

CÔNG TY CỔ PHẦN TẬP ĐOÀN MASAN
MASAN GROUP CORPORATION

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM
SOCIALIST REPUBLIC OF VIETNAM

Độc lập - Tự do - Hạnh phúc
Independence - Freedom - Happiness

Số: 511 /CBTT-MSN
No: _____/CBTT-MSN

TP. Hồ Chí Minh, ngày 27 tháng 10 năm 2025
Ho Chi Minh City, 27 October 2025

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

Kính gửi: Sở Giao dịch Chứng khoán Hà Nội
To: Hanoi Stock Exchange

Thực hiện quy định tại Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán và Thông tư 68/2024/TT-BTC ngày 16 tháng 9 năm 2024 sửa đổi, bổ sung một số điều khoản của Thông tư số 96/2020/TT-BTC, Công ty Cổ phần Tập đoàn Masan thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 3 năm 2025 với Sở Giao dịch Chứng khoán Hà Nội như sau:

Pursuant to Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the securities market and Circular No. 68/2024/TT-BTC dated 16 September 2024, amending and supplementing certain provisions of Circular No. 96/2020/TT-BTC, Masan Group Corporation discloses the financial statements (FS) for the third quarter of 2025 to the Hanoi Stock Exchange as follows:

1. Tên tổ chức

Organization information:

- Mã chứng khoán: MSN
Stock code: MSN
- Địa chỉ: số 23 Lê Duẩn, Phường Sài Gòn, Thành phố Hồ Chí Minh, Việt Nam
Address: No. 23 Le Duan, Sai Gon Ward, Ho Chi Minh City, Vietnam
- Điện thoại liên hệ: 28 6256 3862 Fax: 28 3827 4115
Tel: 28 6256 3862 Fax: 28 3827 4115
- Email: ir@msn.masangroup.com Website: <https://www.masangroup.com/>

2. Nội dung thông tin công bố:

Content of disclosed information:

- BCTC Q3/2025
Q3/2025 financial statements
 - ☒ BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc);
Separated financial statements (the listed company does not have subsidiaries, superior accounting unit with affiliated units);
 - ☒ BCTC hợp nhất (TCNY có công ty con);
Consolidated financial statements (the listed company has subsidiaries);
 - ☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)

Combined financial statements (the listed company has affiliated accounting units with separate accounting organizations)

- Các trường hợp thuộc diện phải giải trình nguyên nhân:

Cases requiring explanation:

- + Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán):

The audit organization gives an opinion that is not a full acceptance opinion for the FS (for the financial statements that have been reviewed/audited...):

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có:

Explanation document in case of ticked Yes:

☐ Có/Yes

☐ Không/No

- + Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán):

Profit after tax in the reporting period has a difference before and after the audit of 5% or more, changing from loss to profit or vice versa (for audited financial statements):

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có:

Explanation document in case of ticked Yes:

☐ Có/Yes

☐ Không/No

- + Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước:

Profit after corporate income tax in the income statement of the reporting period changes by 10% or more compared to the same period last year:

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có:

Explanation document in case of ticked Yes:

☒ Có/Yes

☐ Không/No

- + Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại:

Profit after tax in the reporting period is a loss, changing from profit in the same period last year to a loss in this period or vice versa:

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có:

Explanation document in case of ticked Yes:

☐ Có/Yes

☐ Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 27/10/2025 tại đường dẫn: <https://www.masangroup.com/vi/investor-relations.html>



This information has been published on the company's website on 27/10/2025 at the link <https://www.masangroup.com/vi/investor-relations.html>

Tài liệu đính kèm:

- BCTC Q3/2025/ Q3/2025
financial statements;
- Văn bản giải trình biến
động lợi nhuận/ *Explanation*
document for profit
fluctuation

Đại diện tổ chức

Organization Representative

Người ủy quyền công bố thông tin

Authorized person for information disclosure



Trần Phương Bắc

Luật Sư Trưởng/ General Counsel



MASAN GROUP CORPORATION

**SEPARATE QUARTERLY FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2025**



MASAN GROUP CORPORATION

**SEPARATE QUARTERLY FINANCIAL STATEMENTS
FOR THE PERIOD ENDED 30 SEPTEMBER 2025**

TABLE OF CONTENTS	PAGE
Corporate information	1
Separate balance sheet (Form B 01a – DN)	2
Separate statement of income (Form B 02a – DN)	4
Separate statement of cash flows (Form B 03a – DN)	5
Notes to the separate financial statements (Form B 09a – DN)	7

MASAN GROUP CORPORATION

CORPORATE INFORMATION

**Enterprise registration
certificate**

0303576603

18 November 2004

The Enterprise Registration Certificate has been amended several times, the most recent of which is dated 31 August 2025. The Enterprise Registration Certificate and its amendments were issued by the Department of Planning and Investment (now referred to as the Department of Finance) of Ho Chi Minh City.

Board of Directors

Dr Nguyen Dang Quang	Chairman
Ms Nguyen Hoang Yen	Member
Mr Nguyen Thieu Nam	Member
Mr Nguyen Doan Hung	Member
Mr David Tan Wei Ming	Member
Ms Nguyen Thi Thu Ha	Member

Board of Management

Mr Le Danny	Chief Executive Officer
Mr Nguyen Thieu Nam	Deputy Chief Executive Officer
Mr Michael Hung Nguyen	Deputy Chief Executive Officer

