 13, Hiep Binh Ward, Ho Chi Minh City.

The Company has branches as follows:

- City Auto Corporation - Ba Ria branch located at Highway 51, Ba Ria Ward, Ho Chi Minh City, Vietnam; Branch code: 0307979603-002;
- City Auto Corporation Branch – Warehouse 02 is located at 431 Nguyen Xi, Binh Loi Trung Ward, Ho Chi Minh City, Vietnam; Branch code: 0307979603-003;
- City Auto Corporation - Vung Tau Branch located at No. 40A, 30/4 Street, Tam Thang Ward, Ho Chi Minh City, Vietnam; Branch code: 0307979603-004;
- City Auto Corporation Branch – Warehouse 03 is located at 124/9D Ung Van Khiem, Thanh My Tay Ward, Ho Chi Minh City; Branch code: 0307979603-005;
- City Auto Corporation – Branch 824 is located at 824 National Highway 13, Hiep Binh Ward,Ho Chi Minh City, Vietnam; Branch code: 0307979603-007;

As of 30 June 2025, the Group had 07 subsidiaries as follows:

Company	Address	Business field	Rate of Benefit	Voting rights
Phu My Auto Corporation	Lot B1, C2 Street, Cat Lai 2 Industrial Park, Cat Lai Ward, Ho Chi Minh City.	Trade and services	96.00%	96.00%
Nha Trang Auto Corporation	51 Le Hong Phong, Nha Trang Ward, Khanh Hoa Province.	Trade and services	52.00%	52.00%
Auto Truong Chinh Corporation	682A Truong Chinh, Tan Binh Ward, Ho Chi Minh City	Trade and services	96.52%	96.52%
Vung Tau City Auto Corporation	224 National Highway 51, Long Huong Ward, Ho Chi Minh City.	Trade and services	100.00%	95.00%
Auto Tan Thuan Corporation	Lot DVTM-08 and Lot DVTM-11, Road No. 7, Tan Thuan Export Processing Zone, Tan Thuan Ward, Ho Chi Minh City	Trade and services	90.00%	90.00%
Phu Yen Auto Corporation	Dong Phuoc Village, Tuy Hoa Ward, Dak Lak Province.	Trade and services	70.20%	99.00%
VW Tan Thuan Joint Stock Company	Lot DVTM-08, Road No. 7, Tan Thuan Export Processing Zone, Tan Thuan Ward, Ho Chi Minh City.	Trade and services	99.00%	99.00%

Total number of employees as of 30 September 2025: 264 (As of 31 December 2024: 226).

II. BASIS FOR PREPARING FINANCIAL STATEMENTS, ACCOUNTING STANDARDS AND APPLIED ACCOUNTING REGIME

Basis of preparation of financial statements

The accompanying financial statements are presented in Vietnamese Dong (VND), according to the historical cost principle and in accordance with Vietnamese Accounting Standards, Vietnamese Accounting System and other current accounting regulations in Vietnam.

The Company's fiscal year: begins on 01 January and ends on 31 December annually.

Applicable accounting standards

The Company applies the Vietnamese Accounting Standards and system as stipulated in Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance, the accounting standards promulgated by the Ministry of Finance, and related amendments, supplements, and implementation guidance documents.

The Company applies the scope of regulation as prescribed in Article 2 of Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance, which provides guidance on bookkeeping, preparation, and presentation of financial statements. This Circular does not apply to the determination of the Company's tax obligations to the State budget.

Statement on compliance with accounting standards and regimes

The Company applies Vietnamese accounting standards and standard guidance documents issued by the State. Financial statements are prepared and presented in accordance with all provisions of each standard and circular guiding the implementation of standards and currently applied accounting regime.

Legal Basis for the Preparation of Consolidated Financial Statements

- Accounting Standard No. 07 – Investments in Associates
- Accounting Standard No. 08 – Interests in Joint Ventures
- Accounting Standard No. 11 – Business Combinations
- Accounting Standard No. 25 – Consolidated Financial Statements and Accounting for Investments in Subsidiaries
- Circular No. 202/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance, providing guidance on the preparation and presentation of consolidated financial statements.

Basis of Preparation of Consolidated Financial Statements

The consolidated financial statements comprise the separate financial statements of the Parent Company and its subsidiaries (the "Group") for the fiscal period ended 30 June 2025.

Subsidiaries are fully consolidated from the acquisition date, which is the date the Group obtains actual control over the subsidiary, and continue to be consolidated until the date such control ceases.

The financial statements of the parent company and its subsidiaries used for consolidation are prepared for the same accounting period and consistently apply the same accounting policies.

Intercompany balances in the balance sheet, intercompany income and expenses, and unrealized gains or losses arising from intra-group transactions are fully eliminated.

Non-controlling interests represent the portion of profit or loss and net assets of subsidiaries not attributable to the Group and are presented separately in the consolidated income statement and within equity in the consolidated balance sheet.

Changes in the Group's ownership interest in a subsidiary that do not result in a loss of control are accounted for as equity transactions in retained earnings.

III. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies applied by the Company in preparing financial statements:

Estimates

The preparation of financial statements in conformity with Vietnamese Accounting Standards, Vietnamese Accounting System and prevailing accounting regulations in Vietnam requires management 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 reporting period. Actual results could differ from those estimates.

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Principles for recording trade receivables and other receivables

Receivables in financial statements represent the book value of account receivables, other receivables and provision for doubtful debt.

Provision for doubtful debt illustrates the potential loss as the result of the amounts owed by customer which, are considered to be doubtful of collection at the balance date. Increase or decrease of the provision account reflects on administration expenses in the year.

Principles for inventories

Inventories are stated at the lower of cost and net realizable value. Cost comprises direct materials and where applicable, direct labor costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realizable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

Method of determining inventory value

The Group calculates inventory value using the weighted average method. For goods such as automobiles, the export price is determined using the actual identification method.

Inventory Accounting Method

The Group uses the perpetual inventory method to account for inventory.

Provision for devaluation of inventory

Provision for devaluation of inventories is made for the expected loss in value due to possible diminution in value of supplies, finished products and inventory owned by the enterprise based on reasonable evidence of an impairment at the balance sheet date. The increase or decrease in the provision for devaluation of inventories is recorded in the cost of goods sold during the period.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of purchased tangible fixed assets comprises its purchase price and any directly attributable costs of bringing the assets to its working condition and location for its intended use.

Tangible fixed assets and intangible fixed assets are depreciated using the straight-line method over their estimated useful lives and accordance with the provisions of the Circular No.45/2013/TT-BTC dated 25 April 2013 and the Circular No.147/2016/TT-BTC dated 13 Octorber 2016 issued by the Ministry of Finance about promulgating the regulation on management, use and depreciation of fixed assets. Estimated times useful lives as follows:

Assets	**Year(s)**
Building, structures	25
Machineries, equipments	05 – 06
Transportations, transmit instruments	05 – 06
Office tools, equipments	03 – 05

Finance leased fixed assets

Finance leased fixed assets are presented at their cost less accumulated depreciation. The cost of finance leased fixed assets is recognized at the fair value of the leased asset or the present value of the minimum lease payments (whichever is higher), plus any directly attributable initial costs related to the finance lease transaction.

The company calculates and depreciates fixed assets periodically as production or business expenses, based on a consistent depreciation policy in line with the depreciation policy for assets of the same type owned by the company. If it is uncertain whether the company will have ownership of the leased asset at the end of the lease term, the leased asset will be depreciated over the lease term if the lease term is shorter than the asset's useful life.

Intangible fixed assets and amortization

Land Use Rights

Land use rights are initially recorded at their purchase price and any costs directly attributable to bringing the asset to its intended use. Indefinite land use rights are not amortized.

Software

Computer software is initially stated at purchase price and amortized on a straight-line basis over its estimated useful life of 03 – 05 years.

Recognition Principles for Financial Investments

Investments in joint ventures, and associates

Investments in joint ventures, and associates are presented using the equity method in the consolidated financial statements.

Investments in other entities

Investments in other entities refer to investments in equity instruments of other entities in which the Company does not have control, joint control, or significant influence over the investee. These investments are initially recognized at cost. Subsequently, the Board of Management reviews all such investments at year-end to determine if a provision for impairment should be recorded.

A provision for impairment of investments in other entities is made at the end of the financial year when there is a decrease in the value of such investments. The provision is calculated based on market value, if such value can be reliably determined. If the market value cannot be reliably determined, the provision is based on the losses incurred by the investee.

The difference between the provision recognized at the end of the current financial year and that of the prior year is recognized as an increase or decrease in financial expenses during the year. The reversal of a provision is limited to the original carrying amount of the investment.

Prepaid expenses

Prepaid expenses at the Group include actual expenses that have been incurred but are related to the operating results of multiple accounting periods.

The calculation and allocation of prepaid expenses into business operation expenses for each accounting period are based on the nature and extent of each type of expense to determine a reasonable method and basis of allocation.

Allocation:

- Short-term prepaid expenses: allocated within 12 months;
- Long-term prepaid expenses: allocated over a period of more than 12 months.

Business Combinations and Goodwill

Business combinations are accounted for using the purchase method. The cost of a business combination includes the fair value, at the acquisition date, of the assets exchanged, liabilities incurred or assumed, and equity instruments issued by the acquirer in exchange for control of the acquiree, as well as any directly attributable costs of the business combination. Identifiable assets, liabilities, and contingent liabilities of the acquiree that meet the recognition criteria in a business combination are recognized at their fair value as of the acquisition date.

Goodwill arising from a business combination is initially recognized at cost, representing the excess of the cost of the business combination over the acquirer's share of the fair value of the identifiable assets, liabilities, and recognized contingent liabilities of the acquiree. If the cost of the business combination is less than the fair value of the net assets of the acquiree, the difference is recognized immediately in the consolidated income statement. After initial recognition, goodwill is measured at cost less accumulated amortization. Goodwill is amortized on a straight-line basis over its estimated useful life, which is ten (10) years. Periodically, the parent company must assess the impairment of goodwill in its subsidiaries. If there is evidence that the impairment loss on goodwill exceeds the annual amortization amount, the impairment is recognized in full in the period it occurs.

Liabilities

Liabilities are recorded at original cost and not lower than the payment obligation.

Liabilities shall be classified into trade payables, inter-company payables and other payables depending on the nature of transactions and relationship between the Group and debtors.

Liabilities must be kept records in detail according to payment schedule, creditor, type of original currency (including revaluation of liabilities payable which satisfying the definition of monetary assets denominated in foreign currencies) and other factors according to requirements of the enterprise.

At the reporting date, if it is evident that there is an unavoidable loss, an amount payable shall be recorded according to prudent principle.

Salary and salary deductions

Salaries are calculated and recognized in expenses during the period in accordance with labor contracts. The Group accrues social insurance, health insurance, unemployment insurance, and trade union fees based on contractual salaries at the prescribed rates.

Accrued expenses

Accrued expenses are recognised for amount to be paid in the future for goods and services received, whether or not billed to the Group.

Loans and finance lease liabilities

The Group accounts in detail and monitors each loan subject, each debtor, each loan contract and each type of loan asset. In case of loans or debts in foreign currency, accountants must track details of the original currency.

Classification of loans and finance lease liabilities:

- Amounts due within the next 12 months from the date of the financial statement are classified as short-term loans and financial lease liabilities.
- Amounts with repayment periods longer than 12 months from the date of the financial statement are classified as long-term loans and financial lease liabilities.

Interest expenses

Interest expenses are recorded as expenses in the period in which they are incurred, unless they are capitalized according to regulations.

Interest on loans directly related to the purchase and construction of fixed assets in the period before completion and use will be added to the asset's original price. Interest on other loans is recorded as a financial expense as soon as it is incurred.

Principles of equity recognition

Owner's investment capital is recorded according to the owner's actual contributed capital. Profit after corporate income tax is managed and distributed according to the provisions of the Group's charter.

Profit division:

Net profit after corporate income tax can be distributed to shareholders after approval by the general meeting of shareholders and after setting aside reserve funds according to the Company's Charter and Vietnamese legal regulations.

The Group allocates the following provisions from its after-tax net profit as per the proposal of the Board of Directors and approved by the shareholders at the General Meeting of Shareholders:

Investment and development fund: This fund is set aside to serve the expansion of operations or in-depth investment of the Group.

Bonus and welfare fund: This fund is set aside to reward, encourage materially, bring common benefits and improve employee welfare, and is presented as a liability on the balance sheet.

