# HANOI TRADE JOINT STOCK CORPORATION

# CONSOLIDATED INTERIM FINANCIAL STATEMENTS

**For the six-month period of the financial year ending 31 December 2026, reviewed by**

**NHAN TAM VIET AUDITING COMPANY LIMITED**

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HANOI TRADE JOINT STOCK CORPORATION

# REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Hanoi Trade Joint Stock Corporation (hereinafter referred to as "the Company") presents its Report together with the reviewed Consolidated Interim Financial Statements for the six-month period of the financial year ending 31 December 2026.

**Overview of the Company**

Hanoi Trade Joint Stock Corporation was formerly a State-owned Enterprise, established under Decision No. 129/2004/QD-TTG dated 14 July 2004 of the Prime Minister and Decision No. 125/2004/QD-UBND dated 11 August 2004 of the People's Committee of Hanoi City. The Corporation operates under Enterprise Registration Certificate No. 0100101273, 36th amendment dated 25 July 2025, issued by the Department of Finance of Hanoi City.

***Charter capital under the 36th Business Registration Certificate: VND 2,200,000,000,000***
***Actual contributed charter capital as at 30 June 2026: VND 2,200,000,000,000***
***Head office:***
Address: No. 38–40, Le Thai To Street, Hoan Kiem Ward, Hanoi City
Tax code: 0 1 0 0 1 0 1 2 7 3

**Financial position and business operations**

The Company's consolidated interim financial position as at 30 June 2026, interim business results and interim cash flows for the six-month period of the financial year ending 31 December 2026 are presented in the Consolidated Interim Financial Statements attached to this Report (from page 06 to page 65).

**Events after the accounting period end date**

The Board of Management of the Company confirms that no other events occurred up to the date of preparation of this Report that have not been considered for adjustment or disclosure in the Consolidated Interim Financial Statements.

**Board of Directors and Management**

Members of the Board of Directors and the Board of Management of the Company during the period and up to the date of preparation of these Consolidated Interim Financial Statements are as follows:

***Board of Directors***

| Full name | Position | Date of appointment/removal |
|---|---|---|
| Mr. Nguyen Thai Dung | Chairman of the Board of Directors | |
| Ms. Tran Thi Tuyet Nhung | Member | |
| Ms. Tran Hue Linh | Member | |

***Board of Management***

| Full name | Position | Date of appointment/removal |
|---|---|---|
| Ms. Duong Thi Lam | General Director | |
| Ms. Do Tue Tam | Deputy General Director | |

***Supervisory Board***

| Full name | Position | Date of appointment/removal |
|---|---|---|
| Ms. Nguyen Hong Hai | Head of the Supervisory Board | |
| Ms. Vu Thi Quynh Trang | Member | |

| Full name | Position | Date of appointment/removal |
|---|---|---|
| Mr. Nguyen Trong Hien | Member | |

**Auditor**

Nhan Tam Viet Auditing Company Limited has reviewed the Consolidated Interim Financial Statements for the six-month period of the financial year ending 31 December 2026.

**Confirmation of the Board of Management**

The Board of Management of the Company is responsible for the preparation of the Consolidated Interim Financial Statements which give a true and fair view of the Company's interim financial position, interim business results and interim cash flows. In preparing these Consolidated Interim Financial Statements, the Board of Management confirms that it has complied with the following requirements:

- Designing and maintaining internal controls that the Board of Management and the Board of Directors of the Company determine to be necessary to ensure that the preparation and presentation of the Consolidated Interim Financial Statements are free from material misstatement, whether due to fraud or error;
- Selecting appropriate accounting policies and applying them consistently;
- Making reasonable and prudent judgements and estimates;
- Stating whether the applicable accounting standards have been complied with, and whether any material departures have been disclosed and explained in the Consolidated Interim Financial Statements;
- Preparing and presenting the Financial Statements on the basis of compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the legal regulations on the preparation and presentation of Consolidated Interim Financial Statements;
- Preparing the Consolidated Interim Financial Statements on a going concern basis, unless it is inappropriate to presume that the Company will continue its business operations.

The Board of Management of the Company ensures that accounting records are maintained to reflect the financial position of the Company, with reasonable accuracy, at any point in time, and ensures that the Consolidated Interim Financial Statements comply with the State's applicable regulations. It is also responsible for safeguarding the assets of the Company and for taking appropriate measures to prevent and detect fraud and other irregularities of the Company, and confirms that the interim financial position as at 30 June 2026, the interim business results and interim cash flows for the six-month period of the financial year ending 31 December 2026, are presented in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and in compliance with the relevant legal regulations on the preparation and presentation of Consolidated Interim Financial Statements.