Audit Committee

Mr. Nguyen Doan Hung	Chairman
Ms Nguyen Thi Thu Ha	Member

Legal representative

Dr Nguyen Dang Quang	Chairman
Mr Le Danny	Chief Executive Officer

Registered office

23 Le Duan Street
Sai Gon Ward, Ho Chi Minh City, Vietnam

MASAN GROUP CORPORATION

Form B 01a – DN

SEPARATE BALANCE SHEET

ASSETS	Code	Note	30/9/2025 VND	1/1/2025 VND
CURRENT ASSETS	100		11,755,255,383,388	7,244,263,759,717
Cash and cash equivalents	110	6	988,030,069,565	1,444,859,654,047
Cash	111		92,530,069,565	697,658,111,995
Cash equivalents	112		895,500,000,000	747,201,542,052
Short-term financial investments	120		-	127,303,524,695
Held-to-maturity investments	123	7(a)	-	127,303,524,695
Accounts receivable	130		10,657,261,890,206	5,570,347,326,810
Prepayments to suppliers	132		1,384,161,405	1,309,976,905
Loans receivable – short-term	135	8(a)	10,230,900,000,000	5,039,688,000,000
Other short-term receivables	136	8(c)	424,977,728,801	529,349,349,905
Other current assets	150		109,963,423,617	101,753,254,165
Short-term prepayments	151		9,726,319,954	874,374,591
Deductible value added tax	152		34,789,792,271	32,739,743,917
Taxes and other receivables from State Treasury	153		65,447,311,392	68,139,135,657
LONG-TERM ASSETS	200		37,389,837,878,334	45,321,118,866,270
Long-term receivables	210		14,659,844,391,867	22,630,349,520,886
Loans receivable – long-term	215	8(b)	11,032,345,779,967	18,053,345,779,967
Other long-term receivables	216	8(d)	3,627,498,611,900	4,577,003,740,919
Fixed assets	220		5,715,556,928	3,928,314,177
Tangible fixed assets	221	9	5,512,390,264	3,685,397,510
Cost	222		55,376,314,805	51,443,824,805
Accumulated depreciation	223		(49,863,924,541)	(47,758,427,295)
Intangible fixed assets	227		203,166,664	242,916,667
Cost	228		4,962,122,903	4,962,122,903
Accumulated amortisation	229		(4,758,956,239)	(4,719,206,236)
Long-term assets in progress	240		648,117,347	28,384,673,471
Construction in progress	242		648,117,347	28,384,673,471
Long-term financial investments	250	7	22,428,202,077,636	22,428,202,077,636
Investments in subsidiaries	251	7(b)	18,049,365,000,000	18,049,365,000,000
Investment in an associate	252	7(c)	4,378,837,077,636	4,378,837,077,636
Other long-term assets	260		295,427,734,556	230,254,280,100
Long-term prepayments	261	10	295,427,734,556	230,254,280,100
TOTAL ASSETS	270		49,145,093,261,722	52,565,382,625,987

The accompanying notes are an integral part of these separate quarterly financial statements.

MASAN GROUP CORPORATION

Form B 01a – DN

**SEPARATE BALANCE SHEET
(continued)**

RESOURCES	Code	Note	30/9/2025 VND	1/1/2025 VND
LIABILITIES	300		21,077,573,215,691	24,081,293,864,391
Short-term liabilities	310		2,416,278,893,735	2,984,456,318,736
Accounts payable	311		27,235,148,764	87,687,391,693
Advances from customers	312		58,095,609,091	-
Tax payables to State Treasury	313		13,193,681,015	15,103,367,411
Payable to employees	314		-	49,538,702
Accrued expenses	315	11	307,987,034,637	356,661,046,671
Other short-term payables	319	12	9,065,920,228	8,253,474,259
Short-term borrowings and bonds	320	13	2,000,701,500,000	2,516,701,500,000
Long-term liabilities	330		18,661,294,321,956	21,096,837,545,655
Long-term accrued expenses	333	11	-	55,061,479,450
Other long-term liabilities	337	12	-	1,500,000,000,000
Long-term borrowings and bonds	338	13	18,661,294,321,956	19,541,776,066,205
EQUITY	400		28,067,520,046,031	28,484,088,761,596
Owners' equity	410	14	28,067,520,046,031	28,484,088,761,596
Share capital	411	15	15,204,919,270,000	15,129,280,870,000
Capital surplus	412	15	14,164,507,503,261	14,164,557,503,261
Other capital	414	17	(1,695,338,182,568)	(1,695,338,182,568)
Undistributed profits	421		393,431,455,338	885,588,570,903
- Undistributed profits brought forward	421a		885,588,570,903	259,366,070,952
- Net (loss)/profit for the current period/previous year	421b		(492,157,115,565)	626,222,499,951
TOTAL RESOURCES	440		49,145,093,261,722	52,565,382,625,987

27 October 2025

Prepared by:



Nguyen Huy Hung
Chief Accountant

Approved by:



Doan Thi My Duyen
Chief Financial Officer



Le Danny
Chief Executive Officer

The accompanying notes are an integral part of these separate quarterly financial statements

MASAN GROUP CORPORATION

Form B 02a – DN

SEPARATE STATEMENT OF INCOME

	Code	Note	From 1/7/2025 to 30/9/2025 VND	From 1/7/2024 to 30/9/2024 VND	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Financial income	21	18	451,158,951,444	629,973,034,753	1,447,447,273,120	2,906,881,629,805
Financial expenses	22	19	517,943,764,144	593,797,211,904	1,560,879,638,446	1,890,156,685,559
- Including: Interest expenses	23		395,094,750,061	550,758,395,857	1,343,831,201,532	1,758,454,811,039
General and administration expenses	26	20	108,252,157,396	69,225,833,892	336,846,028,174	256,660,898,727
Net operating profit/(loss)	30		(175,036,970,096)	(33,050,011,043)	(450,278,393,500)	760,064,045,519
Other income	31		8,255,454	5,400,000	641,805,883	504,554,849
Other expenses	32		343,016,609	-	42,520,527,948	-
Results of other activities	40		(334,761,155)	5,400,000	(41,878,722,065)	504,554,849
Net profit/(loss) before tax	50		(175,371,731,251)	(33,044,611,043)	(492,157,115,565)	760,568,600,368
Income tax expense/(benefit) - current	51		-	-	-	-
Income tax expense/(benefit) - deferred	52		-	-	-	-
Net profit/(loss) after tax	60		(175,371,731,251)	(33,044,611,043)	(492,157,115,565)	760,568,600,368

27 October 2025

Prepared by:



Nguyen Huy Hung
Chief Accountant

Approved by:



Doan Thi My Duyen
Chief Financial Officer



Le Danny
Chief Executive Officer

The accompanying notes are an integral part of these separate quarterly financial statements.

MASAN GROUP CORPORATION

Form B 03a – DN

SEPARATE STATEMENT OF CASH FLOWS
(Indirect method)

	Code	Note	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
(Loss)/profit before tax	1		(492,157,115,565)	760,568,600,368
Adjustments for				
Depreciation and amortization	2		2,265,597,249	2,277,546,134
Net unrealised foreign exchange losses	4		-	-
Gains from investing activities	5		(1,419,243,804,363)	(2,906,492,035,623)
Interest expense and others	6		1,490,009,138,446	1,887,210,094,581
Operating loss before changes in working capital	8		(419,126,184,233)	(256,435,794,540)
Change in receivables and other assets	9		64,982,342,911	(7,981,944,434)
Change in payables and other liabilities	11		(17,515,329,602)	(40,225,920,043)
Change in prepayments	12		(7,160,704,805)	568,647,284
Change in trading securities	13		-	-
			(378,819,875,729)	(304,075,011,733)
Interest paid	14		(1,639,430,802,558)	(1,883,661,444,998)
Net cash flows from operating activities	20		(2,018,250,678,287)	(2,187,736,456,731)
CASH FLOWS FROM INVESTING ACTIVITIES				
Payments for additions to fixed assets and other long-term assets	21		(4,527,623,923)	(9,405,641,459)
Proceeds from disposals of fixed assets	22		8,300,000	499,154,849
Payments for granting loans, term deposits at banks	23		(17,840,900,000,000)	(9,673,440,000,000)
Receipts from collecting loans, term deposits at banks	24		19,797,991,524,695	9,288,560,000,000
Payments for investments in other entities	25		-	(2,483,000,000,000)
Receipts of interest, dividends and related income from investing activities	27		2,436,908,843,033	1,544,648,222,723
Net cash flows from investing activities	30		4,389,481,043,805	(1,332,138,263,887)

The accompanying notes are an integral part of these separate quarterly financial statements.