Dividends are recognized as a liability on the financial statements after being approved by the General Meeting of Shareholders and announced by the Group's Board of Directors.

Revenue recognition

Revenue is recognised when the outcome of such transactions can be measured reliably and it is probable that the economic benefits associated with the transactions will flow to the Group. Following conditions of specific records must also be met when recorded sales:

Revenue from the sales of goods is recognized when all five (5) following condition are satisfied:

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

Revenue from rendering of services shall be recognized when all of the following conditions are satisfied:

a) The amount of revenue can be measured reliably;
b) The Group received or shall probably receive the economic benefits associated with the transaction;
c) The completed work may be determined at the time of the report;
d) Incurred costs for the transaction and the costs to complete the transaction of providing such services may be determined reliably.

Principles for recording cost of goods sold

Cost of goods sold reflects the cost value of products, goods and services sold during the period. Cost is recorded at the time the transaction occurs or when there is a relatively certain possibility that it will arise in the future, regardless of whether money has been spent or not. Cost of goods sold and revenue are recorded simultaneously according to the matching principle.

Revenue from financial activities

Financial income includes earnings from the company's financial activities, such as:

- Interest from deposits and loans
- Exchange rate differences
- Interest from investments in financial instruments
- Dividends from investments
- Interest from investments in securities or other financial assets
- Income from financial investments made by the Group

Revenue arising from interest, royalties, dividends, profit distribution, and other financial activity income is recognized when both of the following conditions are met:

- The revenue can be measured reliably;
- It is possible to obtain economic benefits from that transaction.

Financial expenses

Financial expenses are the costs that a company must incur related to financial activities, including:

- Expenses the Group must pay for loans, including bank interest, interest from credit institutions, or loans from other external sources.
- Exchange rate differences
- Insurance costs related to assets and financial instruments that the Group is using.
- Costs of issuing shares, bonds, or other financial instruments.
- Other financial-related expenses.

Financial expenses must be recognized when incurred, meaning when there is a commitment or when the company fulfills its financial obligations. These financial expenses must be recognized on an accrual basis in the income statement.

Recording expenses

Expenses are recorded according to actually incurred and commensurate with revenue.

Related parties

Related parties are entities or individuals, directly or indirectly through one or more intermediaries, that have control over or are controlled by the Group. Affiliated parties, individuals, either directly or indirectly holding voting rights, and those having significant influence over the Group, as well as key management personnel such as the Executive Board, Board of Directors, Supervisory Board, close family members of these individuals or related parties, or companies affiliated with these individuals, are also considered related parties. In considering each relationship between related parties, the nature of the relationship is emphasized rather than the legal form.

Segment Report

A business segment is a distinguishable component that participates in the production or provision of products or services and has risks and economic benefits that are different from those of other business segments.

A geographical segment is a distinguishable component that participates in the production or provision of products or services within a specific economic environment and has risks and economic benefits that are different from those of business segments in other economic environments.

The application is carried out in accordance with Accounting Standard No. 28 and Circular No. 20/2006/TT-BTC dated 20 March 2006, issued by the Ministry of Finance.

Determining Fair Value when Preparing Financial Statements

The Group does not determine fair value because Circular 210/2009/TT-BTC dated 06 November 2009, issued by the Ministry of Finance, and the current regulations do not provide guidance on determining the fair value of financial assets and financial debt instruments.

Earnings per share

Basic earnings per share are calculated by dividing the after-tax profit allocated to shareholders who own common shares of the Company after making allowances for bonus and welfare funds by the weighted average number of common shares in circulation during the period.

Diluted earnings per share are calculated by dividing the after-tax profit attributable to shareholders owning the Company's common shares (after adjusting for interest recognized during the period of the convertible bonds) by the amount weighted average number of common shares outstanding during the period and weighted average number of common shares that would be issued in the event that all potential common shares are dilutive converted into common shares.

Taxation

The Group records and reports taxes based on the documents and invoices arising during the period;

Corporate income tax reflects the total amount of tax payable for the current period. The current tax payable is calculated based on the taxable income for the period. Taxable income differs from the net profit presented in the income statement because taxable income does not include income or expenses that are taxable or deductible in other years (including carried-forward losses, if any), and also excludes non-taxable or non-deductible items.

The determination of tax liability for each type of tax is conducted in accordance with the relevant tax laws and the Tax Administration Law. The final tax payable amount will be determined by the tax authorities upon examining The Group's tax settlement.

IV. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. CASH AND CASH EQUIVALENT

	30/09/2025	01/01/2025
	VND	VND
Cash on hand	**2,122,191,223**	**876,508,631**
VND	2,122,191,223	876,508,631
Cash in bank	**86,772,619,740**	**68,153,354,843**
VND	86,772,619,740	68,153,354,843
Total	**88,894,810,963**	**69,029,863,474**

2. SHORT-TERM TRADE RECEIVABLES

	30/09/2025	01/01/2025
	VND	VND
Short-term trade receivables		
New City Group Joint Stock Company	327,816,896,151	413,483,813,235
VF An Suong Corporation	46,407,887,345	63,558,736,008
Easy Car Corporation	15,143,705,699	47,618,319,109
Other short-term trade receivables	646,055,604,641	462,813,151,500
Total	**1,035,424,093,836**	**987,474,019,852**

In which, trade receivables are related parties: detailed in Note VI.01

3. SHORT-TERM ADVANCES TO SUPPLIERS

	30/09/2025	01/01/2025
	VND	VND
Short-term advances to suppliers		
Minh Long Co., Ltd	124,494,380,723	123,594,379,437
New City Group Joint Stock Company	98,105,374,374	169,428,070,588
Other short-term advances to suppliers	50,936,332,201	30,906,420,795
Total	**273,536,087,298**	**323,928,870,820**

In which, advances to suppliers are related parties: detailed in Note VI.01

4. OTHER RECEIVABLES

	30/09/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
Short-term other receivables	**696,800,315,681**	-	**765,143,051,437**	-
Receivable of support from major suppliers	146,846,116,685	-	67,213,744,816	-
Receivable from BCC for Easy Car Corporation	14,204,590,000	-	14,204,590,000	-
Deposit for Minh Long Co., Ltd	137,160,000,000	-	137,160,000,000	-
Other deposits	90,022,437,120	-	84,763,311,000	-
Lending	89,682,552,588	-	95,395,132,522	-
Bao Long Land Corporation	32,304,311,839	-	30,870,905,555	-
New City Group Joint Stock Company	36,819,995,175	-	180,934,652,782	-
Advances to employees	17,419,281,981	-	7,674,597,830	-
Other short-term receivables	132,341,030,293	-	146,926,116,932	-
Long-term other receivables	**347,402,876,809**	-	**368,987,370,210**	-
Deposit for New City Group Joint Stock Company	314,601,000,000	-	334,601,000,000	-
Other deposits	32,801,876,809	-	34,386,370,210	-
Total	**1,044,203,192,490**	-	**1,134,130,421,647**	-

In which, other receivables are related parties: detailed in Note VI.01

5. SHORTAGE OF ASSETS AWAITING RESOLUTION

	30/09/2025		01/01/2025	
	Amount	Value VND	Amount	Value VND
Inventories at HCM warehouse	-	97,697,266	-	98,612,814
Inventories at Vung Tau warehouse	-	13,985,897	-	13,985,897
Total		**111,683,163**		**112,598,711**

6. INVENTORIES

	30/09/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Instruments, tools	783,099,016	-	108,980,578	-
Costs for work-in-process	14,482,109,183	-	9,814,221,009	-
Merchandises	879,771,621,673	(4,943,284,555)	608,999,370,268	(4,943,284,555)
Total	**895,036,829,872**	**(4,943,284,555)**	**618,922,571,855**	**(4,943,284,555)**

Details of Merchandises:

	30/09/2025		01/01/2025	
	Historical cost	Provision	Historical cost	Provision
	VND	VND	VND	VND
Vehicles	789,212,583,299	-	524,523,977,993	-
Spare parts, accessories	90,559,038,374	(4,943,284,555)	84,475,392,275	(4,943,284,555)
Total	**879,771,621,673**	**(4,943,284,555)**	**608,999,370,268**	**(4,943,284,555)**

7. PREPAID EXPENSES

	30/09/2025	01/01/2025
	VND	VND
Short-term prepaid expenses	**12,686,251,445**	**11,764,494,065**
Instruments, tools used	2,214,298,782	1,369,599,442
Premises and land rental costs awaiting allocation	3,628,759,259	3,542,638,807
Other short-term prepaid expenses	6,843,193,404	6,852,255,816
Long-term prepaid expenses	**17,956,550,187**	**23,724,924,254**
Instruments, tools used	9,081,070,527	11,795,289,941
Premises and land rental costs awaiting allocation	-	7,000,000
Other long-term prepaid expenses	8,875,479,660	11,922,634,313
Total	**30,642,801,632**	**35,489,418,319**

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS | **FORM B 09 – DN**

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

8. TANGIBLE FIXED ASSETS

	Buildings, structures	Machineries, equipments	Transportations, transmit instruments	Office tools, equipments	Other tangible fixed assets	Total
	VND	VND	VND	VND	VND	VND
HISTORICAL COSTS						
As at 01/01/2025	**83,687,211,335**	**50,422,783,502**	**70,232,202,654**	**4,303,519,970**	**-**	**208,645,717,461**
Increase during the period	**17,555,067,806**	**1,901,065,126**	**14,153,280,911**	**-**	**287,334,000**	**33,896,747,843**
Purchases during the period	17,555,067,806	1,549,680,947	14,153,280,911	-	-	33,258,029,664
Other increases	-	351,384,179	-	-	287,334,000	638,718,179
Decrease during the period	**17,826,610,811**	**1,366,695,765**	**15,138,875,601**	**1,852,890,592**	**-**	**36,185,072,769**
Liquidations, sales	17,539,276,811	1,366,695,765	15,104,482,424	1,535,899,590	-	35,546,354,590
Other decreases	287,334,000	-	34,393,177	316,991,002	-	638,718,179
As at 30/09/2025	**83,415,668,330**	**50,957,152,863**	**69,246,607,964**	**2,450,629,378**	**287,334,000**	**206,357,392,535**
ACCUMULATED DEPRECIATION						
As at 01/01/2025	**31,865,550,003**	**35,049,885,402**	**17,500,936,842**	**1,820,347,080**	**-**	**86,236,719,327**
Increase during the period	**4,480,073,420**	**3,654,921,151**	**8,163,231,268**	**269,293,277**	**287,334,000**	**16,854,853,116**
Depreciation during the period	4,480,073,420	3,492,260,931	8,163,231,268	269,293,277	-	16,404,858,896
Other increases	-	162,660,220	-	-	287,334,000	449,994,220
Decrease during the period	**6,341,000,449**	**1,206,573,463**	**6,511,907,518**	**351,193,609**	**-**	**14,410,675,039**
Liquidations, sales	6,053,666,449	1,206,573,463	6,442,304,341	258,136,566	-	13,960,680,819
Other decreases	287,334,000	-	69,603,177	93,057,043	-	449,994,220
As at 30/09/2025	**30,004,622,974**	**37,498,233,090**	**19,152,260,592**	**1,738,446,748**	**287,334,000**	**88,680,897,404**
RESIDUAL VALUE						
As at 01/01/2025	**51,821,661,332**	**15,372,898,100**	**52,731,265,812**	**2,483,172,890**	**-**	**122,408,998,134**
As at 30/09/2025	**53,411,045,356**	**13,458,919,773**	**50,094,347,372**	**712,182,630**	**-**	**117,676,495,131**

Historical cost of tangible assets at the end of the period has been fully depreciated but still in use: VND 35,258,430,583.