**Other commitments**

The Board of General Directors confirms that the Company complies with the Law on Securities No. 54/2019/QH14 dated 26 November 2019, the amended Law on Securities No. 56/2024/QH15 dated 29 November 2024, and the relevant guiding circulars and decrees, and discloses information on the securities market.

Hanoi, 27 August 2026
**General Director**

M.S.D.N: 0100107273 C.T.C.P
TỔNG CÔNG TY
THƯƠNG MẠI HÀ NỘI
CÔNG TY CỔ PHẦN
TP. HÀ NỘI

**Dương Thi Lam**

CÔNG TY TNHH KIỂM TOÁN NHÂN TÂM VIỆT
NHANTAMVIET AUDITING COMPANY

Kết nối - Phát triển

No : 2506.01.02/2026/BCTC-NTV2

# INDEPENDENT AUDITOR'S REVIEW REPORT

**On the Consolidated Interim Financial Statements**
**For the six-month period of the financial year ending 31 December 2026**

To : **The Shareholders, the Board of Directors and the Board of Management**
**Hanoi Trade Joint Stock Corporation**

We have reviewed the accompanying interim consolidated financial statements of Hanoi Trade Joint Stock Corporation, prepared on 27 August 2026, from pages 06 to 65, which comprise the Interim Consolidated Statement of Financial Position as at 30 June 2026, the Interim Consolidated Income Statement, the Interim Consolidated Cash Flow Statement for the first 6 months of the financial year ending 31 December 2026, and the Notes to the Interim Consolidated Financial Statements.

**Management's responsibility**

The Board of Management of Hanoi Trade Joint Stock Corporation is responsible for the preparation and fair presentation of the Consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of Consolidated interim financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of Consolidated interim financial statements that are free from material misstatement, whether due to fraud or error.

**Auditor's responsibility**

Our responsibility is to express a conclusion on the Consolidated interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and, consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

**Basis for Qualified Conclusion**

+ In 2024, the Corporation received Business Cooperation Revenue amounting to VND 263 billion. As of the date of this report, we have not obtained sufficient supporting documentation and, therefore, we do not have sufficient basis to assess the appropriateness of the recognition of this Business Cooperation Revenue.



Trụ Sở Chính:
Tầng 2, tòa nhà Platinum Residences, số 6 Nguyễn Công Hoan, P. Giảng Võ, TP. Hà Nội
[T] (84-24) 3761 3399 [F] (84-24) 3761 5599
[W] www.ntva.vn [E] vpa@ntva.vn
Chi nhánh tại Hà Nội:
Số 12 Mễ Trì Hạ, phường Từ Liêm, TP. Hà Nội
Chi nhánh tại TP. Hồ Chí Minh:
98 Vũ Tông Phan, P. Bình Trưng, TP. Hồ Chí Minh

+ As at the date of issuance of this Report, we have not received the Financial Statements for the accounting period from 1 January 2026 to 30 June 2026 of the entities in which Hanoi Trade Joint Stock Corporation has investments, including Cointra Investment Construction Trading Joint Stock Company (for which a 100% provision for diminution in value of the investment has been recognised) and Nga Tu So Commercial Center Joint Venture (for which a 100% provision for diminution in value of the investment has been recognised). Therefore, we are unable to assess the impact of the above matter on the interim consolidated financial statements for the first 6 months of the financial year ending 31 December 2026 of the Corporation.

**Qualified Conclusion**

Based on the results of our review, except for the matter described in the "Basis for Qualified Conclusion" paragraph, the accompanying interim consolidated financial statements present fairly, in all material respects, the interim consolidated financial position of Hanoi Trade Joint Stock Corporation as at 30 June 2026, as well as its interim consolidated results of operations and interim consolidated cash flows for the first 6 months of the financial year ending 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant statutory regulations governing the preparation and presentation of interim consolidated financial statements.