MASAN GROUP CORPORATION

Form B 03a – DN

SEPARATE STATEMENT OF CASH FLOWS
(Indirect method - continued)

	Code	Note	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from share issued, net of payments for related transaction costs	31		75,588,400,000	6,273,919,232,492
Proceeds from borrowings, bonds and others	33		1,964,488,600,000	4,999,446,576,000
Payments to settle borrowings, bonds and others	34		(4,868,136,950,000)	(7,743,509,076,000)
Net cash flows from financing activities	40		(2,828,059,950,000)	3,529,856,732,492
Net cash flows during the period	50		(456,829,584,482)	9,982,011,874
Cash and cash equivalents at the beginning of the period	60		1,444,859,654,047	791,299,250,695
Effect of exchange rate fluctuation on cash and cash equivalents	61		-	-
Cash and cash equivalents at the end of the period	70		988,030,069,565	801,281,262,569

27 October 2025

Prepared by:



Nguyen Huy Hung
Chief Accountant

Approved by:





Doan Thi My Duyen
Chief Financial Officer

Le Danny
Chief Executive Officer

The accompanying notes are an integral part of these separate quarterly financial statements.

MASAN GROUP CORPORATION

Form B 09a – DN

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025

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

1 REPORTING ENTITY

(a) Ownership structure

Masan Group Corporation ("the Company") is a joint stock company incorporated in Vietnam.

(b) Principal activities

The principal activities of the Company include management consulting, investment consulting (except for finance, accounting, and legal consulting) and carrying out capital mobilisation and investment activities for the Company and the affiliates.

The Company holds the ownership of its direct subsidiaries, its indirect subsidiaries and its associates (together referred as the "affiliates") and through those subsidiaries to provide management consulting, and business operation management at other companies in the Group (referred to "the Company and its affiliates").

Revenue and income of the Company from management consulting and business operation management provided to the affiliates in the Group include the following income: dividend income from the Company's affiliates, interest income from loans provided to the Company's affiliates, gains from trading financial assets and gains from transfer of shares or capital contribution of the Company's affiliates and other legitimate income.

(c) Normal operating cycle

The normal operating cycle of the Company is generally within 12 months.

2 BASIS OF PREPARATION

(a) Statement of compliance

These separate quarterly financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System for enterprises and the relevant statutory requirements applicable to quarterly financial reporting.

The Company prepares and issues its consolidated quarterly financial statements separately. For a comprehensive understanding of the consolidated financial position as at 30 September 2025 of the Company and its subsidiaries (collectively referred to as "the Group"), their consolidated results of operations and their consolidated cash flows for the period then ended, these separate quarterly financial statements should be read in conjunction with the consolidated quarterly financial statements of the Group for the period ended 30 September 2025.

(b) Basis of measurement

The separate quarterly financial statements, except for the separate statement of cash flows, are prepared on the accrual basis using the historical cost concept. The separate statement of cash flows is prepared using the indirect method.

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (continued)

2 BASIS OF PREPARATION (continue)

(c) Annual accounting period

The annual accounting period of the Company is from 1 January to 31 December. The separate quarterly financial statements are prepared for the period ended 30 September 2025.

(d) Accounting and presentation currency

The Company's accounting currency is Vietnam Dong ("VND"), which is also the currency used for separate financial statements presentation purpose.

(e) Corresponding figures

The corresponding figures as at 1 January 2025 were brought forward from the audited figures as at 31 December 2024.

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The following significant accounting policies have been adopted by the Company in the preparation of these separate quarterly financial statements. The accounting policies that have been adopted by the Company in the preparation of these separate quarterly financial statements are consistent with those adopted in the preparation of the latest separate annual financial statements.

(a) Foreign currency transactions

Transactions in currencies other than VND during the period have been translated into VND at rates approximating actual rates of exchange ruling at the transaction dates.

Monetary assets and liabilities denominated in currencies other than VND, except for borrowings dominated in currencies other than VND that have been hedged for foreign currency risk using a financial instrument, are translated into VND at the rates at the end of the accounting period quoted by the commercial bank where the Company most frequently conducts transactions.

All foreign exchange differences are recorded in the separate statement of income.

(b) Cash and cash equivalents

Cash comprises cash balances and call deposits. Cash equivalents are short-term highly liquid investments that are readily convertible to known amounts of cash, are subject to an insignificant risk of changes in value, and are held for the purpose of meeting short-term cash commitments rather than for investment or other purposes.

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****(c) Investments****(i) Trading securities**

Trading securities are bonds and certificates of deposits held by the Company for trading purpose i.e. purchased for resale with the aim of making profits over a short period of time. Trading securities are initially recognised at cost which include purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, they are measured at cost less interest income for the period before investment acquisition date and allowance for diminution in value. An allowance is made for diminution in value of trading securities if market price of the securities item falls below its carrying amount. The allowance is reversed if the market price subsequently increases after the allowance was recognised. An allowance is reversed only to the extent that the securities' carrying amount does not exceed the carrying amount that has been determined if no allowance had been recognised.

(ii) Held-to-maturity investments

Held-to-maturity investments are those that the Company's management has the intention and ability to hold until maturity. Held-to-maturity investments include term deposits at banks. These investments are stated at costs less allowance for doubtful debts.

(iii) Investments in subsidiaries, an associate and equity investment in other entity

For the purpose of these separate financial statements, investments in subsidiaries and an associate are initially recognised at cost which includes purchase price plus any directly attributable transaction costs. Subsequent to initial recognition, these investments are stated at cost less allowance for diminution in value. An allowance is made for diminution in investment value if the investee has suffered a loss which may cause the Company to lose its invested capital, unless there is evidence that the value of the investment has not been diminished. An allowance is not considered to be made for the investment when the Company may not lose its invested capital. The allowance is reversed if the investee subsequently made a profit that offsets the previous loss for which the allowance had been made. An allowance is reversed only to the extent that the investment's carrying amount does not exceed the carrying amount that would have been determined if no allowance had been recognised.