9. FINANCE LEASED FIXED ASSETS

	Machineries, equipments	Total
	VND	VND
HISTORICAL COSTS		
As at 01/01/2025	6,137,445,000	6,137,445,000
As at 30/09/2025	6,137,445,000	6,137,445,000
ACCUMULATED DEPRECIATION		
As at 01/01/2025	599,002,777	599,002,777
Increase during the period	567,046,548	567,046,548
Depreciation during the period	567,046,548	567,046,548
As at 30/09/2025	1,166,049,325	1,166,049,325
RESIDUAL VALUE		
As at 01/01/2025	5,538,442,223	5,538,442,223
As at 30/09/2025	4,971,395,675	4,971,395,675

10. INTANGIBLE FIXED ASSETS

	Land using rights	Software	Total
	VND	VND	VND
HISTORICAL COSTS			
As at 01/01/2025	84,022,474,623	6,006,661,822	90,029,136,445
Increase during the period	17,922,801,101	110,000,000	18,032,801,101
Purchases during the period	17,922,801,101	110,000,000	18,032,801,101
As at 30/09/2025	101,945,275,724	6,116,661,822	108,061,937,546
ACCUMULATED AMORTIZATION			
As at 01/01/2025	-	3,328,244,069	3,328,244,069
Increase during the period	-	715,112,012	715,112,012
Amortization during the period	-	715,112,012	715,112,012
As at 30/09/2025	-	4,043,356,081	4,043,356,081
RESIDUAL VALUE			
As at 01/01/2025	84,022,474,623	2,678,417,753	86,700,892,376
As at 30/09/2025	101,945,275,724	2,073,305,741	104,018,581,465

Historical cost of intangible assets at the end of the period has been fully depreciated but still in use: VND 1,736,450,000.

11. CONSTRUCTION IN PROGRESS

	30/09/2025	01/01/2025
	Historical cost	**Historical cost**
	VND	**VND**
Construction in progress	**10,731,224,512**	**37,707,555,806**
Acquisition of fixed assets	68,500,000	1,391,646,115
Purchasing fixed assets	8,498,852,904	-
Showroom construction costs	2,163,871,608	36,315,909,691
Total	**10,731,224,512**	**37,707,555,806**

12. NON-CURRENT FINANCIAL INVESTMENTS

a) Investments held to maturity

	30/09/2025		01/01/2025	
	Historical cost	**Book value**	**Historical cost**	**Book value**
	VND	**VND**	**VND**	**VND**
Daf Group Corporation **(1)**	147,000,000,000	147,000,000,000	147,000,000,000	147,000,000,000
Dason Group Joint Stock Company **(2)**	41,000,000,000	41,000,000,000	41,000,000,000	41,000,000,000
Bao Long Land Corporation **(3)**	59,890,000,000	59,890,000,000	59,890,000,000	59,890,000,000
Total	**247,890,000,000**	**247,890,000,000**	**247,890,000,000**	**247,890,000,000**

(1) The investment under the entrusted investment contract No. 2007/2023-HĐUTĐT/CTF-DAF dated 20/07/2023 between City Auto Corporation and **Daf Group Corporation**. The amount entrusted by City Auto Corporation for investment is VND 147,000,000,000. The entrustment term is 84 months. The entrusted capital will be returned upon the termination of the contract.

(2) The investment under the entrusted investment contract No. 0212/2024-HĐUTĐT/HTC-DASON dated 02/12/2024 between Auto Truong Chinh Corporation and **Dason Group Joint Stock Company**. The entrusted amount is VND 41,000,000,000; the entrustment term is 84 months from the date of transferring the entrusted investment capital; the profit rate will be determined annually; the entrusted capital will be returned upon the termination of the contract.

(3) The investment under the entrusted investment contract No. 1012/2024-HĐUTĐT/VTT-BLC dated 10/12/2024 between VW Tan Thuan Joint Stock Company and **Bao Long Land Corporation**. The entrusted amount is VND 59,890,000,000; the entrustment term is 84 months from the date of transferring the entrusted investment capital; the profit rate will be determined annually; the entrusted capital will be returned upon the termination of the contract.

NON-CURRENT FINANCIAL INVESTMENTS

b) Investments in equity of other entities

	30/09/2025		01/01/2025	
	Book value	Reasonable value	Book value	Reasonable value
	VND	VND	VND	VND
Investments in joint-ventures, associates	**26,401,534,951**		**26,000,000,000**	
Auto Di An Binh Duong Joint Stock Company	26,401,534,951		26,000,000,000	
Investments in equity of other entities	**140,950,000,000**		**140,950,000,000**	
Dasonmotors Corporation	112,200,000,000		112,200,000,000	
New City Rent A Car Corporation	28,750,000,000		28,750,000,000	
Total	**167,351,534,951**		**166,950,000,000**	

Detailed information about investments in equity of other entities from the Company:

	Establishing and working place	Main business	Number of shares held	Interest rate	Right vote rate
Investments in joint-ventures, associates					
Auto Di An Binh Duong Joint Stock Company	Di An Ward, HCM City	Car Dealer	2,600,000	20.00%	20.00%
Investments in equity of other entities					
Dasonmotors Corporation	Tan Thuan Ward, HCM City	Car Dealer	11,220,000	11.00%	11.00%
New City Rent A Car Corporation	Cau Ong Lanh Ward, HCM City	Car Dealer	1,150,000	11.50%	11.50%

13. GOODWILL

	30/09/2025	01/01/2025
	VND	VND
Goodwill		
Goodwill arises upon consolidation	141,527,923,950	141,527,923,950
Allocated goodwill	74,935,750,462	64,321,156,159
Total	**66,592,173,488**	**77,206,767,791**

14. SHORT-TERM TRADE PAYABLES

	30/09/2025		01/01/2025	
	Value	Payable amount	Value	Payable amount
	VND	VND	VND	VND
Short-term trade payables				
Hyundai Thanh Cong Viet Nam Auto Joint Venture JSC	36,743,351,363	36,743,351,363	25,674,337,121	25,674,337,121
VW Sai Gon Auto Co., Ltd	30,729,320,557	30,729,320,557	-	-
Royal Auto Sai Gon Co., Ltd	20,449,328,172	20,449,328,172	19,996,206,182	19,996,206,182
Others	197,279,284,874	197,279,284,874	171,386,194,121	171,386,194,121
Total	**285,201,284,966**	**285,201,284,966**	**217,056,737,424**	**217,056,737,424**

In which, trade payables are related parties: detailed in Note VI.01

15. PREPAYMENTS FROM CUSTOMERS

	30/09/2025	01/01/2025
	VND	VND
Short-term prepayments from customers		
New City Group Joint Stock Company	26,802,733,893	716,150,000
VW Sai Gon Auto Co., Ltd	19,739,686,602	5,506,796,602
Trident Auto Corporation	6,483,197,000	4,856,570,000
Other short-term prepayments from customers	53,444,249,688	51,613,462,394
Total	**106,469,867,183**	**62,692,978,996**

In which, prepayments from customers are related parties: detailed in Note VI.01

16. TAX AND OTHER RECEIVABLES FROM THE STATE/PAYABLES TO THE STATE

	30/09/2025	01/01/2025
	VND	VND
a) Receivables		
Deductible VAT	32,788,458,424	8,642,482,214
Corporate income tax	848,797,483	441,324,563
Personal income tax	139,586,079	395,690
Total	**33,776,841,986**	**9,084,202,467**
b) Payables		
VAT payable	3,332,955,051	5,744,928,771
Corporate income tax	-	8,674,686,238
Personal income tax	767,934,375	1,262,681,471
Total	**4,100,889,426**	**15,682,296,480**

17.SHORT-TERM ACCRUED EXPENSES

	30/09/2025	01/01/2025
	VND	VND
Short-term accrued expenses	**24,915,545,085**	**16,918,523,271**
Training expenses payable to Ford Vietnam	272,435,499	1,678,359,143
Loan interest expenses	1,287,100,954	2,452,281
Brokerage fees	1,715,299,164	537,400,000
Other short-term accrued expenses	21,640,709,468	14,700,311,847
Total	**24,915,545,085**	**16,918,523,271**

In which, accrued expenses are related parties: detailed in Note VI.01

18. OTHER PAYABLES

	30/09/2025	01/01/2025
	VND	VND
Other short-term payables	**81,227,940,976**	**46,848,431,899**
Excess of assets awaiting resolution	620,439,676	620,439,676
Union fees, compulsory insurance	4,927,419,473	3,834,640,405
New City Group Joint Stock Company	6,773,846,592	50,000,000
Payables on dividends and shared profits	5,562,454,242	2,672,001,484
Other short-term payables	63,343,780,993	39,671,350,334
Other long-term payables	**16,270,000,000**	**15,570,000,000**
Other long-term payables	16,270,000,000	15,570,000,000
Total	**97,497,940,976**	**62,418,431,899**

In which, other payables are related parties: detailed in Note VI.01

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS — FORM B 09 – DN

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

19. LOANS AND FINANCE LEASE LIABILITIES

Details of loans and finance lease liabilities:

		01/01/2025	During the period		30/09/2025
		Value/ Payable amount	Increase	Decrease	Value/ Payable amount
		VND	VND	VND	VND
Short-term loans		**2,041,682,704,872**	**5,453,179,868,209**	**5,300,366,853,066**	**2,183,840,033,858**
Joint Stock Commercial Bank for Foreign Trade of Vietnam	**(19.01)**	320,955,857,397	842,508,590,755	802,954,741,604	360,509,706,548
Military Commercial Joint Stock Bank	**(19.02)**	73,245,429,003	479,130,564,928	393,386,694,657	158,989,299,274
Joint Stock Commercial Bank for Investment and Development of Vietnam	**(19.03)**	357,748,591,287	908,942,366,162	870,072,823,027	396,618,134,422
Indovina Bank Limited		229,898,481,834	207,179,082,400	437,077,564,234	-
Vietnam Prosperity Joint Stock Commercial Bank	**(19.04)**	210,240,978,324	440,069,900,926	510,946,437,197	139,364,442,053
Vietnam Joint Stock Commercial Bank for Industry and Trade	**(19.05)**	17,930,464,665	36,083,848,795	42,687,678,485	11,326,634,975
Orient Commercial Joint Stock Bank	**(19.06)**	17,394,596,980	111,769,982,228	40,180,484,335	88,984,094,873
Ho Chi Minh City Development Joint Stock Commercial Bank	**(19.07)**	6,582,340,839	48,482,902,600	49,131,492,164	5,933,751,275
Tien Phong Commercial Joint Stock Bank	**(19.08)**	15,899,939,000	199,829,106,038	132,424,388,705	83,304,656,333
Prosperity and Growth Commercial Joint Stock Bank	**(19.09)**	105,332,026,691	448,736,650,238	420,404,620,349	133,664,056,580
Bao Viet Joint Stock Commercial Bank	**(19.10)**	153,464,067,501	442,684,757,000	505,199,996,253	90,948,828,248
Bangkok Bank Public Company Limited	**(19.11)**	130,000,000,000	186,917,756,000	264,917,756,000	52,000,000,000
Southeast Asia Commercial Joint Stock Bank	**(19.12)**	13,615,360,000	179,805,240,000	130,687,008,000	62,733,592,000
First Commercial Bank	**(19.13)**	115,000,000,000	100,000,000,000	115,000,000,000	100,000,000,000
Asia Commercial Bank	**(19.14)**	174,299,272,055	711,039,120,139	530,295,168,056	355,043,224,138
The Shanghai Commercial & Savings Bank, Ltd.	**(19.15)**	-	110,000,000,000	55,000,000,000	55,000,000,000
Long-term loans come to due		*98,754,910,628*			*89,089,515,972*
Finance lease liabilities come to due		*1,320,388,668*			*330,097,167*

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS — **FORM B 09 – DN**
These notes are an integral part of and should be read in conjunction with the consolidated financial statements

LOANS AND FINANCE LEASE LIABILITIES (continue)

		01/01/2025	During the period		30/09/2025
		Value/ Payable amount	Increase	Decrease	Value/ Payable amount
		VND	VND	VND	VND
Long-term loans		**359,169,376,539**	**9,369,000,000**	**104,975,322,682**	**273,228,448,513**
Joint Stock Commercial Bank for Foreign Trade of Vietnam	**(19.01)**	84,188,140,000	1,058,000,000	48,971,780,000	36,274,360,000
Vietnam Prosperity Joint Stock Commercial Bank	**(19.04)**	1,861,942,538	396,000,000	796,115,199	1,461,827,339
Ho Chi Minh City Development Joint Stock Commercial Bank	**(19.07)**	4,655,594,000	1,169,000,000	2,532,803,000	3,291,791,000
Tien Phong Commercial Joint Stock Bank	**(19.08)**	354,383,166,629	3,420,000,000	50,783,372,483	307,019,794,146
Prosperity and Growth Commercial Joint Stock Bank	**(19.09)**	475,000,000	-	285,000,000	190,000,000
Bao Viet Joint Stock Commercial Bank	**(19.10)**	12,360,444,000	-	1,560,056,000	10,800,388,000
Asia Commercial Bank	**(19.14)**	-	3,326,000,000	46,196,000	3,279,804,000
Long-term loans come to due		*(98,754,910,628)*			*(89,089,515,972)*
Finance lease liabilities		**2,420,712,546**	**-**	**990,291,501**	**2,420,712,546**
BIDV – SuMi TRUST Leasing Company., Ltd	**(19.16)**	3,741,101,214	-	990,291,501	2,750,809,713
Finance lease liabilities come to due		*(1,320,388,668)*			*(330,097,167)*
Total		**2,403,272,793,957**	**5,462,548,868,209**	**5,406,332,467,249**	**2,459,489,194,917**

LOANS AND FINANCE LEASE LIABILITIES (continue)

(19.01) Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank):

The short-term loan of **City Auto Corporation** under credit facility agreement No. 0246/KHDN/25/HMCV dated 04/06/2025, with a total credit limit of VND 250 billion. The loan term for each drawdown does not exceed 04 months, and the interest rate is determined for each disbursement. Purpose of the loan: to serve working capital needs for production and business activities, excluding short-term needs related to investment in fixed assets. Collateral: the loan is secured by land use rights and attached assets located at No. 431 Nguyen Xi Street, Ward 11, Binh Thanh District, Ho Chi Minh City, as specified in mortgage agreement No. 0246/KHDN/25/HĐBĐ dated 29/05/2025.