*Hanoi, 27 August 2026*
**NHAN TAM VIET AUDITING COMPANY LIMITED**
**Deputy General Director**

M.S.D.N: 0102038482 C.T.T.N.H.H
CÔNG TY
TNHH
KIỂM TOÁN
NHÂN TÂM VIỆT
THÀNH PHỐ HÀ NỘI

**Pham Van Tuan**
Audit Practising Registration Certificate No.: 4497-2023-124-1

# CONSOLIDATED INTERIM STATEMENT OF FINANCIAL POSITION

**As at 30 June 2026**

Currency: VND

| ITEMS | Code | Notes | Ending balance | Beginning balance |
|---|---|---|---|---|
| **A - SHORT-TERM ASSETS** | **100** | | **616,031,487,737** | **963,153,577,984** |
| **I. Cash and cash equivalents** | **110** | **V.1** | **32,272,261,962** | **27,680,565,345** |
| 1. Cash | 111 | | 32,272,261,962 | 27,180,565,345 |
| 2. Cash equivalents | 112 | | - | 500,000,000 |
| **II. Short-term financial investments** | **120** | | **168,983,420,593** | **165,533,129,319** |
| 1. Trading securities | 121 | | - | - |
| 2. Provision for diminution in value of trading securities | 122 | | - | - |
| 3. Held-to-maturity investments (short-term) | 123 | V.2 | 173,865,931,406 | 170,415,640,132 |
| 4. Provision for held-to-maturity investments (short-term) | 124 | V.2 | (4,882,510,813) | (4,882,510,813) |
| 5. Other short-term investments | 125 | | - | - |
| 6. Provision for losses on other short-term investments | 126 | | - | - |
| **III Short-term receivables** | **130** | | **352,842,671,712** | **704,156,911,097** |
| 1. Short-term trade receivables | 131 | V.3a | 152,150,835,305 | 152,137,249,356 |
| 2. Short-term advances to suppliers | 132 | V.4 | 335,587,076,322 | 336,540,342,785 |
| 3. Short-term intercompany receivables | 133 | | - | - |
| 4. Progress billings receivable under construction contracts | 134 | | - | - |
| 5. Other short-term receivables | 135 | V.5a | 89,062,050,316 | 433,073,717,066 |
| 6. Provision for doubtful short-term receivables | 136 | V.6 | (223,957,290,231) | (217,594,398,110) |
| 7. Assets awaiting resolution | 137 | | - | - |
| **IV. Inventories** | **140** | | **35,270,032,382** | **35,326,981,065** |
| 1. Inventories | 141 | V.7 | 35,270,032,382 | 35,326,981,065 |
| 2. Provision for diminution in value of inventories | 142 | | - | - |
| **V. Short-term biological assets** | **150** | | - | - |
| 1. Short-term livestock raised for one-time products | 151 | | - | - |
| 2. Short-term seasonal crops or crops harvested once | 152 | | - | - |
| 3. Provision for losses on short-term biological assets | 153 | | - | - |
| **VI. Other short-term assets** | **160** | | **26,663,101,088** | **30,455,991,158** |
| 1. Short-term prepaid expenses | 161 | V.8a | 10,784,764,033 | 13,629,377,800 |
| 2. Deductible value-added tax | 162 | | 14,901,392,357 | 16,049,886,850 |
| 3. Taxes and other receivables from the State | 163 | | 976,944,698 | 776,726,508 |
| 4. Government bond repurchase transactions | 164 | | - | - |
| 5. Other short-term assets | 165 | | - | - |