(d) Accounts receivable

Other receivables are stated at cost less allowance for doubtful debts.

(e) Tangible fixed assets**(i) Cost**

Tangible fixed assets are stated at cost less accumulated depreciation. The initial cost of a tangible fixed asset comprises its purchase price, including import duties, non-refundable purchase taxes and any directly attributable costs of bringing the asset to its working condition for its intended use, and the costs of dismantling and removing the asset and restoring the site on which it is located. Expenditure incurred after tangible fixed assets have been put into operation, such as repair, maintenance and overhaul cost, is charged to the separate statement of income in the period in which the cost is incurred. In situations where it can be clearly demonstrated that the expenditure has resulted in an increase in the future economic benefits expected to be obtained from the use of tangible fixed assets beyond their originally assessed standard of performance, the expenditure is capitalised as an additional cost of tangible fixed assets.

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****(e) Tangible fixed assets (continued)****(ii) Depreciation**

Depreciation is computed on a straight-line basis over the estimated useful lives of tangible fixed assets. The estimated useful lives are as follows:

- leasehold improvements 5 years
- office equipment 3 - 5 years
- motor vehicles 6 years

(f) Intangible fixed assets**Software**

Cost of acquiring new software, which is not an integral part of the related hardware, is capitalised and treated as an intangible fixed asset. Software cost is amortised on a straight-line basis over a period ranging from 2 to 5 years.

(g) Construction in progress

Construction in progress represents the costs of software implementation which has not been fully completed. No depreciation is provided for construction in progress during the period of renovation.

(h) Long-term prepayments**(i) Tools and instruments**

Tools and instruments include assets held for use by the Company in the normal course of business whose costs of individual items are less than VND30 million and therefore not qualified for recognition as fixed assets under prevailing regulation. Cost of tools and instruments are amortized on a straight-line basis over a period ranging from 2 to 3 years.

(ii) Prepaid borrowing costs

Prepaid borrowing costs are initially recognised at cost and amortised on a straight-line basis over the term of the respective loans.

(i) Trade and other payables

Accounts payable to suppliers and other payables are stated at their costs.

(j) Bonds issued**Straight bonds**

At initial recognition, straight bonds are measured at cost which comprises proceed from issuance net of issuance costs. Any discount, premium or issuance costs are amortized on a straight-line basis over the term of the bond.

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (continued)**3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)****(k) Taxation**

Income tax on the profit or loss for the period comprises current and deferred tax. Income tax is recognized in the separate statement of income except to the extent that it relates to items recognized directly to equity, in which case it is recognized in equity.

Current tax is the expected tax payable on the taxable income for the period, using tax rates enacted at the end of the accounting period, and any adjustment to tax payable in respect of previous periods.

Deferred tax is provided using the balance sheet method, providing for temporary differences between the carrying amounts of assets and liabilities for financial reporting purposes and the amounts used for taxation purposes. The amount of deferred tax provided is based on the expected manner of realisation or settlement of the carrying amount of assets and liabilities using tax rates enacted or substantively enacted at the end of the accounting period.

A deferred tax asset is recognized only to the extent that it is probable that future taxable profits will be available against which the temporary difference can be utilised. Deferred tax assets are reduced to the extent that it is no longer probable that the related tax benefit will be realised.

(l) Equity**(i) *Share capital and capital surplus***

Ordinary share capital is classified as equity. The excess of proceeds contributed over the par value of shares issued is recorded as capital surplus. Incremental costs directly attributable to the issue of ordinary shares, net of tax effects, are recognized as a deduction from capital surplus.

(ii) *Preference shares*

Non-redeemable preference shares are classified as equity, because they bear discretionary dividends, do not contain any obligation to deliver cash or other financial assets and do not require settlement in variable number of the Company's equity instruments. Discretionary dividends thereon are recognised as equity distributions on approval by the Company's shareholders.

(iii) *Other capital*

Agreements to issue a fixed number of shares in the future are recognized based on their fair values at the dates of the agreements under other capital if there are no other settlement alternatives.

(m) Financial income

Financial income comprises dividend income, interest income from bank deposits, bonds and loans receivable, gains from disposals of investments and foreign exchange gains.

Interest income is recognised on a time proportion basis with reference to the principal outstanding and the applicable interest rate.

Dividend income is recognised when the right to receive dividends is established. Dividends received which are distributable to the period before investment acquisition date are deducted from the carrying amount of investment.

**NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**

3 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (continued)

(n) Financial expenses

Financial expenses comprise interest expense on borrowings, bonds and deposits, amortised borrowing and bond issuance costs (collectively referred to as "borrowing costs"); losses from disposals of investments and foreign exchange losses.

Borrowing costs are recognised as an expense in the period in which they are incurred, except where the borrowing costs relate to borrowings in respect of the construction of qualifying assets, in which case the borrowing costs incurred during the period of construction are capitalised as part of the cost of the assets concerned

(o) Operating lease payments

Payments made under operating leases are recognised in the separate statement of income on a straight-line basis over the term of the lease. Lease incentives received are recognised as an integral part of the total lease expense, over the term of the lease.

(p) Related parties

Parties are considered to be related to the Company if one party has the ability, directly or indirectly, to control the other party or exercise significant influence over the other party in making financial and operating decisions, or where the Company and the other party are subject to common control or significant influence. Related parties may be individuals or corporate entities and include close family members of any individual considered to be a related party.

(q) Employee stock ownership plans

Shares issued to employees based on the employee stock ownership plans are issued at price as stipulated in the Annual General Meeting of Shareholders' resolution.

4 CHANGES IN ACCOUNTING ESTIMATES

In preparing these separate quarterly financial statements, the Company's Board of Management has made several accounting estimates. Actual results may differ from those estimates. There were no significant changes in basis of accounting estimates compared to those made in the most recent separate annual financial statements or those made in the same quarterly period of the prior year.

5 CHANGES IN THE COMPOSITION OF THE COMPANY

There were no significant changes in the composition of the Company since the end of the last annual accounting period which affect the Company's separate quarterly financial statements for the period ended 30 September 2025.

MASAN GROUP CORPORATION

Form B 09a – DN

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)

6 CASH AND CASH EQUIVALENTS

	30/9/2025 VND	1/1/2025 VND
Cash at banks	92,530,069,565	697,658,111,995
Cash equivalents	895,500,000,000	747,201,542,052
Cash and cash equivalents	988,030,069,565	1,444,859,654,047

Cash equivalents represented term deposits at banks with original terms to maturity of three months or less from their transaction dates.