The short-term loan of **Auto Truong Chinh Corporation** under Credit Facility Agreement No. 0357/KHDN/25/HMCV dated 30/07/2025 with a total credit limit of VND 100 billion. The loan purpose is to supplement working capital. The facility term is 12 months, with a maximum loan term of 04 months from the disbursement date. The interest rate is specified in each debt acknowledgment.

The short-term loan of **Auto Binh Phuoc Corporation** under Credit Facility Agreement No. 042A24 dated 16/07/2024. The credit limit is VND 150,000,000,000. Facility term: 12 months from the contract signing date. The loan purpose is to supplement working capital for business operations, excluding short-term needs for investment in fixed assets. The maximum loan term is 04 months. The interest rate is specified for each drawdown. The collateral for this loan includes 100% brand-new Hyundai vehicles under the sales contracts with Hyundai Thanh Cong Vietnam Joint Stock Company. The pledged/mortgaged assets include:

- 500,000 listed shares on the Stock Exchange of City Auto Corporation; the pledgor is Mr. Tran Ngoc Dan, under Pledge Agreement No. 279CC20 dated 17/02/2021.
- 1,050,000 listed shares on the Stock Exchange of City Auto Corporation; the pledgor is Mr. Tran Lam, under Pledge Agreement No. 025CC21/KHBB dated 20/05/2021.
- Receivables from New City Group Joint Stock Company.

The short-term loan of **Nha Trang Auto Corporation** under Credit Agreement No. 2023/HDTD-NTF dated 01/11/2023, together with Credit Facility Agreement No. 2023/HMCV-NTF and Guarantee Facility Agreement No. 2023/HMBL-NTF dated 01/11/2023, with a total credit limit of VND 100 billion. The loan purpose is to finance lawful, reasonable, and valid short-term credit needs for the customer's business operations, excluding short-term needs for investment in fixed assets. The facility limit is effective for 12 months from the contract signing date. The lending interest rate is specified in each debt acknowledgment.

Collateral:

- 100% brand-new Ford vehicles as per Security Agreement No. 2022/LX-NTF dated 07/10/2022 and its annexes.
- Loan guarantee document issued by City Auto Corporation.

The short-term loan of **Phu My Auto Corporation** under Credit Facility Agreement No. 0065/KHDN/24/HMCV dated 28/02/2024 and Amendment Agreement No. 0336/KHDN/20 dated 28/02/2024, with the following terms: credit limit of VND 55,000,000,000; loan purpose: to supplement working capital for trading Ford-branded vehicles; facility duration: 12 months; loan term: not exceeding 03 months as agreed in the respective debt acknowledgment; interest rate: specified in each debt acknowledgment; collateral: 100% brand-new Ford vehicles formed from the loan proceeds.

LOANS AND FINANCE LEASE LIABILITIES (continue)

The short-term loan of **Auto Tan Thuan Corporation** under Credit Agreement No. 0249/KHDN/23 dated 14/06/2023, Credit Facility Agreement No. 0250/KHDN/23/HMCV dated 22/06/2023, Medium- and Long-term Loan Agreement No. 0351/KHDN/23/CVTDH dated 21/07/2023, Amendment Agreements No. 0249/KHDN/23/SĐ1 dated 08/08/2023 and No. 0249/KHDN/23-SĐ4 dated 15/11/2024, Collateral Agreement for Goods No. 0276/KHDN/23/HĐBĐ dated 19/06/2023, and Guarantee Agreement No. 0251/KHDN/23/HMBL dated 22/06/2023, with the following terms: credit limit of VND 213,646,720,000; purpose of credit: installation of machinery and equipment for the workshop at the "Auto Tan Thuan Corporation" project located at Lots DVTM-08 and DVTM-11, Street No. 7, Tan Thuan Export Processing Zone, Tan Thuan Dong Ward, District 7, Ho Chi Minh City, and to supplement short-term working capital for business operations; credit term: 60 months; loan term: maximum 04 months, as specified in each debt acknowledgment; interest rate: stipulated in each debt acknowledgment. Collateral includes:

- Assets owned by Mr. Tran Quang Tri and Ms. Dinh Dao Giao Thoai Khanh:
  - Ownership rights to apartment No. LP-34.16 in Landmark Plus Building, 702A Dien Bien Phu Street, Ward 22, Binh Thanh District;
  - Land use rights and house at 429/19 Dien Bien Phu Street, Ward 25, Binh Thanh District;
  - Land use rights and house at 378/26 Xo Viet Nghe Tinh Street, Ward 25, Binh Thanh District;
  - Land use rights, house ownership rights, and other assets attached to land at part of house No. 2A, Street No. 5, Quarter 5, Truong Tho Ward, Thu Duc District (now Thu Duc City);
- 100% brand-new Ford vehicles;
- All 100% brand-new vehicles formed or to be formed in the future from the loan funds granted by the Bank and/or to be stored at the Showroom located at Lots DVTM-08 and DVTM-11, Street No. 7, Tan Thuan Export Processing Zone, Tan Thuan Dong Ward, District 7, Ho Chi Minh City.

The long-term loan of **Auto Truong Chinh Corporation** under Credit Facility Agreement No. 0269/KHDN/20 dated 03/11/2020, together with accompanying amendment agreements, and Medium- and Long-term Loan Agreement No. 0270/KHDN/20/TLDH dated 03/11/2020, with a loan amount of VND 50 billion and a loan term of 84 months. The purpose of the loan is to pay long-term prepaid expenses for leasing business premises (showroom). The interest rate is agreed upon at the time of disbursement. The collateral for this loan includes:

- 100% brand-new Hyundai automobiles, classified as inventory and circulating goods, owned by Auto Truong Chinh Corporation.
- 2,756,911 shares of City Auto Corporation (CTF) owned by Mr. Ngo Cong Minh and Ms. Pham Thi Ai Hanh.
- 290,650 shares of City Auto Corporation (CTF) owned by Mr. Nguyen Dang Hoang and Ms. Nguyen Thi To Trinh.
- A bank deposit valued at VND 50,000,000.

The long-term loan of **Nha Trang Auto Corporation** under the following credit agreements:

Credit Agreement No. 2019/CVTL-ONT/03 dated 23/09/2019 with a loan amount of VND 1,370,000,000. Interest rate as of 31/12/2020: 8.3%/year; loan term: 36 months. Loan purpose: to reimburse legal, reasonable, and valid investment costs already paid by the customer (Ford Explorer license plate 79A-260.49). Collateral: assets formed from the loan proceeds, under Mortgage Contract No. 2019/TC-ONT/03.

LOANS AND FINANCE LEASE LIABILITIES (continue)

Credit Agreement No. 2019/CVTL-ONT/04 dated 19/12/2019 and Appendix No. 01/2019/CVTL-ONT/04 dated 19/12/2019 with a loan amount of VND 630,000,000. Interest rate: 8.3%/year; loan term: 36 months. Loan purpose: to reimburse legal, reasonable, and valid investment costs already paid by the customer (Ford Tourneo license plate 79A-277.01). Collateral: assets formed from the loan proceeds under Mortgage Contract No. 2019/PTVT-OTONT dated 19/12/2019.

Credit Agreement No. 2020/ONT/CVTL/02 dated 07/10/2020 with a loan amount of VND 2,450,000,000. Loan term: 60 months. Interest rate: 8.3–8.5%/year. Loan purpose: to pay for the investment cost of the 250kWp solar power system under Economic Contract No. 02/2020/HĐ/SOLAR dated 31/08/2020. Collateral: assets formed from the loan proceeds.

Credit Agreement No. 2021/ONT/CVTL/01 dated 26/01/2021 with a loan amount of VND 1,220,000,000. Interest rate: 8.5%/year; loan term: 36 months. Loan purpose: to reimburse legal, reasonable, and valid investment costs already paid by the customer (Ford Ecosport license plate 79A-318.90 and Ford Everest license plate 79A-328.38). Collateral: assets formed from the loan proceeds.

Credit Agreement No. 2022/CVTL/NTFT/01 dated 28/01/2022 with a loan amount of VND 550,000,000. Loan term: 36 months. Interest rate as of 31/03/2022: 8.5%/year. Loan purpose: to reimburse investment cost for one Ford Ranger vehicle license plate 79C-187.61. Collateral: assets formed from the loan proceeds.

Credit Agreement No. 2022/CVTL/NTFT/02 dated 30/03/2022 with a loan amount of VND 1,420,000,000. Loan term: 36 months. Interest rate as of 31/03/2022: 8.5%/year. Loan purpose: to reimburse investment cost for one Ford Explorer vehicle license plate 79A-380.07. Collateral: assets formed from the loan proceeds.

The long-term loan of **Phu My Auto Corporation** under Credit Facility Agreement No. 0336/KHDN/20/CVTL dated 10/12/2020 and Amendment Agreement No. 0336/KHDN/20-SĐ4 dated 18/08/2023 with the following terms: Credit limit: VND 70,000,000,000; Loan purpose: to pay for long-term prepaid expenses for showroom rental; Loan term: 96 months; Interest rate: as agreed at the time of disbursement; Collateral:

- 1,586,940 CTF shares owned by Mr. Nguyen Quang Khai;
- 1,147,000 CTF shares owned by Mr. Tran Quang Tri and Ms. Dinh Dao Giao Thoai Khanh;
- 1,172,275 CTF shares owned by Ms. Tran Thi Tam and Mr. Nguyen Quang Van;
- 1,113,225 CTF shares owned by Mr. Pham Anh Hung and Ms. Tran Bich Lan;
- 898,000 CTF shares owned by Mr. Nguyen Van Thanh and Ms. Tran Thi Binh;
- Brand-new 100% Ford vehicles formed from the loan proceeds.

The long-term loan of VW Tan Thuan Joint Stock Company under Credit Facility Agreement No. 0204/KHDN/24 dated 28/05/2024 with the following terms: Credit limit: VND 35,000,000,000; Credit facility duration: 60 months; Loan term, interest rate, and loan purpose are specified in each accompanying Loan Agreement; Collateral:

- Shares of City Auto Joint Stock Company (CTF) listed on the HOSE stock exchange and owned by a third party;
- Circulating inventory formed from the loan capital from Vietcombank, as per Mortgage Agreement No. 0206/KHDN/24/HĐBĐ signed on 08/05/2024.
- Balance of the payment account under Pledge Agreement No. 0207/KHDN/24/HĐCC signed on 08/05/2024 between the Bank and Mr. Tran Quang Tri;
- Balance of the payment account under Pledge Agreement No. 0208/KHDN/24/HĐCC signed on 08/05/2024 between the Bank and Mr. Le Nguyen Ho.

LOANS AND FINANCE LEASE LIABILITIES (continue)

(19.02) Military Commercial Joint Stock Bank (MB Bank):

Short-term loan of **Nha Trang Auto Corporation** under Credit Line Agreement No. 237999.24.800.3053748.TD dated 14/08/2024; Credit limit: VND 53 billion; Purpose of the loan: to supplement working capital for business operations; Credit line term: until 12/08/2025; Loan interest rate: according to the Debt Acknowledgment Agreement.Collateral: Implemented according to the pledge, mortgage, guarantee, deposit agreements, and other arrangements signed with the Bank.