| ITEMS | Code | Notes | Ending balance | Beginning balance |
|---|---|---|---|---|
| **B - LONG-TERM ASSETS** | **200** | | **2,096,246,021,040** | **2,082,915,802,515** |
| **I. Long-term receivables** | **210** | | **6,861,669,552** | **3,585,234,105** |
| 1. Long-term trade receivables | 211 | V.3b | 5,587,177,925 | 5,709,668,586 |
| 2. Long-term advances to suppliers | 212 | | - | - |
| 3. Working capital provided to affiliated units | 213 | | - | - |
| 4. Long-term intercompany receivables | 214 | | - | - |
| 5. Other long-term receivables | 215 | V.5b | 4,847,412,748 | 1,448,486,640 |
| 6. Provision for doubtful long-term receivables | 216 | V.6 | (3,572,921,121) | (3,572,921,121) |
| **II. Fixed assets** | **220** | | **621,635,620,450** | **617,298,201,179** |
| 1. Tangible fixed assets | 221 | V.9 | 575,638,517,233 | 571,258,997,966 |
| - *Cost* | *222* | | *918,057,743,030* | *902,841,964,728* |
| - *Accumulated depreciation* | *223* | | *(342,419,225,797)* | *(331,582,966,762)* |
| 2. Financial lease fixed assets | 224 | | - | - |
| - *Cost* | *225* | | - | - |
| - *Accumulated depreciation* | *226* | | - | - |
| 3. Intangible fixed assets | 227 | V.10 | 45,997,103,217 | 46,039,203,213 |
| - *Cost* | *228* | | *49,162,703,011* | *49,162,703,011* |
| - *Accumulated amortization* | *229* | | *(3,165,599,794)* | *(3,123,499,798)* |
| **III Long-term biological assets** | **230** | | - | - |
| 1. Livestock raised for periodic products | 231 | | - | - |
| a) Livestock raised for periodic products not yet mature | 232 | | - | - |
| b) Livestock raised for periodic products, matured | 233 | | - | - |
| - *Cost* | *234* | | - | - |
| - *Accumulated depreciation* | *235* | | - | - |
| 2. Long-term livestock raised for one-time products | 236 | | - | - |
| 3. Long-term seasonal crops or crops harvested once | 237 | | - | - |
| 4. Provision for losses on long-term biological assets | 238 | | - | - |
| **IV. Investment property** | **240** | **V.11** | **88,995,658,837** | **90,832,576,603** |
| - Cost | 241 | | 131,527,016,822 | 131,527,016,822 |
| - Accumulated depreciation | 242 | | (42,531,357,985) | (40,694,440,219) |
| **V. Long-term work in progress** | **250** | | **1,025,473,509,367** | **1,028,860,568,677** |
| 1. Long-term work in progress – production and business costs | 251 | V.12a | 558,866,406,067 | 556,119,126,034 |
| 2. Construction in progress | 252 | V.12b | 466,607,103,300 | 472,741,442,643 |
| **VI. Long-term financial investments** | **260** | **V.13** | **211,832,084,617** | **205,482,793,013** |
| 1. Investments in subsidiaries | 261 | | - | - |
| 2. Investments in joint ventures and associates | 262 | | 139,059,611,835 | 132,710,320,231 |
| 3. Investments in equity of other entities | 263 | | 90,817,472,782 | 90,817,472,782 |
| 4. Provision for losses on long-term investments in other entities | 264 | | (18,045,000,000) | (18,045,000,000) |
| 5 Held-to-maturity investments (long-term) | 265 | | - | - |
| 6. Provision for held-to-maturity investments (long-term) | 266 | | - | - |
| **VII Other long-term assets** | **270** | | **141,447,478,217** | **136,856,428,938** |
| 1. Long-term prepaid expenses | 271 | V.8b | 120,082,194,153 | 113,243,318,572 |
| 2. Deferred tax assets | 272 | | - | - |
| 3. Long-term spare equipment, supplies and spare parts | 273 | | - | - |
| 4. Other long-term assets | 274 | | - | - |
| 5 Goodwill | 279 | | 21,365,284,064 | 23,613,110,366 |
| **TOTAL ASSETS** | **280** | | **2,712,277,508,777** | **3,046,069,380,499** |

| ITEMS | Code | Notes | Ending balance | Beginning balance |
|---|---|---|---|---|
| **C - LIABILITIES** | **300** | | **545,409,491,785** | **873,679,684,614** |
| **I. Short-term liabilities** | **310** | | **322,843,940,586** | **652,657,335,335** |
| 1. Short-term trade payables | 311 | V.14 | 21,400,565,687 | 21,704,029,389 |
| 2. Short-term advances from customers | 312 | V.15a | 2,398,238,499 | 1,891,331,916 |
| 3. Dividends and profits payable | 313 | | 24,331,200 | 24,331,200 |
| 4. Taxes and amounts payable to the State (short-term) | 314 | V.16 | 2,103,667,055 | 995,352,182 |
| 5. Payables to employees | 315 | | 4,499,413,724 | 6,422,171,597 |
| 6. Short-term accrued expenses | 316 | V.17 | 5,553,843,027 | 22,124,962,688 |
| 7. Short-term intercompany payables | 317 | | - | - |
| 8. Payables under construction contract progress billings (short-term) | 318 | | - | - |
| 9. Short-term unearned revenue | 319 | V.18a | 19,151,122,959 | 9,727,540,043 |
| 10. Other short-term payables | 320 | V.19a | 49,757,822,465 | 44,709,817,276 |
| 11. Short-term loans and finance lease liabilities | 321 | V.20a | 217,306,789,368 | 544,362,866,728 |
| 12. Short-term provisions | 322 | | 466,524,003 | 466,524,003 |
| 13. Bonus and welfare fund | 323 | | 181,622,599 | 228,408,313 |
| 14. Price stabilization fund | 324 | | - | - |
| 15. Government bond repurchase transactions | 325 | | - | - |
| **II. Long-term liabilities** | **330** | | **222,565,551,199** | **221,022,349,279** |
| 1. Long-term trade payables | 331 | | - | - |
| 2. Long-term advances from customers | 332 | V.15a | 16,763,699,694 | 16,763,699,694 |
| 3. Taxes and amounts payable to the State (long-term) | 333 | | - | - |
| 4. Long-term accrued expenses | 334 | | - | - |
| 5. Internal payables for working capital | 335 | | - | - |
| 6. Long-term intercompany payables | 336 | | - | - |
| 7. Long-term unearned revenue | 337 | V.18b | 89,094,279,250 | 91,003,489,504 |
| 8. Other long-term payables | 338 | V.19b | 47,721,455,851 | 36,296,101,488 |
| 9. Long-term loans and finance lease liabilities | 339 | V.20b | 68,966,762,219 | 76,939,704,408 |
| 10. Convertible bonds | 340 | | - | - |
| 11. Preferred shares | 341 | | - | - |
| 12. Deferred tax liabilities | 342 | | 19,354,185 | 19,354,185 |
| 13. Long-term provisions | 343 | | - | - |
| 14. Science and technology development fund | 344 | | - | - |