7 INVESTMENTS

	30/9/2025 VND	1/1/2025 VND
Short-term financial investments		
Held-to-maturity investments (a)	-	127,303,524,695
	-	127,303,524,695
Long-term financial investments		
Investments in subsidiaries (b)	18,049,365,000,000	18,049,365,000,000
Investment in associate (c)	4,378,837,077,636	4,378,837,077,636
	22,428,202,077,636	22,428,202,077,636

(a) Held-to-maturity investments

Held-to-maturity investments – short-term represented term deposits in VND at banks with original terms to maturity of more than 3 months and less than 12 months from their transaction dates.

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (continued)

7 INVESTMENTS (continued)

(b) Investments in subsidiaries

Details of the Company's investments in direct subsidiaries were as follows:

	30/9/2025					1/1/2025				
	% of equity owned	% of voting right	Cost VND	Allowance for diminution in value VND (**)	Fair value VND	% of equity owned	% of voting right	Cost VND	Allowance for diminution in value VND (**)	Fair value VND
• The SHERPA Company Limited ("SHERPA")	100.0%	100.0%	15,466,355,000,000	-	(*)	100.0%	100.0%	15,466,355,000,000	-	(*)
• Zenith Investment Company Limited ("Zenith")	100.0%	100.0%	2,583,010,000,000	-	(*)	100.0%	100.0%	2,583,010,000,000	-	(*)
			<u>18,049,365,000,000</u>	<u>-</u>	<u>(*)</u>			<u>18,049,365,000,000</u>	<u>-</u>	<u>(*)</u>

(*) The Company has not determined the fair values of the equity investments for disclosure in the separate quarterly financial statements because there is currently no guidance on determination of fair value using valuation techniques under Vietnamese Accounting Standards or the Vietnamese Accounting System for enterprises. The fair values of the equity investments may differ from their carrying amounts.

(**) Allowance for diminution in value of investments in subsidiaries was determined and made in accordance with accounting policies as described in Note 3(c)(iii). As at 30 September 2025 and 1 January 2025, the value of these investments were determined not to be diminished, therefore no allowance was made.

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (continued)

7 INVESTMENTS (continued)

(c) Investment in an associate

Details of the Company's investment in an associate was as follows:

	30/9/2025					1/1/2025				
	% of equity owned	% of voting right	Cost VND	Allowance for diminution in value VND	Fair value VND	% of equity owned	% of voting right	Cost VND	Allowance for diminution in value VND	Fair value VND
Vietnam Technological and Commercial Joint Stock Bank ("Techcombank")	14.8%	14.8%	4,378,837,077,636	-	39,690,683,274,300	14.8%	14.8%	4,378,837,077,636	-	25,848,754,100,700

The fair values of investment in Techcombank as at 30 September 2025 and 1 January 2025 were determined by reference to the quoted price at these respective dates on Ho Chi Minh City Stock Exchange.

MASAN GROUP CORPORATION

Form B 09a – DN

**NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**

8 ACCOUNTS RECEIVABLE

(a) Loans receivable – short-term

	30/9/2025 VND	1/1/2025 VND
Direct subsidiaries		
■ The SHERPA Company Limited, a direct subsidiary	9,119,000,000,000	4,495,350,000,000
■ Zenith Investment Company Limited, a direct subsidiary	94,000,000,000	-
Indirect subsidiaries		
■ Plutus Holdings Company Limited, an indirect subsidiary	922,000,000,000	-
■ Mobicast Joint Stock Company, an indirect subsidiary	95,900,000,000	304,500,000,000
■ Nui Phao Mining Company Limited, an indirect subsidiary	-	239,838,000,000
	<u>10,230,900,000,000</u>	<u>5,039,688,000,000</u>

These loans were unsecured and earn annual interest at interest rates as agreed in the respective loan agreements.

(b) Loans receivable – long-term

	30/9/2025 VND	1/1/2025 VND
Indirect subsidiaries		
■ Masan Blue Corporation, an indirect subsidiary	<u>11,032,345,779,967</u>	<u>18,053,345,779,967</u>

These loans were unsecured and earn annual interest at interest rates as agreed in the loan agreements. These loans will be mature after 60 months from the drawdown date and interest is receivable on maturity date of the principal.

MASAN GROUP CORPORATION

Form B 09a – DN

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (continued)

8 ACCOUNTS RECEIVABLE (continued)

(c) Other short-term receivables

	30/9/2025 VND	1/1/2025 VND
Interest receivables from subsidiaries (*)		
■ The SHERPA Company Limited, a direct subsidiary	112,426,027,397	113,143,607,669
■ Plutus Holdings Company Limited, an indirect subsidiary	26,775,890,412	-
■ Mobicast Joint Stock Company, an indirect subsidiary	2,004,561,645	50,864,893,147
■ Zenith Investment Company Limited, a direct subsidiary	1,467,945,205	-
■ Nui Phao Mining Company Limited, an indirect subsidiary	-	6,357,349,726
Interest receivable from banks	3,636,942,465	3,776,686,186
Other receivables from subsidiaries (**)		
■ WinEco Agricultural Investment Development and Production Limited Liability Company, an indirect subsidiary	213,665,000,000	213,665,000,000
■ Other subsidiaries	63,567,506,487	97,789,392,227
Short-term deposits	-	232,000,000
Others	1,433,855,190	43,520,420,950
	<u>424,977,728,801</u>	<u>529,349,349,905</u>

(d) Other long-term receivables

	30/9/2025 VND	1/1/2025 VND
Interest receivables from subsidiaries (*)		
■ Masan Blue Corporation, an indirect subsidiary	3,609,598,927,093	4,571,229,756,112
Long-term deposits	17,899,684,807	5,773,984,807
	<u>3,627,498,611,900</u>	<u>4,577,003,740,919</u>

(*) Short-term and long-term interest receivables from subsidiaries were unsecured and are receivable at the maturity date of related loans.

(**) Other receivables from subsidiaries were unsecured, interest free and receivable on demand.