Short-term loan of **Phu My Auto Corporation** under Credit Agreement No. 214765.24.102.2520244.TD dated 29/05/2024 with the following terms: Credit limit: VND 60,000,000,000; Purpose of the loan: to supplement capital for trading 100% new Ford vehicles; Credit line term: from 29/05/2024 to 12/04/2025; Loan term: per each disbursement and not exceeding 05 months from the disbursement date; Interest rate: per each disbursement; Collateral: 100% new Ford vehicles formed from the loan proceeds.

Short-term loan of **Auto Tan Thuan Corporation** under Credit Agreement No. 245306.24.160.31238658.TD dated 19/09/2024 with the following details: Credit limit: VND 50 billion; Purpose of the loan: Working capital supplementation; Loan term: 5 months; Interest rate: Specified in each debt acknowledgment note; Collateral: 100% new Ford vehicles.

(19.03)Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV):

Short-term loan of **City Auto Corporation** under Credit Limit Agreement No. 01/2025/8943817/HĐTD dated 03/03/2025 with a total credit limit of VND 300 billion; credit limit term: 12 months; loan term: per each drawdown, interest rate: specified in each debt acknowledgment note. Purpose of the loan: Working capital supplementation, guarantees, and L/C issuance. Collateral for this loan is defined under each transaction-specific security agreement, including goods – various types of Ford vehicles formed from 100% new loan capital, real estate, or cash deposits.

Short-term loan of **Auto Truong Chinh Corporation** under Credit Limit Agreement No. 01/2022/8943817/HĐTD dated 08/10/2022 and Credit Limit Agreement No. 01/2023/8943817/HĐTD dated 01/11/2023. The credit limit is VND 300 billion, of which the maximum loan balance is VND 120 billion. Purpose of the loan: working capital supplementation. The credit limit term is 12 months but not exceeding 28/02/2026, and the loan term is up to 4 months from the disbursement date. The interest rate is specified in each drawdown. Collateral for this loan is goods formed from loan capital under security agreements executed for each transaction.

Short-term loan of **Nha Trang Auto Corporation** under Credit Facility Agreement No. 01/2024/9182489/HĐTD dated 17/12/2024; Credit limit: VND 50 billion; Purpose of the loan: working capital supplementation, guarantees, and L/C issuance; Credit limit maintenance term: until 15/10/2025; Loan interest rate: as specified in the Promissory Notes; Collateral: Goods and receivables under Mortgage Agreement No. 238022.24.800.3053748.BD dated 24/09/2024.

Short-term loan of **Phu My Auto Corporation** under Credit Facility Agreement No. 01/2025/4528578/HĐTD dated 11/03/2025 with the following terms: Credit limit: VND 160,000,000,000; Purpose of the loan: working capital supplementation, issuance of guarantees and L/Cs to support business operations; Credit limit maintenance term: until 15/01/2025; Loan term: maximum of 6 months as agreed in the Promissory Notes; Loan interest rate: specified in each Promissory Note; Collateral: brand new 100% Ford vehicles formed from loan capital.

Short-term loan of **VW Tan Thuan Joint Stock Company** under Credit Facility Agreement No. 01/2023/21239804/HĐTD dated 29/09/2023 with the following terms: Credit limit: VND 25,000,000,000; Credit limit maintenance term: 12 months; Loan term and interest rate: as specified in each drawdown; Purpose of the loan: working capital supplementation and guarantees.

LOANS AND FINANCE LEASE LIABILITIES (continue)

(19.04) Vietnam Prosperity Joint Stock Commercial Bank (VPBank):

Short-term loan of **City Auto Corporation** under Credit Facility Agreement No. 19/2025/HHDM/CMB-CITYAUTO dated 05/02/2025 with a total credit limit of VND 170 billion; credit facility term: 12 months; each loan term is based on individual drawdown agreements and not exceeding 04 months; interest rate: specified in each loan agreement. Purpose of the loan: to supplement working capital, issue various guarantees, and issue LCs to support business capital. Collateral for this loan includes: term deposit contracts, account balances, savings books at VPBank, and Ford-branded vehicles of all types formed from 100% new loan capital or existing vehicles owned by the borrower.

Short-term loan of **Auto Truong Chinh Corporation** under Credit Facility Agreement No. BCLC-6606 dated 21/05/2025. Credit limit: VND 100 billion. Purpose of the loan: supplement working capital to purchase 100% new Hyundai vehicles; issue payment guarantees; issue domestic upas L/Cs. Credit facility term: 12 months from the signing date; maximum loan term: 6 months from disbursement date. Interest rate: determined per drawdown. Collateral for this loan consists of goods formed from the loan capital under the Asset Mortgage Agreement and its appendices.

Short-term loan of **Auto Binh Phuoc Corporation** under Credit Facility Agreement No. 02122-5926837-01-SME dated 27/11/2024. Credit facility term: 12 months from 11/12/2024. Maximum loan term: 06 months from disbursement date. Purpose of the loan: to purchase 100% new cars distributed by HTV. Interest rate: specified per drawdown. Collateral: 100% new vehicles formed from VPBank's credit capital, Guarantee by Ms. Nguyen Lan Huong under Guarantee Contract No. 021224-5926837-01-SME-HĐBL/VPBANK-01 signed on 11/12/2024 and other security measures or collaterals agreed with VPBank.

Short-term loan of **Nha Trang Auto Corporation** under Credit Facility Agreement No. CLC-9181-01 dated 08/12/2023; Credit limit: VND 150 billion; Purpose of the loan: To supplement/ reimburse working capital, issue/ settle domestic Upas L/Cs serving the business of vehicles and automobile spare parts; Credit facility term: 12 months from the signing date of the facility agreement; Interest rate: determined per drawdown; Collateral: Deposit margin at the prescribed ratio and additional collaterals as follows:

- Mortgage of the entire real estate located at land lot No. 227, map sheet No. 90 of the cadastral book, address: 216, 216/1, 218 National Highway 13, Hiep Binh Chanh Ward, Thu Duc District (now Thu Duc City), Ho Chi Minh City.
- All vehicles purchased from Ford Vietnam LLC.
- Letter of guarantee from Mr. Le Cong Tam and Mr. Tran Long.
- Other security measures and collaterals as agreed between the Bank and the Company and/or third parties (if any).

Short-term loan of **Phu My Auto Corporation** under Credit Facility Agreement No. BCLC-3748-01 dated 02/12/2024 with the following terms: Credit limit: VND 100,000,000,000; Purpose of the loan: to supplement working capital for the business of 100% new Ford vehicles; Credit facility term: 12 months; Loan term: per each Promissory Note; Interest rate: per each Promissory Note; Collateral: 100% new Ford-branded cars formed from the loan capital.

Short-term loan of **Auto Tan Thuan Corporation** under Loan Agreement No. CLC-20679-01 dated 18/07/2024 with the following details: Loan limit: VND 100 billion; Purpose of the loan: To supplement working capital; Loan term: 12 months; Interest rate: specified in each Promissory Note; Collateral: Vehicles formed from VPBank's loan capital, branded Ford, with a maximum vehicle age of 18 months, and the guarantee of Mr. Tran Long under Guarantee Agreement No. CLC-20679-01/SME/BLCN-01 dated 18/07/2024.

LOANS AND FINANCE LEASE LIABILITIES (continue)

Short-term loan of **VW Tan Thuan Joint Stock Company** under Loan Agreement No. CLC-9029-01 dated 06/12/2023 with the following terms: Maximum credit limit: VND 50,000,000,000, of which the available limit is VND 30,000,000,000. Among this, the maximum outstanding loan secured by vehicles formed from the loan capital "for cars currently mortgaged at other banks" is VND 5,000,000,000, and the payroll loan limit (unsecured) is capped at VND 1,000,000,000 at any given time. Credit facility term: 12 months. Loan term per each drawdown and not exceeding 06 months. Interest rate is based on each drawdown.

- Purpose of the loan:
  - Supplement working capital for trading 100% new imported passenger cars purchased from Trend Motor Vietnam Co., Ltd.
  - Supplement working capital to pay for Volkswagen passenger cars sold by Trend Motor Vietnam Co., Ltd. which are currently mortgaged at other banks.
  - Salary payment for employees.
- Collateral:
  - Real estate located at land lot No. 227, map sheet No. 90; address: 216, 216/1, 218 National Highway 13, Hiep Binh Chanh Ward, Thu Duc District (now Thu Duc City), Ho Chi Minh City.
  - Guarantee by Mr. TRAN NGOC DAN, ID/Passport/CCCD No.: 022761994, issued by: Ho Chi Minh City Police, under Guarantee Agreement No. ELOS-16344/23/SME/BLCN-01 dated 06/12/2023 and any amendments, supplements, or replacements (if any).
  - All goods being vehicles purchased from Trend Motor Vietnam Co., Ltd. under the Volkswagen dealership agreement dated 15/07/2023, as secured under the Asset Mortgage Agreement No. CLC-9029-12645433-HDTC-01 dated 14/12/2023 and any amendments, supplements, or replacements (if any).
  - Other collateral/security measures agreed upon between VPBank and the Customer and/or a third party (if any) under security agreements signed before, during, or after the effective date of this Credit Facility Agreement and any amendments, supplements, or replacements of such security agreements (if any).

Long-term loans of **Auto Binh Phuoc Corporation** under the following Loan cum Mortgage Agreements:

Loan cum Mortgage Agreement No. 130422-5926837-AUTO-1/HĐ dated 14/04/2022 and No. 090622-5926837-AUTO-1/HĐ dated 09/06/2022. Loan term: 48 months. Purpose: to purchase cars for transportation. Interest rate: as specified in each drawdown. Collateral: assets formed from the loan proceeds.

Loan cum Mortgage Agreement No. 011024-5926837-AUTO-1/HĐ dated 01/10/2024. Loan term: 48 months. Purpose: to purchase cars for transportation. Interest rate: as specified in each drawdown. Collateral: assets formed from the loan proceeds.

Loan cum Mortgage Agreement No. 231224-5926837-AUTO-1/HĐ dated 23/12/2024. Loan term: 48 months. Purpose: to purchase cars for transportation. Interest rate: as specified in each drawdown. Collateral: assets formed from the loan proceeds.

Loan cum Mortgage Agreement No. 210125-5926837-AUTO-1/HĐ dated 21/01/2025. Loan term: 48 months. Purpose: to purchase cars for transportation. Interest rate: as specified in each drawdown. Collateral: assets formed from the loan proceeds.

LOANS AND FINANCE LEASE LIABILITIES (continue)

(19.05) Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank):

The short-term loan of **Auto Binh Phuoc Corporation** under the credit limit agreement No. TRAM.NTB-002/2024-HĐCVHM/NHCT504-AUTOBP dated 05/02/2024. Credit limit: VND 70 billion. The credit limit includes outstanding loans governed by the Credit Limit Agreement No. DUYENTTP-001/2023-HĐCVHM/NHCT504-AUTOBP dated 09/01/2023. Credit limit maintenance period: until 15/01/2025. Loan term: not exceeding 4 months. Interest rate: as stipulated in each promissory note. Collateral is defined in the following agreements:

- Vehicle mortgage agreement No. LINHND5-001/2021/PTGT/2020/HĐBĐ/NHCT504-AUTOBP dated 11/01/2021.
- Vehicle mortgage agreement No. TRAM.NTB-001/2024/HĐBĐ/NHCT504-AUTOBP dated 05/01/2024.
- Goods mortgage agreement No. DUYENTTP-H18/2022/HĐBĐ/NHCT504-AUTOBP dated 18/11/2022.
- Goods mortgage agreement No. TRAM.NTB-H04/2023/HĐBĐ/NHCT504-AUTOBP dated 20/07/2023.
- Goods mortgage agreement No. TRAM.NTB-H05/2023/HĐBĐ/NHCT504-AUTOBP dated 15/08/2023.
- Goods mortgage agreement No. TRAM.NTB-H06/2023/HĐBĐ/NHCT504-AUTOBP dated 06/10/2023.

(19.06) Orient Commercial Joint Stock Bank (OCB):

The short-term loan of **Auto Truong Chinh Corporation** under the Credit Agreement No. 0107/2025/HĐCTD-OCB-DN dated 10/06/2025, with a credit limit of VND 25 billion. Purpose of the loan: to supplement working capital. Credit term: 12 months from the date of signing the agreement. Interest rate: as stipulated in each promissory note. Collateral for this loan is the property attached to land located in Nghi Huong Ward, Cua Lo Town, Nghe An Province, which is owned by Cua Lo Golf Resort.

