GARMENT 10 CORPORATION - JSC

No: 970 /Tcty

Retroactive disclosure of separate and consolidaded financial statements for 2025

THE SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Ha Noi, day 28 month year 2026

To: - STATE SECURITIES COMMISSION
- HANOI STOCK EXCHANGE

1. Name of organization: **GARMENT 10 CORPORATION - JSC**
- Stock code: M10
- Address: 765A Nguyen Van Linh street, Phuc Loi Ward, Hanoi City, Vietnam
- Tel.: 024.38276923 Fax: 024.38276925

2. Contents of disclosure:
- Retrospective adjustment of the audited separate and consolidated financial statements of Garment 10 corporation – Jsc for the year 2025, in accordance with the findings of the State Audit Office as stated in the State Audit Report for the financial year ended December 31,2025.
- The restated figures are presented as follos:

a. Separate financial statements:

Description	Code	Report (Vnđ)	Audit (Vnđ)	Difference (Vnđ)
A	B	1	2	3 = 2-1
BALANCE SHEET				
ASSETS				
A - SHORT-TERM ASSETS	**100**	**2,092,652,953,100**	**2,144,244,908,090**	**51,591,954,990**
III. Short-term receivables	**130**	**551,667,967,896**	**605,396,149,718**	**53,728,181,822**
5. Other receivalbe	135	15,221,528,153	18,766,004,970	3,544,476,817
6. Provision for bad short-term receivables (*)	136	(91,914,186,742)	(41,730,481,737)	50,183,705,005
IV. Inventories	**140**	**894,603,666,204**	**892,359,365,182**	**(2,244,301,022)**
1. Inventory	141	898,712,472,673	896,468,171,651	(2,244,301,022)
VI. Other short-term assets	**160**	**110,244,865,791**	**110,352,939,981**	**108,074,190**
3. Taxes and Receivables from State Budget	163	11,464,000	119,538,190	108,074,190
B - LONG-TERM ASSETS	**200**	**656,045,432,850**	**663,854,880,152**	**7,809,447,302**
II. Fixed assets	**220**	**577,753,803,837**	**585,281,122,747**	**7,527,318,910**
1. Tangible fixed assets	221	576,053,576,897	583,580,895,807	7,527,318,910
- The original price	222	1,924,185,830,176	1,931,821,153,389	7,635,323,213
- Accumulated depreciation (*)	223	(1,348,132,253,279)	(1,348,240,257,582)	(108,004,303)
VII. Other long term assets	**270**	**57,080,475,009**	**57,362,603,401**	**282,128,392**
1. Long-term prepaid expenses	271	57,080,475,009	57,362,603,401	282,128,392
TOTAL ASSSETS (280 = 100 + 200)	**280**	**2,748,698,385,950**	**2,808,099,788,242**	**59,401,402,292**
-				
RESOURCES				
C - LIABILITIES	**300**	**2,062,211,385,636**	**2,064,158,313,783**	**1,946,928,147**
I. Current liabilities	**310**	**1,864,872,956,732**	**1,866,819,884,879**	**1,946,928,147**

Description	Code	Report (Vnđ)	Audit (Vnđ)	Difference (Vnđ)
A	B	1	2	3 = 2-1
4. Short-term taxes and amounts payable to the State	314	37,721,471,845	40,576,445,810	2,854,973,965
10. Other short-term payables	320	6,334,675,695	5,426,629,877	(908,045,818)
D - OWNER'S EQUITY	**400**	**686,487,000,314**	**743,941,474,459**	**57,454,474,145**
10. Undistributed Profit	420	182,623,198,993	240,077,673,138	57,454,474,145
- Undistributed Profit of the Current Period	420b	179,863,709,228	237,318,183,373	57,454,474,145
TOTAL RESOURCES (440 = 300 + 400)	**440**	**2,748,698,385,950**	**2,808,099,788,242**	**59,401,402,292**
STATEMENT OF PROFIT OR LOSS				
1. Revenues from sales and services rendered	**01**	**5,003,197,518,480**	**5,006,133,860,215**	**2,936,341,735**
3. Net sales from goods and services sold (10 = 01- 02)	**10**	**5,003,167,673,019**	**5,006,104,014,754**	**2,936,341,735**
4. Costs of goods sold	11	4,468,543,230,537	4,470,505,403,167	1,962,172,630
5. Gross profit from goods and services sold (20 = 10 - 11)	**20**	**534,624,442,482**	**535,598,611,587**	**974,169,105**
7. Revenue from financing activity	22	114,980,776,604	115,058,490,951	77,714,347
9. Selling expenses	25	248,708,207,959	248,345,579,318	(362,628,641)
10. General & administration expenses	26	114,008,020,311	64,185,531,272	(49,822,489,039)
12. Net profit from operating activity {30 = 20 + 21 + 22 - (23+ 25 + 26) + 27}	**30**	**212,745,306,450**	**263,982,307,582**	**51,237,001,132**
13. Other incomes	31	6,979,742,065	15,336,111,096	8,356,369,031
15. Other profits (40 = 31 - 32)	**40**	**601,004,719**	**8,957,373,750**	**8,356,369,031**
16. Total accounting profit before tax (50 = 30 + 40)	**50**	**213,346,311,169**	**272,939,681,332**	**59,593,370,163**
17. Current profit tax expense	51	33,482,601,941	35,621,497,959	2,138,896,018
19. Profit after profit tax (60 = 50 - 51 - 52)	**60**	**179,863,709,228**	**237,318,183,373**	**57,454,474,145**

b. Consolidated financial statements:

Description	Code	Report (Vnđ)	Audit (Vnđ)	Difference (Vnđ)
A	B	1	2	3 = 2-1
BALANCE SHEET				
ASSETS				
A - SHORT-TERM ASSETS	**100**	**2,094,088,030,559**	**2,145,679,985,549**	**51,591,954,990**
III. Short-term receivables	**130**	**548,296,121,473**	**602,024,303,295**	**53,728,181,822**
5. Other receivalbe	135	15,221,528,153	18,766,004,970	3,544,476,817
6. Provision for bad short-term receivables (*)	136	(91,914,186,742)	(41,730,481,737)	50,183,705,005
IV. Inventories	**140**	**898,040,587,496**	**895,796,286,474**	**(2,244,301,022)**
1. Inventory	141	902,149,393,965	899,905,092,943	(2,244,301,022)
VI. Other short-term assets	**160**	**110,318,108,939**	**110,426,183,129**	**108,074,190**
3. Taxes and Receivables from State Budget	163	11,464,000	119,538,190	108,074,190
B - LONG-TERM ASSETS	**200**	**652,670,498,869**	**660,479,946,171**	**7,809,447,302**
II. Fixed assets	**220**	**577,753,803,837**	**585,281,122,747**	**7,527,318,910**
1. Tangible fixed assets	221	576,053,576,897	583,580,895,807	7,527,318,910
- The original price	222	1,925,049,138,196	1,932,684,461,409	7,635,323,213

Description	Code	Report (Vnđ)	Audit (Vnđ)	Difference (Vnđ)
A	B	1	2	3 = 2-1
- Accumulated depreciation (*)	223	(1,348,995,561,299)	(1,349,103,565,602)	(108,004,303)
VII. Other long term assets	**270**	**57,108,771,283**	**57,390,899,675**	**282,128,392**
1. Long-term prepaid expenses	271	57,108,771,283	57,390,899,675	282,128,392
TOTAL ASSSETS (280 = 100 + 200)	**280**	**2,746,758,529,428**	**2,806,159,931,720**	**59,401,402,292**
RESOURCES				
C - LIABILITIES	**300**	**2,061,806,178,742**	**2,063,753,106,889**	**1,946,928,147**
I. Current liabilities	**310**	**1,864,467,749,838**	**1,866,414,677,985**	**1,946,928,147**
4. Short-term taxes and amounts payable to the State	314	38,002,425,600	40,857,399,565	2,854,973,965
10. Other short-term payables	320	6,334,675,696	5,426,629,878	(908,045,818)
D - OWNER'S EQUITY	**400**	**684,952,350,686**	**742,406,824,831**	**57,454,474,145**
10. Undistributed Profit	420	181,088,549,365	238,543,023,510	57,454,474,145
- Undistributed Profit of the Current Period	420b	178,970,000,887	236,424,475,032	57,454,474,145
TOTAL RESOURCES (440 = 300 + 400)	**440**	**2,746,758,529,428**	**2,806,159,931,720**	**59,401,402,292**
STATEMENT OF PROFIT OR LOSS				
1. Revenues from sales and services rendered	**01**	**5,010,690,065,872**	**5,013,626,407,607**	**2,936,341,735**
3. Net sales from goods and services sold (10 = 01- 02)	**10**	**5,010,660,220,411**	**5,013,596,562,146**	**2,936,341,735**
4. Costs of goods sold	11	4,471,544,904,408	4,473,507,077,038	1,962,172,630
5. Gross profit from goods and services sold (20 = 10 - 11)	**20**	**539,115,316,003**	**540,089,485,108**	**974,169,105**
7. Revenue from financing activity	22	114,982,448,025	115,060,162,372	77,714,347
9. Selling expenses	25	254,132,614,731	253,769,986,090	(362,628,641)
10. General & administration expenses	26	113,974,649,201	64,152,160,162	(49,822,489,039)
12. Net profit from operating activity {30 = 20 + 21 + 22 - (23+ 25 + 26) + 27}	**30**	**211,846,815,730**	**263,083,816,862**	**51,237,001,132**
13. Other incomes	31	6,989,295,070	15,345,664,101	8,356,369,031
15. Other profits (40 = 31 - 32)	**40**	**605,787,098**	**8,962,156,129**	**8,356,369,031**
16. Total accounting profit before tax (50 = 30 + 40)	**50**	**212,452,602,828**	**272,045,972,991**	**59,593,370,163**
17. Current profit tax expense	51	33,482,601,941	35,621,497,959	2,138,896,018
19. Profit after profit tax (60 = 50 - 51 - 52)	**60**	**178,970,000,887**	**236,424,475,032**	**57,454,474,145**

This information was published on the company's website on 22/10/2026 (date), as in the link www.garco10.com.vn

We hereby certify that the information provided is true and correct and we bear the full responsibility to the law.

Organization representative

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TỔNG GIÁM ĐỐC

Chân Đức Việt