| ITEMS | Code | Notes | Ending balance | Beginning balance |
|---|---|---|---|---|
| **D - OWNERS' EQUITY** | **400** | V.21 | **2,166,868,016,992** | **2,172,389,695,885** |
| 1. Owner's contributed capital | 411 | | 2,200,000,000,000 | 2,200,000,000,000 |
| - *Ordinary shares with voting rights* | *411a* | | *2,200,000,000,000* | *2,200,000,000,000* |
| - *Preference shares* | *411b* | | - | - |
| 2. Share premium | 412 | | 315,664,802 | 315,664,802 |
| 3. Convertible bond conversion options | 413 | | - | - |
| 4. Other capital of owners | 414 | | - | - |
| 5. Treasury shares | 415 | | (529,920,000) | (529,920,000) |
| 6. Asset revaluation differences | 416 | | 10,242,057,765 | 10,242,057,765 |
| 7. Foreign exchange differences | 417 | | - | - |
| 8. Development investment fund | 418 | | 33,381,940,928 | 33,381,940,928 |
| 9. Other funds belonging to owner's equity | 419 | | - | - |
| 10. Undistributed after-tax profit | 420 | | (93,309,013,015) | (88,439,255,757) |
| - *Undistributed after-tax profit accumulated up to the end of the previous period* | *420a* | | *(88,439,255,757)* | *(55,224,411,915)* |
| - *Undistributed after-tax profit for the current period* | *420b* | | *(4,869,757,258)* | *(33,214,843,842)* |
| 11 Non-controlling interests | 429 | | 16,767,286,512 | 17,419,208,147 |
| **TOTAL LIABILITIES AND EQUITY** | **440** | | **2,712,277,508,777** | **3,046,069,380,499** |
| | | | - | - |

Prepared on 27 August 2026

| **Preparer** | **Chief Accountant** | **General Director** |
|---|---|---|
| **Cao Manh Tuan** | **Nguyen Thi Duyen** | **Duong Thi Lam** |

M.S.D.N: 0100101273 C.T.C.P
TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI CÔNG TY CỔ PHẦN
P. HOÀN KIẾM - TP. HÀ NỘI