The short-term loan of **Phu My Auto Corporation** under the credit facility agreement No. 0089/2025/HĐCTD-OCB-DN dated 29/05/2025; Credit limit: 100 billion; Purpose of the loan: Working capital for trading Ford-branded vehicles; The loan term is per each disbursement. Interest rate: as stipulated in each promissory note; Collateral:

- The land use rights and assets attached to land to be formed in the future under Land Lot No. 69, Map No. 30, located at Tan Thuan Dong Ward, District 7, Ho Chi Minh City, pursuant to the Certificate of Land Use Rights, Ownership of House and Other Assets Attached to Land No. CM529701, Certificate Book No. CT76889 issued by the Department of Natural Resources and Environment of Ho Chi Minh City on 16 January 2019, and Construction Permit No. 129/GPXD issued by the Management Board of Export Processing and Industrial Zones of Ho Chi Minh City on 14 October 2019 and the Adjustment to the Construction Permit dated 05 February 2021.
- Listed shares issued by City Auto Corporation.

(19.07) Ho Chi Minh City Development Joint Stock Commercial Bank (HDBank):

The short-term loan of **Auto Truong Chinh Corporation** under the credit agreement No. 8062/25MN/HĐTD dated 01/04/2025. Credit limit: VND 5,000,000,000. Purpose of the loan: Salary payment for the Company's employees; Credit term: 12 months from the date of signing the agreement; Loan interest rate: specified in each disbursement note; Collateral: Guarantee by Mr. Trần Ngọc Dân for all financial obligations of the Company to HDBank.

LOANS AND FINANCE LEASE LIABILITIES (continue)

The short-term loan of **Phu My Auto Corporation** under the credit facility agreement No. 34855/23MN/HĐTD dated 24/11/2023, with the following terms: Credit limit: VND 55,000,000,000; Purpose of the loan: Working capital for trading Ford-branded vehicles and salary payment; Credit facility duration: 36 months; Loan term: as agreed in each disbursement note; Loan interest rate: as stated in each disbursement note; Collateral: 100% new Ford-branded cars formed from the loan capital.

The long-term loan of **Auto Truong Chinh Corporation** under the credit agreement No. 41742/23MN/HĐTD dated 04/01/2024. Loan amount: VND 1,130,000,000; Purpose of the loan: Purchase of Hyundai Palisade vehicle, license plate 51K-918.10; Credit term: 24 months from the date of signing the agreement; Loan interest rate: specified in each disbursement note; Collateral: Guarantee by Mr. Tran Ngoc Dan for all financial obligations of the Company to HDBank.

The long-term loan of **Auto Truong Chinh Corporation** under the credit agreement No. 1953/25MN/HĐTD dated 21/01/2025. Loan amount: VND 1,169,000,000; Purpose of the loan: Purchase of Hyundai Venue vehicle, license plate 51K-046.82 and Hyundai Santafe vehicle, license plate 51L-522.50; Credit term: 24 months from the date of signing the agreement; Loan interest rate: specified in each disbursement note; Collateral: cars formed from the loan capital.

Long-term loans of **VW Tan Thuan Joint Stock Company** under:

Credit Agreement No. 5941/24MN/HĐTD dated 12/03/2024 with the following terms: Loan amount: VND 800,000,000. Loan term: 60 months from the day following the first disbursement date. Purpose of loan: to finance/reimburse capital used to purchase Volkswagen T-Cross for the Company's transportation needs. Loan interest rate: as specified in each loan agreement. Collateral:

- Car, Brand: VOLKSWAGEN, License Plate: 51L-481.42;
- Personal guarantees by Mr. Le Duc Hoa and Mr. Tran Ngoc Dan and DAF Group Joint Stock Company for all financial obligations of the Borrower at HDBank;
- Other assets owned/used by the Borrower and/or Third Parties.

Credit Agreement No. 2126/24MN/HĐTD dated 22/01/2024 with the following terms: Loan amount: VND 4,280,000,000. Loan term: 60 months from the day following the first disbursement date. Purpose of loan: to finance/reimburse capital used to purchase 01 Volkswagen Teramont and 01 Volkswagen Touareg for the Company's transportation needs. Loan interest rate: as specified in each loan agreement. Collateral:

- Car, Brand: VOLKSWAGEN, License Plate: 51L-481.31;
- Car, Brand: VOLKSWAGEN, License Plate: 51L-481.46;
- Personal guarantees by Mr. Le Duc Hoa and Mr. Tran Ngoc Dan and DAF Group Joint Stock Company for all financial obligations of the Borrower at HDBank;
- Other assets owned/used by the Borrower and/or Third Parties.

LOANS AND FINANCE LEASE LIABILITIES (continue)

(19.08) Tien Phong Commercial Joint Stock Bank:

The short-term loan of **Nha Trang Auto Corporation** under Credit Facility Agreement No. 325/2024/HDTD/NTG with the following terms: Credit limit: VND 50 billion; Purpose of loan: to supplement working capital, to reimburse and settle payments for the business of 100% brand-new Ford vehicles distributed by Ford Vietnam Company Limited and 3S standard Ford dealers within the same system; Loan term: 12 months from the date of signing the credit agreement; Interest rate: subject to each disbursement; Collateral: deposit as regulated under this agreement or other agreements between the Bank and the Customer.

The short-term loan of **Phu My Auto Corporation** under Credit Facility Agreement No. 15/2025/HDTD/PDL dated 17/03/2025 with the following terms: Credit limit: VND 70,000,000,000; Purpose of loan: to supplement working capital for Ford automobile trading; Credit line duration: 12 months; Loan term: not exceeding 04 months as agreed in each debt receipt agreement; Interest rate: subject to each debt receipt agreement; Collateral: 100% brand-new Ford vehicles formed from the loan.

The short-term loan of **Auto Tan Thuan Corporation** under Credit Agreement No. 06/2024/HDTD/PDL dated 06/03/2024 with the following terms: Credit limit: VND 50 billion; Purpose of loan: to supplement working capital; Loan term: specifically defined in each debt receipt agreement but not exceeding 4 months; Interest rate: specifically defined in each debt receipt agreement; Collateral: specifically defined in each debt receipt agreement.

The long-term loan of **City Auto Corporation** under Loan Agreement No. 18/2023/HDTD/TTKHDNL MN2 dated 23/10/2023 with a loan amount of VND 250 billion; the maximum loan term is 60 months from the day following the first disbursement date and does not exceed the remaining loan term under Loan Agreement No. 2507/HĐ/CTF-BL.23 dated 25/07/2023. The loan interest rate is specified in each individual disbursement document. Purpose of the loan: repayment of the outstanding debt borrowed from Bao Long Real Estate Joint Stock Company under Loan Agreement No. 2507/HĐ/CTF-BL.23 dated 25/07/2023 and its appendices (if any). Collateral for this loan is specified in Mortgage Agreement No. 90/2023/HDBD/TTKHDNL MN2 dated 15/11/2023.

The long-term loan of **Auto Truong Chinh Corporation** under the Car Loan cum Mortgage Agreement No. 24/2023/HDTD/GVP dated 29/03/2023. Loan amount: VND 374,500,000. Purpose of the loan: purchasing a vehicle for company use. Loan term: 60 months. Loan interest rate for the first 6 months from disbursement is 9.5%/year, adjusted every 3 months thereafter based on TPBank's base rate for auto loans to corporate clients plus a margin of 4.5%/year. Collateral: the car financed by the loan.

The long-term loan of **Auto Truong Chinh Corporation** under the Car Loan cum Mortgage Agreement No. 21/2025/HDTD/GVP dated 24/03/2025. Loan amount: VND 350,000,000. Purpose of the loan: purchasing a vehicle for company use. Loan term: 36 months. Loan interest rate for the first 6 months from disbursement is 6.8%/year, adjusted every 3 months thereafter based on TPBank's base rate for auto loans to corporate clients plus a margin of 3.6%/year. Collateral: the car financed by the loan.

The long-term loan of **Phu My Auto Corporation** under Loan Agreement No. 03/2024/HDTD/TTKHDNL MN2 dated 17/07/2024 with the following terms: Credit limit: VND 100,000,000,000; Purpose of the loan: payment for rental of showroom, office, and service workshop; Loan term: until 19/07/2029; Loan interest rate: 10.5%/year; Collateral: the right to exploit the land lot (value of land leasehold rights) and assets attached to the land at Plot No. 18, Map Sheet No. 38, Nghi Huong Ward, Cua Lo Town, Nghe An Province.

LOANS AND FINANCE LEASE LIABILITIES (continue)

The long-term loans of **VW Tan Thuan Joint Stock Company** under:

Loan cum Car Mortgage Agreement No. 172/2024/HDTD/CP dated 27/09/2024 with the following terms: Loan amount: VND 1,581,000,000; Loan term: 84 months; Purpose of the loan: Purchase of automobile; Interest rate: flexible according to each debt receipt agreement. Collateral includes:

- Volkswagen Viloran Luxury car, chassis number LSVSH7C69RN015877, license plate 51L-279.16
- Vehicle Registration Certificate No. 50 108929 issued by the Traffic Police Department – HCMC Police on 11/09/2024 to VW Tan Thuan Joint Stock Company
- Other documents proving ownership (if any)

Loan cum Car Mortgage Agreement No. 138/2024/HDTD/CP dated 23/07/2024 with the following terms: Loan amount: VND 1,266,000,000; Loan term: 84 months; Purpose of the loan: Purchase of automobile; Interest rate: flexible according to each debt receipt agreement. Collateral includes:

- Volkswagen car, chassis number WVGZZZ5N5PM020815, license plate 51L-265.42
- Sales Contract No. 692_2024/HĐMB_VTT01 dated 17/06/2024 between VW Tan Thuan Joint Stock Company and Trend Motor Vietnam Co., Ltd.
- VAT Invoice No. 2518 dated 28/06/2024
- Other documents proving ownership (if any)

Loan cum Car Mortgage Agreement No. 107/2024/HDTD/CP dated 20/05/2024 with the following terms: Loan amount: VND 1,551,000,000; Loan term: 84 months; Purpose of the loan: Purchase of automobile; Interest rate: flexible according to each debt receipt agreement. Collateral includes:

- Volkswagen Teramont X Platinum car, chassis number LSVUW7CA4PN052206, license plate 51L-147.36
- Appointment letter for car registration with license plate 51L-147.36 issued by the Registration and Management Unit of Road-Motor Vehicles – Road and Railway Traffic Police Division of Ho Chi Minh City Police Department on 17/05/2024 to VW Tan Thuan Joint Stock Company
- Sales Contract No. 513_2024/HĐMB_VTT01 dated 03/05/2024 between VW Tan Thuan Joint Stock Company and Trend Motor Vietnam Co., Ltd.
- Other documents proving ownership (if any)

(19.09) Vietnam Prosperity and Development Commercial Joint Stock Bank:

The short-term loan of **City Auto Corporation** under the following agreements: Credit Limit Contract No. 441/2025/0022/HĐTDHM-DN/PGBankSG dated 15 September 2025, Overdraft Limit Contract No. 441/2025/0023/HĐHMTC-DN/PGBankSG dated 15 September 2025, and Appendix No. 441/2025/0022.01/PLHDTDHM-DN/PGBankSG dated 15 September 2025, with a total credit limit of VND 60 billion.

The credit limit term is 12 months, and the loan term for each debt acknowledgment note shall not exceed 4 months. The interest rate shall be determined according to each specific debt acknowledgment note. Loan purpose: To supplement working capital for business operations and to provide financing for payments to purchase vehicles directly from Ford Vietnam Limited Liability Company. Collateral for the loan:

- Mortgage of Demo vehicles owned by the customer;
- Mortgage of vehicles distributed by Ford Vietnam LLC and formed from the loan capital financed by PGBank;
- Other types of collateral that meet PGBank's security requirements from time to time.

LOANS AND FINANCE LEASE LIABILITIES (continue)

The short-term loan of **Auto Truong Chinh Corporation** under the credit facility agreement No. VN0010107.143/25/DN dated 23/09/2025. Credit limit: VND 200 billion. Credit facility term: 12 months. Loan term: up to 06 months for the purpose of purchasing automobiles from HTV, and up to 04 months for the purpose of salary payment and purchasing spare parts. Loan interest rate: specified in each debt receipt agreement. Purpose of the loan: to supplement working capital for the business and production of automobiles, spare parts, accessories, and automobile materials. Collateral: specified in the security agreements related to obligations arising from the purchase of automobiles; obligations arising from the payment for spare parts and salaries are unsecured.