MASAN GROUP CORPORATION

Form B 09a – DN

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)

9 TANGIBLE FIXED ASSETS

	Leasehold improvements VND	Office equipment VND	Motor vehicles VND	Total VND
Cost				
Opening balance	34,614,411,928	10,210,389,422	6,619,023,455	51,443,824,805
Addition	130,000,000	790,077,273	3,136,912,727	4,056,990,000
Disposal	(124,500,000)	-	-	(124,500,000)
Closing balance	34,619,911,928	11,000,466,695	9,755,936,182	55,376,314,805
Accumulated depreciation				
Opening balance	33,554,907,397	9,838,498,599	4,365,021,299	47,758,427,295
Charge for the period	1,057,521,198	230,504,079	937,821,969	2,225,847,246
Disposal	(120,350,000)	-	-	(120,350,000)
Closing balance	34,492,078,595	10,069,002,678	5,302,843,268	49,863,924,541
Net book value				
Opening balance	1,059,504,531	371,890,823	2,254,002,156	3,685,397,510
Closing balance	127,833,333	931,464,017	4,453,092,914	5,512,390,264

10 LONG-TERM PREPAYMENTS

	Prepaid borrowing costs VND	Tools and supplies VND	Total VND
Opening balance	225,778,048,600	4,476,231,500	230,254,280,100
Additions	138,191,197,244	400,005,000	138,591,202,244
Amortization for the period	(72,068,695,597)	(1,349,052,191)	(73,417,747,788)
Closing balance	291,900,550,247	3,527,184,309	295,427,734,556

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)

11 ACCRUED EXPENSES

	30/9/2025 VND	1/1/2025 VND
Short-term accrual expenses		
Interest expense payable to:		
■ Banks and bond holders	218,914,106,012	253,456,823,375
■ An indirect subsidiary	-	820,821,918
Professional service fees	-	11,718,254,000
Others	89,072,928,625	90,665,147,378
	<u>307,987,034,637</u>	<u>356,661,046,671</u>
Long-term accrual expenses		
Interest expense payable (Note 12 (*))	-	55,061,479,450
	<u>-</u>	<u>55,061,479,450</u>

12 OTHER SHORT-TERM PAYABLES

	30/9/2025 VND	1/1/2025 VND
Other short-term payables		
Dividend payable	25,942,160	25,942,160
Other payables	9,039,978,068	8,227,532,099
	<u>9,065,920,228</u>	<u>8,253,474,259</u>
Other long-term payables		
Deposit received from third parties for the investments (*)	-	1,500,000,000,000
	<u>-</u>	<u>1,500,000,000,000</u>

(*) In accordance with business corporation contracts, the Company is committed to provide to the third parties the return on the deposits received to the third parties as stipulated in the business corporation contracts.

**NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**

13 BORROWINGS AND BONDS

	30/9/2025 VND	1/1/2025 VND
Short-term borrowings and bonds (a)		
Short-term borrowings	-	516,000,000,000
Current portion of long-term borrowings and bonds	2,000,701,500,000	2,000,701,500,000
	<u>2,000,701,500,000</u>	<u>2,516,701,500,000</u>
Long-term borrowings and bonds		
Long-term borrowings (b)	12,004,299,150,000	12,891,947,500,000
Long-term bonds (c)	8,657,696,671,956	8,650,530,066,205
Repayable within 12 months	(2,000,701,500,000)	(2,000,701,500,000)
	<u>18,661,294,321,956</u>	<u>19,541,776,066,205</u>

(a) Short-term borrowings and bonds

	1/1/2025 Carrying amounts/ Amounts within repayment capacity VND	Movements during the period		30/9/2025 Carrying amounts/ Amounts within repayment capacity VND
		Additions VND	Repayments VND	
Short-term borrowings	516,000,000,000	851,435,450,000	(1,367,435,450,000)	-
Current portion of long-term borrowings, and bonds	<u>2,000,701,500,000</u>	<u>2,000,701,500,000</u>	<u>(2,000,701,500,000)</u>	<u>2,000,701,500,000</u>
	<u>2,516,701,500,000</u>	<u>2,852,136,950,000</u>	<u>(3,368,136,950,000)</u>	<u>2,000,701,500,000</u>

The short-term borrowings from a related party were unsecured and bear interest at rates as agreed in the respective loan agreements.

Terms and conditions of outstanding short-term borrowings were as follows:

Lenders:	30/9/2025 VND	1/1/2025 VND
WinEco Agricultural Investment Development and Production Limited Liability Company, an indirect subsidiary	-	516,000,000,000

The short-term borrowings from an indirect subsidiary were unsecured and bear interest at rates as agreed in the loan agreements.

**NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**

13 BORROWINGS AND BONDS (continued)

(b) Long-term borrowings

Terms and conditions of outstanding long-term borrowings were as follows:

	Currency	Year of maturity	30/9/2025 VND	1/1/2025 VND
Secured syndicated loan (*)	USD	2027-2030 (**)	10,891,246,000,000	12,891,947,500,000
Secured syndicated loan (*)	USD	2029	1,113,053,150,000	-
			<u>12,004,299,150,000</u>	<u>12,891,947,500,000</u>
In which: Amount payable within 12 months			<u>2,000,701,500,000</u>	<u>2,000,701,500,000</u>

(*) The syndicated loans as at 30 September 2025 bear annual interest rate at SOFR + margin at 1.9% - 2.9% per annum (1/1/2025: 2.9% - 3.5%). As at 30 September 2025, the Company's syndicated loans are secured by the following assets:

- the Company's deposit at banks;
- the issued ordinary share of an indirect subsidiary and all related benefits; and
- corporate guarantee by a direct subsidiary.

During the period, the Company complied with the covenants of the above loans.

(**) In January 2025, the Company successfully extended the maturity by two years until 2030 and reducing interest rates by up to 85 bps for 2023 USD syndicated loan.

As at 30 September 2025, the Company guarantees for short term and long-term borrowings of subsidiaries with total carrying values of VND7,621,538 million and VND14,563,536 million, respectively (1/1/2025: VND7,573,412 million and VND16,962,397 million, respectively).

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)

13 BORROWINGS AND BONDS (continued)

(c) Long-term bonds

Terms and conditions of outstanding long-term bonds were as follows:

Agent	30/9/2025 Carrying value VND	1/1/2025 Carrying value VND	Maturity date	Interest rate
Techcom Securities Joint Stock Company				
■ Unsecured bonds	3,000,000,000,000	3,000,000,000,000	From 2027 to 2028	9.5% per annum in the first year, and 3.975% per annum plus amalgamated average 12 months deposit rates of selected major banks in the remaining periods.
Vietcombank Securities Company Limited				
■ Unsecured bonds	1,700,000,000,000	1,700,000,000,000	2027	4.1% per annum plus amalgamated average 12 months deposit rates of selected major banks in the remaining periods.
MB Securities Joint Stock Company				
■ Unsecured bonds	4,000,000,000,000	4,000,000,000,000	2028	From 11.45% to 11.65% per annum in the first year, and 4.1% per annum plus amalgamated average 12 months deposit rates of selected major banks in the remaining periods.
Total long-term straight bonds at par	8,700,000,000,000	8,700,000,000,000		
Unamortised bond issuance costs	(42,303,328,044)	(49,469,933,795)		
	<u>8,657,696,671,956</u>	<u>8,650,530,066,205</u>		
In which:				
Amounts payable within 12 months	<u>-</u>	<u>-</u>		

As at 30 September 2025, the Company guarantees for long-term bonds of subsidiaries with total carrying values of VND10,299,980 million (1/1/2025: VND13,299,980 million).