# CONSOLIDATED INTERIM INCOME STATEMENT

**For the six-month period of the financial year ending 31 December 2026**

Currency: VND

| | ITEMS | Code | Notes | Cumulative from the beginning of the year to the end of this period – Current year | Cumulative from the beginning of the year to the end of this period – Previous year |
|---|---|---|---|---|---|
| 1. | **Revenue from sale of goods and rendering of services** | 01 | VI.1 | 209,234,971,187 | 234,783,053,026 |
| 2. | **Deductions from revenue** | 02 | | - | - |
| 3. | **Net revenue from sale of goods and rendering of services** | 10 | | 209,234,971,187 | 234,783,053,026 |
| 4. | **Cost of goods sold** | 11 | VI.2 | 148,853,907,785 | 177,916,982,224 |
| 5. | **Gross profit from sale of goods and rendering of services** | 20 | | 60,381,063,402 | 56,866,070,802 |
| 6. | **Gain/loss from disposal of investment property** | 21 | | - | - |
| 7. | **Financial income** | 22 | VI.3 | 13,383,739,380 | 30,924,062,636 |
| 8. | **Financial expenses** | 23 | VI.4 | 16,135,257,187 | 29,481,926,576 |
| | Of which: interest expense | 24 | | 15,302,098,273 | 28,542,257,234 |
| 9. | **Selling expenses** | 25 | VI.5 | 19,766,060,083 | 16,649,067,281 |
| 10. | **General and administrative expenses** | 26 | VI.6 | 53,555,529,359 | 58,485,619,514 |
| 11. | **Share of profit or loss in joint ventures and associates** | 27 | | 9,384,572,893 | 9,197,228,775 |
| 12. | **Net profit from operating activities** | 30 | | (6,307,470,954) | (7,629,251,158) |
| 13. | **Other income** | 31 | VI.7 | 964,306,552 | 3,134,540,947 |
| 14. | **Other expenses** | 32 | VI.8 | 77,251,483 | 655,838,357 |
| 15. | **Other profit** | 40 | | 887,055,069 | 2,478,702,590 |
| 16. | **Total accounting profit before tax** | 50 | | (5,420,415,885) | (5,150,548,568) |
| 17. | **Current corporate income tax expense** | 51 | V.9 | 101,263,008 | 126,517,802 |
| 18. | **Deferred corporate income tax expense** | 52 | V.9 | - | (17,649,225) |
| 19. | **Profit after corporate income tax** | 60 | | (5,521,678,893) | (5,259,417,145) |
| 20. | **Profit after tax attributable to owners of the parent company** | 61 | | (4,869,757,258) | (5,159,608,017) |
| 21. | **Profit after tax attributable to non-controlling interests** | 62 | | (651,921,635) | (99,809,128) |
| 22. | **Basic earnings per share** | 70 | VI.10 | (22.14) | (23.46) |
| 23. | **Diluted earnings per share** | 71 | VI.10 | (22.14) | (23.46) |

Prepared on 27 August 2026

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Cao Manh Tuan | Nguyen Thi Duyen | Duong Thi Lam |

M.S.D.N: 0100101273 - T.C.T.
TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI CÔNG TY CỔ PHẦN
P. HOÀN KIẾM - TP. HÀ NỘI

# CONSOLIDATED INTERIM CASH FLOW STATEMENT

**(Indirect method)**

**For the six-month period of the financial year ending 31 December 2026**

Currency: VND

| ITEMS | | Code | Notes | Cumulative from the beginning of the year to the end of this period: Current year | Previous year |
|---|---|---|---|---|---|
| **I.** | **Cash flows from operating activities** | | | | |
| *1.* | ***Profit before tax*** | ***01*** | | ***(5,420,415,885)*** | ***(5,150,548,568)*** |
| *2.* | ***Adjustments for:*** | | | | |
| - | Depreciation of fixed assets and investment property | 02 | | 14,133,237,951 | 14,006,308,925 |
| - | Provisions | 03 | | 6,362,892,121 | 10,873,643,995 |
| - | Foreign exchange gains, losses arising from revaluation of monetary items denominated in foreign currency | 04 | | 124,567,189 | (219,872,893) |
| - | Gains, losses from investing and financing activities | 05 | | (9,599,828,259) | (10,227,427,236) |
| - | Interest expense | 06 | | 15,302,098,273 | 28,542,257,234 |
| - | Other adjustments | 07 | | - | - |
| *3.* | ***Operating profit before changes in working capital*** | ***08*** | | ***20,902,551,390*** | ***37,824,361,458*** |
| - | Increase, decrease in receivables | 09 | | 338,571,585,607 | 15,350,712,685 |
| - | Increase, decrease in inventories | 10 | | (2,690,331,350) | (495,126,384) |
| - | Increase, decrease in payables | 11 | | 6,721,865,061 | (3,601,291,366) |
| - | Increase, decrease in prepaid expenses | 12 | | (3,994,261,814) | 12,037,291,164 |
| - | Increase, decrease in trading securities | 13 | | - | - |
| - | Interest paid | 14 | | (15,178,381,032) | (41,287,901,616) |
| - | Corporate income tax paid | 15 | | (270,798,362) | (306,705,036) |
| - | Other cash inflows from operating activities | 16 | | - | - |
| - | Other cash outflows for operating activities | 17 | | (46,785,714) | (700,000) |
| | ***Net cash flows from operating activities*** | ***20*** | | ***344,015,443,786*** | ***19,520,640,904*** |
| **II.** | **Cash flows from investing activities** | | | | |
| 1. | Payments for purchases, construction of fixed assets and other long-term assets | 21 | | (10,553,830,709) | (10,668,767,354) |
| 2. | Proceeds from disposal of fixed assets and other long-term assets | 22 | | 1,818,182 | 3,181,818 |
| 3. | Payments for loans granted, purchases of debt instruments of other entities | 23 | | (500,000,000) | (300,000,000) |
| 4. | Proceeds from collection of loans, resale of debt instruments of other entities | 24 | | 1,250,000,000 | 150,000,000 |
| 5. | Payments for equity investments in other entities | 25 | | - | (1,798,920,000) |
| 6. | Proceeds from recovery of equity investments in other entities | 26 | | - | - |
| 7. | Interest, dividends and profits received | 27 | | 5,452,149,399 | 5,778,600,430 |
| | ***Net cash flows from investing activities*** | ***30*** | | ***(4,349,863,128)*** | ***(6,835,905,106)*** |