The short-term loan of **Auto Binh Phuoc Corporation** under the credit facility agreement No. 948.339/2023HĐTDHM-DN/PGBankBD dated 04/10/2023 with a total credit limit of VND 100 billion, term: 12 months, interest rate specified in each debt receipt agreement. Purpose of the loan: to serve the business activities of automobile trading. Collateral: automobiles distributed by HTV formed from the credit granted by PG Bank with a term not exceeding 12 months; other types of collateral as stipulated from time to time.

The short-term loan of **Phu My Auto Corporation** under the overdraft credit facility agreement No. 441/2024/067/HĐHMTC-DN/PGBankSG dated 06/01/2025 with the following terms: Credit limit: VND 100,000,000,000; Purpose of the loan: to supplement working capital for the business of Ford-branded automobiles; Credit facility term: 12 months; Loan term: according to each debt receipt agreement; Interest rate: according to each debt receipt agreement; Collateral: 100% brand-new Ford-branded automobiles formed from the loan.

The long-term loan of **Auto Truong Chinh Corporation** under the credit agreement No. 441/2024/0018/HĐTD-DN/PGBankSG dated 21/03/2024. Loan amount: VND 760,000,000. Loan term: 24 months. Interest rate: specified in the debt receipt agreement. Purpose of the loan: to reimburse the payment for purchasing a Hyundai automobile, model Custin 2.0T. Collateral: the automobile formed from the loan.

(19.10) Bao Viet Joint Stock Commercial Bank:

The short-term loan of City Auto Corporation under the credit limit agreement No. 0152-2024-HĐTD1-BVB003 dated 17/07/2024 with a total credit limit of VND 100 billion; the credit limit is valid for 12 months; the loan term is specified for each disbursement, and the interest rate is determined for each specific debt receipt; Purpose of the loan: To supplement working capital; Collateral for this loan includes:

- New Ford-branded automobiles to be formed in the future and funded by the bank, purchased directly from Ford Vietnam Limited Liability Company.
- New Ford automobile inventory not exceeding 12 months in age; details of the loan security are specified in the real estate mortgage contract No. 0091-2024-HĐTC1-BVB003 dated 17/07/2024.
- Escrow funds and deposits at the Bank, real estate, and means of transportation owned or legally used by the customer and/or related third parties as stipulated by the Bank.

The short-term loan of **Phu My Auto Corporation** under Credit Agreement No. 0053-2024-HĐTD1-BVB003 dated 28/03/2024 with the following terms: Credit limit: VND 150,000,000,000; Purpose of loan: to supplement working capital for the business of Ford-branded vehicles; Credit limit duration: from 28/03/2024 to 28/03/2025; Loan term: per each disbursement and up to 04 months from the disbursement date; Interest rate: per each disbursement; Collateral: 100% new Ford-branded automobiles formed from the loan proceeds;

LOANS AND FINANCE LEASE LIABILITIES (continue)

The short-term loan of **Auto Tan Thuan Corporation** under Credit Agreement No. 0091-2024-HĐTD1-BVB003 dated 23/05/2024 with the following terms: Credit limit: VND 100 billion; Purpose of credit: to supplement working capital for the business of Ford-branded vehicles; Credit limit term: until 23/05/2025; Loan term: no more than 04 months per the debt receipt; Interest rate: as specified in each debt receipt; Collateral:

- Ford-branded automobile lots to be formed in the future (100% new);
- Ford-branded new inventory vehicles (100% new), with a maximum age of 12 months;
- Valuable papers issued by the Bank, real estate, and means of transportation as per the Bank's regulations.

The short-term loan of **VW Tan Thuan Joint Stock Company** under Credit Agreement No. 0199-2023-HĐTD1-BVB003 dated 29/11/2023 with the following terms: Credit limit: VND 50,000,000,000. The credit limit is maintained until 29/11/2024. The loan term is per each disbursement and not exceeding 04 months. Purpose of the loan: to supplement working capital for Volkswagen-branded automobile business operations. Interest rate: determined per each disbursement. Collateral:

- Volkswagen-branded new car lots to be formed in the future (100% new) purchased directly from Trend Motor Vietnam Company Limited;
- Volkswagen-branded new inventory cars (100% new), with vehicle age not exceeding 12 months;
- Valuable papers issued by the Bank, real estate, and transportation vehicles owned or used by the Customer and/or related third parties in accordance with the Bank's regulations.

The long-term loans of **Phu My Auto Corporation** under the following Credit Agreements:

Credit Agreement No. 0039-2022-HĐTD1-BVB003 dated 19/04/2022 and Appendix No. 0039.01-2022-PL1-BV003 with the following terms: Loan limit: VND 12,800,000,000; Loan purpose: acquisition of 04 land use rights located at Hamlet 05, Tam Hiep Commune, Chau Thanh District, Tien Giang Province; Loan term: 120 months; Collateral: real estate assets formed from the loan as specified in the related Collateral Agreements.

Credit Agreement No. 0053-2023-HĐTD1-BVB003 dated 21/04/2023 with the following terms: Loan limit: VND 6,500,000,000; Loan purpose: investment in the construction of the Tien Giang Ford showroom; Loan term: 120 months; Collateral: real estate assets formed from the loan as specified in the related Collateral Agreements.

(19.11) Bangkok Bank Public Company Limited:

The short-term loan of **City Auto Corporation** under credit facility agreement No. CP/HCM/007-23 dated 19/05/2023 with a total credit limit of VND 130 billion; facility term: 12 months; loan term per drawdown; loan interest rate as specified in each individual debt acknowledgment. Purpose of loan: Working capital supplementation. Collateral: Pledged bank balance equal to 20% of the total credit facility limit, and a personal guarantee letter issued by Mr. Tran Ngoc Dan with a guaranteed amount of VND 104 billion.

(19.12) Southeast Asia Commercial Joint Stock Bank (SeABank):

The short-term loan of **City Auto Corporation** under credit facility agreement No. 27/2024/HĐTD-HM/TTKD dated 04/11/2024 with the following terms: Total credit limit: VND 100 billion; Credit facility term: 12 months; Loan term: Each drawdown shall not exceed 03 months; Interest rate: As specified in each debt acknowledgment note; Purpose: Working capital supplementation; Collateral: Ford vehicles either formed from loan capital or 100% new vehicles in stock, and other security measures as agreed with SeABank.

LOANS AND FINANCE LEASE LIABILITIES (continue)

The short-term loan of **Phu My Auto Corporation** under Credit Line Agreement No. REF2501527611/HĐCVHM dated 14/02/2025 with a total credit limit of VND 70 billion; purpose of the loan: to supplement working capital for trading Ford automobiles; credit line term: 12 months; loan term for each drawdown, interest rate in accordance with each specific debt instrument; collateral: 100% new Ford automobiles formed from the loan.

The short-term loan of **Auto Tan Thuan Corporation** under credit agreement No. REF2429907083/HĐCVHM dated 07/11/2024 with the following terms: Credit limit: VND 100 billion; Purpose of loan: Working capital supplementation; Loan term: 6 months; Interest rate: Specified in each individual debt acknowledgment; Collateral: Ford car(s)/car lot(s) formed from the loan capital and/or available new 100% inventory vehicles according to the agreement dated 24/10/2024 between Ford Vietnam Limited Liability Company and Auto Tan Thuan Corporation.

(19.13) First Commercial Bank:

The short-term loan of **City Auto Corporation** under credit facility agreement No. STLUS-H30240280 dated 16/04/2025, with a credit limit of VND 100 billion. The borrower is entitled to make multiple withdrawals within 12 months from the signing date. The interest rate is determined in each specific debt acknowledgment note. Purpose of the loan: to supplement working capital. Security measures include:

- Term deposit: The borrower must provide an amount equal to 40% of the disbursed value in the form of a term deposit as collateral when disbursing working capital. If the total outstanding balance at the time of disbursement exceeds VND 70 billion, the borrower must provide an additional 50% of the portion exceeding VND 70 billion in the form of a term deposit to secure the disbursed working capital.
- Personal guarantee: The guarantee(s) issued by Mr. Tran Ngoc Dan, ID No.: 027053004885, to the benefit of the Bank, under which the guarantor(s) irrevocably and unconditionally guarantee full and timely repayment of the Credit facility to the Bank.

(19.14) Asia Commercial Bank (ACB):

Short-term loan of **City Auto Corporation** under Credit Facility Agreement No. TAT.DN.6700.230625 dated 05 July 2025, with a total credit limit of VND 355 billion. The credit limit validity period is 12 months; the loan term for each disbursement shall not exceed 5 months from the day following the disbursement date; the interest rate shall be determined according to each specific debt acknowledgment note. Loan purpose: To supplement working capital for the purchase and sale of 100% new Ford vehicles; and to issue domestic guarantees, including bid guarantees, warranty guarantees, and performance guarantees.

Overdraft facility of **City Auto Corporation** under Credit Facility Agreement No. TAT.DN.6738.230625 dated 05 July 2025, with a total limit of VND 6 billion; the limit term is 12 months; the lending interest rate is 7.5% per annum, subject to adjustment every 3 months. Loan purpose: To serve business operations.

Collateral for the loans and overdraft facilities includes:

- The entire balance, including principal and accrued interest, of savings books / deposit contracts / deposit accounts issued or opened by ACB;

The entire batch of 100% new Ford vehicles financed by ACB, which constitutes circulating goods in the production and business process or assets to be formed in the future, including: The right to claim payment obligations, The proceeds from such rights, Assets formed from those proceeds, and Assets that are replaced or exchanged in cases where the secured assets are sold, replaced, or exchanged; The entire batch of vehicles mortgaged to ACB under mortgage contracts, amendments and supplements to mortgage contracts, and appendices to mortgage contracts signed between the Company and ACB.

LOANS AND FINANCE LEASE LIABILITIES (continue)

Short-term loan of **Phu My Auto Corporation** under the credit facility agreement No. TAT.DN.2116.310524 dated 17/07/2024 with the following terms: Credit limit: VND 200,000,000,000; Purpose of the loan: working capital supplementation; Credit line duration: 12 months; Loan term: not exceeding 06 months as agreed in each loan agreement; Interest rate: specified in each loan agreement; Collateral: 100% brand-new Ford vehicles formed from the loan capital.

Short-term loan of **Auto Tan Thuan Corporation** under the credit agreement No. TAT.DN.2859.280524 dated 23/07/2024 with the following terms: Credit limit: VND 100 billion; Purpose of the loan: working capital supplementation; Loan term: 12 months; Interest rate: specified in each disbursement note; Collateral: the entire batch of 100% brand-new Ford vehicles funded by ACB considered as circulating goods in the production and business process or as assets formed in the future, and a guarantee letter issued by City Auto Corporation.

Short-term loan of **Nha Trang Auto Corporation** under the credit facility agreement No. KHA.DN.1867.260824 dated 29/08/2024 with the following terms: Credit limit: VND 90 billion; Purpose of the loan: Guarantee/loan for supplementing working capital for automobile dealership business; Loan term: 12 months from the date of signing the credit agreement; Interest rate: per loan agreement; Collateral: mortgage/pledge of the entire batch of 100% brand-new Ford vehicles formed from ACB's loan capital (assets formed in the future) with a total value of VND 112,500,000,000.

(19.15) The Shanghai Commercial & Savings Bank, Ltd.:

Short-term loan of **City Auto Corporation** under the credit agreement No. 6700114110016 dated 13/03/2025 with a credit limit of VND 55 billion; credit line term: 1 year; loan term for each disbursement: 120 days and allowed to exceed the expiration date of the credit facility; interest rate: specified in each disbursement note. Purpose: working capital supplementation and purchase of raw materials. Collateral: the Company's deposit account at The Shanghai Commercial & Savings Bank, Ltd. and joint guarantee agreement No. 6700114110016-G dated 13/03/2025 among Tran Ngoc Dan, New City Group Joint Stock Company, and The Shanghai Commercial & Savings Bank, Ltd.

(19.16) Long-term financial lease of Auto Tan Thuan Corporation with BIDV – SuMi TRUST Leasing Co., Ltd. under finance lease contract No. 21823000030/HĐCTTC dated 08/02/2023 with the following terms:

- Purpose: Procurement of machinery and equipment
- Loan amount: VND 4,995,880,230
- Loan term: 48 months
- Expected maturity date: 16/03/2027
- Interest rate: 9.2% during the first 3 months; thereafter, the interest rate is the reference rate plus a margin, adjusted every 3 months
- Guarantor: City Auto Corporation.