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (continued)

14 CHANGES IN OWNERS' EQUITY

	Share capital VND	Capital surplus VND	Other capital VND	Undistributed profits VND	Total VND
Balance at 1 January 2024	14,308,434,060,000	8,723,077,701,079	(1,695,338,182,568)	259,366,070,952	21,595,539,649,463
Net profit for the year	-	-	-	626,222,499,951	626,222,499,951
Issuance of new shares	75,082,110,000	(50,000,000)	-	-	75,032,110,000
Issuance of convertible dividend preference shares ("CDPS")	745,764,700,000	5,441,529,802,182	-	-	6,187,294,502,182
Balance at 1 January 2025	15,129,280,870,000	14,164,557,503,261	(1,695,338,182,568)	885,588,570,903	28,484,088,761,596
Net loss for the period	-	-	-	(492,157,115,565)	(492,157,115,565)
Issuance of new shares (Note 16)	75,638,400,000	(50,000,000)	-	-	75,588,400,000
Balance at 30 September 2025	15,204,919,270,000	14,164,507,503,261	(1,695,338,182,568)	393,431,455,338	28,067,520,046,031

MASAN GROUP CORPORATION

Form B 09a – DN

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)

15 SHARE CAPITAL AND CAPITAL SURPLUS

The Company's authorised and issued share capital comprises:

	30/9/2025		1/1/2025	
	Number of shares	VND	Number of shares	VND
Authorised share capital	1,520,491,927	15,204,919,270,000	1,512,928,087	15,129,280,870,000
Issued share capital	1,520,491,927	15,204,919,270,000	1,512,928,087	15,129,280,870,000
- Ordinary shares	1,445,915,457	14,459,154,570,000	1,438,351,617	14,383,516,170,000
- Preference shares	74,576,470	745,764,700,000	74,576,470	745,764,700,000
Shares in circulation	1,520,491,927	15,204,919,270,000	1,512,928,087	15,129,280,870,000
- Ordinary shares	1,445,915,457	14,459,154,570,000	1,438,351,617	14,383,516,170,000
- Preference shares	74,576,470	745,764,700,000	74,576,470	745,764,700,000
Capital surplus	-	14,164,507,503,261	-	14,164,557,503,261

All ordinary shares have a par value of VND10,000. Each share is entitled to one vote at meetings of the Company. Shareholders are entitled to receive dividends as declared from time to time. All ordinary shares are ranked equally with regard to the Company's residual assets. In respect of shares bought back by the Company, all rights are suspended until those shares are reissued.

In April 2024 ("the Closing Date"), the Company issued 74,576,470 converted dividend preference shares ("the CDPS") to BCC Meerkat, LLC and BCC Meerkat II, LLC (collectively referred to as "the Investors") at a price of VND85,000 per share which can be converted into the Company's ordinary shares at any time from the Closing date to the mandatory conversion date that is 10 years from the Closing date and at a 1:1 conversion ratio. No preferred dividend will be paid for the first five years, followed by a 10% preferred dividend of the par value of each outstanding CDPS per annum from the sixth year onwards. In connection with the issuance of the CDPS, the Company entered into the agreement with the Investors, pursuant to which the Company also undertakes with the Investors that it shall use its best effort to find a buyer for the Investors to sell its outstanding CDPS at the agreed price in the agreement when certain events occur or at the date that is 5 years and a half from the Closing Date. The Investors may elect to sell outstanding CDPS to any third party. In the event that the Investors fails to achieve the total proceeds as agreed in the agreement after deducting unqualified disposal of CDPS shares as agreed in the agreement, the Company shall do top-up cash for the Investors to achieve the target proceed as agreed in the agreement.

**NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**

15 SHARE CAPITAL AND CAPITAL SURPLUS (continued)

Movements of share capital during the period were as follows:

	From 1/1/2025 to 30/9/2025		From 1/1/2024 to 31/12/2024	
	Number of shares	Par value VND	Number of shares	Par value VND
Balance at the beginning of the period	1,512,928,087	15,129,280,870,000	1,430,843,406	14,308,434,060,000
Issuance of CDPS	-	-	74,576,470	745,764,700,000
Issuance of new shares for cash (Note 16)	7,563,840	75,638,400,000	7,508,211	75,082,110,000
Balance at the end of the period	1,520,491,927	15,204,919,270,000	1,512,928,087	15,129,280,870,000

16 EMPLOYEE STOCK OWNERSHIP PLANS

The Company has employee stock ownership plans based on the assessment of employees' performance. The future issuance of shares under the plan has to be approved by the shareholders at the Annual General Meeting of Shareholders.

In July 2025, the Company issued 7,563,840 shares (2024: 7,508,211 shares) to employees at price as stipulated in the Board of Directors' resolution.

17 OTHER CAPITAL

Agreements to issue a fixed number of shares in the future are recognised based on their fair values at the dates of the agreements under other capital if there are no other settlement alternatives.

MASAN GROUP CORPORATION

Form B 09a – DN

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (continued)

18 FINANCIAL INCOME

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Interest income from bank deposits and other investing activities	37,799,376,958	65,495,966,527
Interest income from loans granted to subsidiaries	1,409,647,467,452	1,841,247,414,778
Dividend income	-	786,473,248,500
Others	428,710	213,665,000,000
	<u>1,447,447,273,120</u>	<u>2,906,881,629,805</u>

19 FINANCIAL EXPENSES

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Interest expense on loans, bonds and deposits received for investment activities	1,343,831,201,532	1,758,454,811,039
Bond issuance costs	25,516,605,751	23,716,605,748
Borrowing issuance costs	120,661,331,163	105,038,677,794
Foreign exchange losses	70,870,500,000	1,291,842,886
Others	-	1,654,748,092
	<u>1,560,879,638,446</u>	<u>1,890,156,685,559</u>

20 GENERAL AND ADMINISTRATION EXPENSES

	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Depreciation and amortisation expenses	2,265,597,249	2,277,546,134
Staff costs, outside services and other expenses	334,580,430,925	254,383,352,593
	<u>336,846,028,174</u>	<u>256,660,898,727</u>