| ITEMS | Code | Notes | Cumulative from the beginning of the year to the end of this period: Current year | Previous year |
|---|---|---|---|---|
| **III. Cash flows from financing activities** | | | | |
| 1. Proceeds from issuance of shares, capital contributions from owners | 31 | | - | - |
| 2. Payments for capital returned to owners, repurchase of shares already issued | 32 | | - | - |
| 3. Proceeds from borrowings | 33 | | 74,327,908,799 | 505,329,768,818 |
| 4. Repayments of loan principal | 34 | | (409,362,283,313) | (530,665,751,884) |
| 5. Repayments of finance lease principal | 35 | | - | - |
| 6. Dividends and profits paid to owners | 36 | | - | - |
| ***Net cash flows from financing activities*** | ***40*** | | ***(335,034,374,514)*** | ***(25,335,983,066)*** |
| **Net cash flows during the year** | **50** | | **4,631,206,144** | **(12,651,247,268)** |
| **Cash and cash equivalents at the beginning of the year** | **60** | **V.1** | **27,680,565,345** | **55,312,296,140** |
| Effect of foreign exchange rate changes on translation of foreign currency | 61 | | (39,509,527) | 122,032,973 |
| **Cash and cash equivalents at the end of the year** | **70** | **V.1** | **32,272,261,962** | **42,783,081,845** |

Prepared on 27 August 2026

| Preparer | Chief Accountant | General Director |
|---|---|---|
| Cao Manh Tuan | Nguyen Thi Duyen | Duong Thi Lam |

TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI CÔNG TY CỔ PHẦN

# NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS
## For the six-month period of the financial year ending 31 December 2026

## I. OPERATING CHARACTERISTICS OF THE COMPANY

**1. Form of capital ownership:** Joint Stock Company

**2. Overview of the Company:**

Hanoi Trade Joint Stock Corporation was formerly a State-owned Enterprise established under Decision No. 129/2004/QD-TTg dated 14 July 2004 of the Prime Minister and Decision No. 125/2004/QD-UBND dated 11 August 2004 of the Hanoi People's Committee. The Corporation operates under Business Registration Certificate No. 0100101273, the 36th amendment of which was issued by the Department of Finance of Hanoi City on 25 July 2025.

Charter capital under the 36th Business Registration Certificate: VND 2,200,000,000,000
Actual contributed charter capital as at 30 June 2026: VND 2,200,000,000,000

Head office:
Address: No. 38 – 40, Le Thai To Street, Hoan Kiem Ward, Hanoi City
Tax code: 0 1 0 0 1 0 1 2 7 3

**3. Principal business activities during the period:** General trading; import and export of goods traded by the Corporation; and entrusted import and export of goods.