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

FORM B 09 – DN

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

20. OWNERS' EQUITY

Movements of owners' equity:

	Contributed capital of owners	Capital surplus	Other capital of owners	Investment and development funds	Undistributed profit after tax	Non-controlling shareholder interests	Total
	VND	VND	VND	VND	VND	VND	VND
As at 01/01/2024	**893,964,630,000**	**19,004,385,000**	**1,215,200,961**	**4,367,682,760**	**73,283,929,477**	**82,821,976,904**	**1,074,657,805,102**
Increase capital during the period	-	-	-	-	-	5,000,000,000	5,000,000,000
Profit for the period	-	-	-	-	13,036,671,703	(6,210,939,589)	6,825,732,114
Allocated into bonus and welfare funds	-	-	-	-	-	(401,824,766)	(401,824,766)
Dividends paid	-	-	-	-	-	(1,841,277,604)	(1,841,277,604)
Other decreases	-	-	-	-	(4,262,296,917)	396,311,232	(3,865,985,685)
As at 30/09/2024	**893,964,630,000**	**19,004,385,000**	**1,215,200,961**	**4,367,682,760**	**82,058,304,263**	**79,764,246,177**	**1,080,374,449,161**
As at 01/01/2025	**956,538,590,000**	**19,004,385,000**	**1,215,200,961**	**4,367,682,760**	**57,141,470,070**	**84,244,942,461**	**1,122,512,271,252**
Profit for the period	-	-	-	-	2,142,299,222	2,954,724,684	5,097,023,906
Dividends paid	-	-	-	-	-	(3,041,871,043)	(3,041,871,043)
As at 30/09/2025	**956,538,590,000**	**19,004,385,000**	**1,215,200,961**	**4,367,682,760**	**59,283,769,292**	**84,157,796,102**	**1,124,567,424,115**

OWNERS' EQUITY (continue)

Shares:

	Current period	Previous period
Number of shares registered to issue	**95,653,859**	**89,396,463**
Number of shares sold to the public	**95,653,859**	**89,396,463**
Common shares	95,653,859	89,396,463
Number of shares repurchased	-	-
Number of outstanding shares	**95,653,859**	**89,396,463**
Common shares	95,653,859	89,396,463
Face value of outstanding shares: VND/share	**10,000**	**10,000**

Non-controlling interests:

	30/09/2025	01/01/2025
	VND	VND
Capital contributed by non-controlling shareholders	87,502,000,000	87,502,000,000
Profit distributed to non-controlling shareholders	10,859,711,986	7,904,987,302
Dividend distributed to non-controlling shareholders	(10,771,615,391)	(7,729,744,348)
Appropriation to bonus and welfare fund	125,282,752	125,282,752
Profit reallocation resulting from share transfer	(3,136,284,405)	(3,136,284,405)
Other adjustments	(421,298,840)	(421,298,840)
Total	**84,157,796,102**	**84,244,942,461**

21. OFF BALANCE SHEET ASSETS

	30/09/2025	01/01/2025	Reason for write-off
	VND	VND	
Bad debts written off	5,356,110,813	5,356,110,813	Unrecoverable
Total	**5,356,110,813**	**5,356,110,813**	

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT

1. NET REVENUE FROM SALES AND SERVICES RENDERED

	Quarter III current year	Quarter III previous year
	VND	VND
Revenue from sales and services rendered		
Revenue from sales of merchandises	1,954,006,372,740	2,104,970,248,975
Revenue from from service rendered	107,698,603,381	99,176,640,814
Other revenue	8,787,974,370	-
Total	**2,070,492,950,491**	**2,204,146,889,789**
Revenue deductions		
Sales discount	983,833,361	16,363,636
Sale returns	129,596,153,135	127,211,883,306
Sales allowances	6,028,665	-
Total	**130,586,015,161**	**127,228,246,942**
Net revenue from sales and services rendered	**1,939,906,935,330**	**2,076,918,642,847**

In which, revenue from related parties: detailed in Note VI.01

2. COST OF GOODS SOLD

	Quarter III current year	Quarter III previous year
	VND	VND
Cost of merchandises sold - Car	1,731,856,554,126	1,880,788,610,086
Cost of merchandises sold - Spare parts	17,108,385,691	18,850,623,897
Cost of service rendered	63,471,287,153	50,916,344,959
Other cost of goods sold	1,323,568,734	1,151,460,730
Total	**1,813,759,795,704**	**1,951,707,039,672**

3. FINANCIAL INCOME

	Quarter III current year	Quarter III previous year
	VND	VND
Interest on saving accounts	515,072,198	433,849,111
Interest on deposits, loans	36,770,657,571	36,677,574,514
Interest on deferred payment, payment discount	3,158,657	10,592,833
Total	**37,288,888,426**	**37,122,016,458**

In which, financial income from related parties: detailed in Note VI.01

4. FINANCIAL EXPENSES

	Quarter III current year VND	Quarter III previous year VND
Loan interest, bond interest	46,044,622,443	44,505,807,033
Realised foreign exchange loss	-	144,846
Total	**46,044,622,443**	**44,505,951,879**

In which, financial expenses from related parties: detailed in Note VI.01

5. SELLING EXPENSES

	Quarter III current year VND	Quarter III previous year VND
Wage expenses	31,196,298,686	31,831,521,526
Depreciation and amortization expenses	3,403,498,359	3,036,400,439
Outsourcing services expenses	22,620,109,651	20,661,999,377
Other expenses	26,093,571,124	26,768,589,580
Total	**83,313,477,820**	**82,298,510,922**

6. GENERAL ADMINISTRATION EXPENSES

	Quarter III current year VND	Quarter III previous year VND
Wage expenses	13,711,866,623	12,470,568,488
Administrative materials expenses	1,547,362,843	1,064,736,645
Depreciation and amortization expenses	2,464,584,471	2,394,916,119
Allocated goodwill	3,538,198,101	3,538,198,101
Outsourcing services expenses	7,855,454,608	12,697,164,075
Other expenses	3,803,395,723	2,222,062,084
Total	**32,920,862,369**	**34,387,645,512**

7. PROFIT FROM OTHER ACTIVITIES

	Quarter III current year	Quarter III previous year
	VND	VND
Other income		
Gain from fixed assets disposed	1,221,640,335	-
Support from major suppliers	284,672,277	3,406,129,750
Other income	1,305,790,802	245,444,264
Total	**2,812,103,414**	**3,651,574,014**
Other expenses		
Fines	2,533,861,372	987,606,232
Other expenses	362,695,751	189,790,443
Total	**2,896,557,123**	**1,177,396,675**
Profit/(Loss) from other activities	**(84,453,709)**	**2,474,177,339**

8. EXPENSES BY NATURE

	Quarter III current year	Quarter III previous year
	VND	VND
Raw materials, materials expenses	1,750,512,302,660	1,951,707,039,672
Wage expenses	44,908,165,309	44,302,090,014
Depreciation and amortization expenses	9,406,280,931	5,431,316,558
Outsourcing services expenses	95,270,420,146	33,359,163,452
Other expenses	29,896,966,847	33,593,586,410
Total	**1,929,994,135,893**	**2,068,393,196,106**

9. EARNINGS PER SHARE

	Quarter III current year	Quarter III previous year
	VND	VND
Net profit after corporate income tax	**244,456,310**	**2,046,514,737**
Increasing or (decreasing) adjustments	-	-
Profit allocated to shareholders owning common shares	**244,456,310**	**2,046,514,737**
Weighted average of outstanding common shares during the period	*95,653,859*	*89,396,463*
Earnings per share	**3**	**23**

10. DILUTED EARNINGS PER SHARE

	Quarter III current year	Quarter III previous year
	VND	VND
Profit allocated to shareholders owning common shares	244,456,310	2,046,514,737
Profit attributable to ordinary equity holders after the adjustment of the diluted factors from temporary deductible differences	**244,456,310**	**2,046,514,737**
Weighted average of outstanding common shares during the period	*95,653,859*	*89,396,463*
Weighted average of outstanding common shares during the year after adjusting diluted factors	**95,653,859**	**89,396,463**
Diluted earnings per share	**3**	**23**

VI. OTHER INFORMATION

1. TRANSACTIONS AND BALANCES WITH RELATED PARTIES

Related party	Relationship
Board of Directors, Board of Management, Supervisory Board, and Chief Accountant	
Mr. Tran Ngoc Dan	Chairman of the Board of Directors
Mr. Nguyen Dang Hoang	Member of the Board of Directors (Resigned on 20/05/2025)
Mr. Tran Quang Tri	Member of the Board of Directors
Mr. Phan Hoang Son	Member of the Board of Directors
Mr. Tran Long	Member of the Board of Directors (Assigned on 20/05/2025)
Mr. Tran Lam	General Director (Resigned on 20/05/2025)/ Member of the Board of Directors
Ms. Hoang Thi Thanh Hai	Head of the Supervisory Board
Ms. Do Thi Nhu Duyen	Member of the Supervisory Board
Ms. Tran Thi En	Member of the Supervisory Board
Ms. Le Thi Phu	Chief Accountant (Resigned on 28/10/2025)
Ms. Le Thi Thuong Thuong	Chief Accountant (Assigned on 28/10/2025)
Related parties are legal entities	
Auto Di An Binh Duong Joint Stock Company	Associated company
New City Group Joint Stock Company	Sharing Key Management Members

TRANSACTIONS AND BALANCES WITH RELATED PARTIES (continue)

Transactions during the period and ending balances with related parties:

	Arising during the period VND	Ending balance Receivable / (Payables) VND
Auto Di An Binh Duong Joint Stock Company		
Selling and providing services	273,174,183,549	
Buy goods, receive services	175,064,640,617	
Loan interest income	1,510,088,641	
Loan interest expense	109,457,673	
Short-term trade receivables		34,170,807,560
Short-term prepayments to suppliers		905,592,215
Other short-term receivables		4,997,287,402
Short-term trade payables		(35,867,011,722)
Short-term accrual		(109,457,673)
New City Group Joint Stock Company		
Selling and providing services	378,652,008,443	
Buy goods, receive services	241,651,719,800	
Loan interest income	38,175,812,979	
Loan interest expense	35,442,695	
Short-term trade receivables		327,816,896,151
Short-term prepayments to suppliers		98,105,374,374
Other short-term receivables		36,819,995,175
Other long-term receivables		314,601,000,000
Short-term trade payables		(43,882,033,745)
Short-term advances from customers		(26,802,733,893)
Short-term accrual		(626,510,461)
Other short-term payables		(6,773,846,592)
Salary and remuneration of BOD, BOM, Supervisory Board		
Mr. Tran Ngoc Dan	180,000,000	
Mr. Nguyen Dang Hoang	23,225,806	
Mr. Tran Quang Tri	540,875,000	
Mr. Phan Hoang Son	45,000,000	
Mr. Tran Long	20,000,000	
Mr. Tran Lam	256,935,000	
Ms. Hoang Thi Thanh Hai	27,000,000	
Ms. Do Thi Nhu Duyen	27,000,000	
Ms. Tran Thi En	27,000,000	

MÃ S.N. 0307979 CÔNG CỔ PH CITY A * THÀNH PHỐ HỒ

2. EVENTS OCCURRING AFTER THE REPORTING DATE

Resolution of the Board of Directors No. 12/2025/NQ-HĐQT-CTF dated October 08, 2025, approved the payment of the 2024 dividend in cash, specifically as follows:

- Last registration date for finalizing the list of shareholders for the 2024 dividend payment: 24/10/2025
- Payment date: 07/11/2025
- Implementation ratio: 5%/Share (1 share receives VND 500)
- Payment method: Cash

Additionally, there are no significant events after the reporting period that require adjustment or disclosure in the financial statements.

3. INFORMATION ABOUT GOING CONCERN

The Board of Management affirm that the company is operating as a going concern and will continue its normal business operations in the future. The Group has no intention, nor are there any decisions from regulatory authorities, that would require it to cease operations or significantly reduce the scale of its operations at the time of preparing the financial statements.

M.S.D.N: 0307979603-C.T.C.P
CÔNG TY
CỔ PHẦN
CITY AUTO
THÀNH PHỐ HỒ CHÍ MINH

Preparer	Chief Accountant	Deputy General Director
Truong Thi Hong Van	**Le Thi Thuong Thuong**	**Tran Quang Tri**
		29 October 2025