MASAN GROUP CORPORATION

Form B 09a – DN

**NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**

21 SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES

In addition to related parties' balances disclosed in other notes to these separate quarterly financial statements, the Company had the following transactions with related parties in accordance with Vietnamese Accounting Standards during the period:

Related Party	Nature of transaction	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Direct subsidiaries			
The SHERPA Company Limited, a direct subsidiary	Loan provided	16,729,000,000,000	4,587,350,000,000
	Loan collected	12,105,350,000,000	1,519,600,000,000
	Interest income from loan provided	316,312,417,539	88,484,508,744
	Payment of bond interest	113,329,683,920	-
	Shared costs	746,487,497	-
Zenith Investment Company Limited, a direct subsidiary	Capital contribution	-	2,483,000,000,000
	Loan provided	94,000,000,000	433,000,000,000
	Loan collected	-	441,200,000,000
	Interest income from loans provided	1,467,945,205	13,845,735,892
	Payment of bond interest	181,123,079,473	370,454,509,138
	Purchase of services	39,806,650,717	-
Indirect subsidiaries			
The CrownX Corporation, an indirect subsidiary	Purchase of services	-	212,772,569
Masan Agri Company Limited, an indirect subsidiary	Loan provided	-	16,000,000,000
	Interest income from loan provided	-	634,520,547
	Deposit received	-	1,644,000,000,000
Masan Consumer Corporation, an indirect subsidiary	Purchase of goods	73,072,299	18,959,342
	Shared costs	1,046,273,382	-
WinCommerce General Services Joint Stock Company, an indirect subsidiary	Payment of bond interest	-	822,706,880
	Purchase of goods	5,304,932,563	5,631,943,715

MASAN GROUP CORPORATION

Form B 09a – DN

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD ENDED 30 SEPTEMBER 2025 (continued)

21 SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

Related Party	Nature of transaction	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
Masan Horizon Company Limited, an indirect subsidiary	Loan received	18,000,000,000	727,446,576,000
	Loan paid	18,000,000,000	727,446,576,000
	Interest expenses from loan received	17,358,904	4,803,364,687
	Loans provided	-	1,124,230,000,000
	Loans collected	-	198,700,000,000
	Interest income from loan provided	-	12,170,805,261
Masan Blue Corporation, an indirect subsidiary	Loan provided	-	200,500,000,000
	Loan collected	7,021,000,000,000	4,324,500,000,000
	Interest income from loans provided	1,043,795,879,750	1,643,124,181,592
Masan High-Tech Materials Corporation	Loan provided	-	500,000,000,000
	Loan collected	-	500,000,000,000
	Interest income from loans provided	-	87,671,232
Nui Phao Mining Company Limited, an indirect subsidiary	Loan provided	-	1,408,600,000,000
	Loan collected	239,838,000,000	907,500,000,000
	Interest income from loans provided	1,751,803,036	38,686,750,416
	Loan received	65,000,000,000	-
	Loan paid	65,000,000,000	-
	Interest expenses from loan received	8,904,110	-
Masan Tungsten Limited Liability Company, an indirect subsidiary	Loan received	684,435,450,000	-
	Loan paid	684,435,450,000	-
	Interest expenses from loan received	7,361,387,260	-
	Loan provided	-	265,000,000,000
	Loan collected	-	615,740,000,000
	Interest income from loans provided	-	25,676,819,174
MEATDeli HN Company Limited, an indirect subsidiary	Loan provided	-	70,000,000,000
	Loan collected	-	70,000,000,000
	Purchase of goods	836,579,493	892,964,435
MEATDeli Sai Gon Company Limited, an indirect subsidiary	Purchase of goods	88,350,065	75,813,991

MASAN GROUP CORPORATION

Form B 09a – DN

NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)

21 SIGNIFICANT TRANSACTIONS WITH RELATED PARTIES (continued)

Related Party	Nature of transaction	From 1/1/2025 to 30/9/2025 VND	From 1/1/2024 to 30/9/2024 VND
3F Viet Joint Stock Company, an indirect subsidiary	Loan provided	-	90,000,000,000
	Loan collected	-	90,000,000,000
	Interest income from loans provided	-	3,698,631
	Purchase of goods	6,986,855	-
Mobicast Joint Stock Company, an indirect subsidiary	Loan provided	95,900,000,000	99,300,000,000
	Loan collected	304,500,000,000	32,300,000,000
	Interest income from loans provided	19,543,531,510	18,658,312,329
	Purchase of services	103,312,746	55,529,704
Phuc Long Heritage Corporation, an indirect subsidiary	Purchase of goods	250,387,638	283,289,770
	Payment of bond interest	4,289,452,000	-
Wineco Agricultural Investment Development and Production Limited Liability Company, an indirect subsidiary	Loan received	84,000,000,000	-
	Loan paid	600,000,000,000	-
	Interest expenses from loan received	13,005,465,752	-
	Loan provided	-	45,000,000,000
	Interest income from loans provided	-	508,931,507
	Purchase of goods	4,982,500	23,940,000
Plutus Holdings Company Limited, an indirect subsidiary	Loan provided	922,000,000,000	-
	Interest income from loans provided	26,775,890,412	-
Other related parties			
Techcombank and its subsidiaries (*)	Sales of trading securities (acting as an agent)	-	609,860,945,499
	Purchase of trading securities (acting as an agent)	-	609,860,945,499
	Incomes from dividend	-	786,473,248,500
Key management personnel	Remuneration to key management personnel (**)	15,645,768,596	27,773,347,134

(*) As at and for the periods ended 30 September 2025 and 2024, the Company had current and term deposit accounts, certificates of deposits at and agency transactions with Techcombank and its subsidiaries at normal commercial terms.

(**) No board fees were paid to the Board of Directors' and Audit Committee's members of the Company for the periods ended 30 September 2025 and 2024.

**NOTES TO THE SEPARATE QUARTERLY FINANCIAL STATEMENTS FOR THE PERIOD
ENDED 30 SEPTEMBER 2025 (continued)**

22 POST BALANCE SHEET EVENTS

There have been no other significant events occurred after the balance sheet date which would require adjustments or disclosures to be made in these separate quarterly financial statements.

27 October 2025

Prepared by:



Nguyen Huy Hung
Chief Accountant

Approved by:



Doan Thi My Duyen
Chief Financial Officer



CÔNG TY
CỔ PHẦN
TẬP ĐOÀN
MASAN
THÀNH PHỐ HỒ CHÍ MINH

Le Danny
Chief Executive Officer