**4. Business sector:**

The Corporation's business sector is as follows:

- Retail sale of food in specialised stores; retail sale of foodstuffs in specialised stores; retail sale of tobacco and cigarette products in specialised stores, specifically: retail sale of domestic tobacco and cigarette products in specialised stores; retail sale of household electrical appliances, beds, cabinets, tables, chairs and similar furniture, lamps and lighting fixtures, and other household goods not elsewhere classified, in specialised stores; retail sale of books, newspapers, magazines and stationery in specialised stores; retail sale of other goods in specialised stores, specifically: retail sale of gold, silver, gemstones and semi-precious stones, and jewellery in specialised stores; retail sale of souvenirs, wickerwork and handicraft products in specialised stores; retail sale of paintings, photographs and other works of art (excluding antiques) in specialised stores; duty-free trading - retail sale of flowers and ornamental plants - retail sale of watches and eyewear (excluding optical services) - retail sale of cameras, film and photographic materials - retail sale of bicycles and accessories;
- Processing and preservation of aquatic products and products thereof; production of wine; production of non-alcoholic beverages and mineral water; production of flour-based confectionery; retail sale of beverages in specialised stores; production of prepared meals and ready-to-eat food; provision of non-regular catering services under contract to customers (parties, meetings, weddings, etc.); beverage-serving services (excluding bar operations);
- Retail sale of garments, footwear, leather and imitation leather goods in specialised stores; processing and preservation of meat and meat products; processing and preservation of vegetables and fruit; production of macaroni, noodles and similar products; restaurants and mobile food service activities, specifically: restaurants, eateries and food service outlets (excluding bar operations, karaoke rooms and dance halls);
- Warehousing and storage of goods; organisation of trade introduction and promotion activities; manufacture of wooden packaging; manufacture of animal, poultry and aquatic feed; manufacture of footwear; manufacture of sugar;

- Short-term accommodation services, specifically: hotels, guest houses and motels providing short-term accommodation services;
- Inland waterway freight transport; support activities directly related to water transport; specialised design activities (excluding construction design services); holding company activities of the Corporation; packaging services; agency, brokerage and auction activities, specifically: agency services; manufacture of cocoa, chocolate and confectionery; road freight transport; support activities directly related to rail and road transport; advertising (excluding tobacco advertising); market research and public opinion polling; real estate trading involving land use rights owned, used or leased, specifically: real estate trading; real estate consultancy, brokerage and auction, and auction of land use rights, specifically: real estate consultancy and brokerage;
- Other business support service activities not elsewhere classified, specifically: import and export of goods traded by the Corporation; entrusted import and export of goods; wholesale of agricultural and forestry raw materials (excluding wood, bamboo and rattan) and live animals (excluding types prohibited by the State); wholesale of rice; other specialised wholesale not elsewhere classified, specifically: - wholesale of fertilisers; - wholesale of other chemicals (excluding those used in agriculture); - wholesale of primary-form plastics; - wholesale of rubber; - wholesale of silk, fibres and yarns; - wholesale of garment and footwear accessories; - wholesale of scrap and waste metal and non-metal materials;
- Other mining and quarrying not elsewhere classified, specifically: recovery mining of minerals (excluding minerals prohibited by the State); wholesale of other construction materials and installation equipment, specifically: wholesale of bamboo, rattan, round wood and processed timber; milling and production of crude flour; manufacture of starch and starch products; retail sale of carpets, mattresses, blankets, mosquito nets, curtains, and wall and floor coverings in specialised stores, specifically: retail sale of carpets, mattresses, blankets, mosquito nets, curtains, and wall and floor coverings; retail sale of games and toys in specialised stores (excluding toys harmful to children's education, personality development and health, or affecting social order, security and safety);
- Retail sale of pharmaceuticals, medical equipment, cosmetics and toiletries in specialised stores, specifically: retail sale of perfume, cosmetics and toiletries; retail sale of second-hand goods in specialised stores, specifically: retail sale of second-hand garments and other second-hand goods (excluding relics, antiques and national treasures);
- General wholesale; sale of motorcycles; cultivation of cashew trees; cultivation of pepper; cultivation of coffee; cultivation of tea; cultivation of spice and medicinal plants; wholesale of food; wholesale of beverages; wholesale of other machinery, equipment and spare parts, specifically: wholesale of electrical machinery, equipment and materials (generators, electric motors, wires and other equipment used in electrical circuits); wholesale of machinery, equipment and spare parts for the textile, garment and footwear industries; wholesale of office machinery, equipment and spare parts (excluding computers and peripheral equipment); wholesale of tobacco and cigarette products, specifically: wholesale of domestic tobacco and cigarette products; wholesale of electronic and telecommunications equipment and components; wholesale of other household goods (excluding pharmaceuticals); wholesale of computers, peripheral equipment and software; retail sale predominantly of food, beverages and tobacco in non-specialised stores, specifically: retail sale predominantly of food, beverages and domestic tobacco products in non-specialised stores; other retail sale in non-specialised stores; retail sale of computers, peripheral equipment, software and telecommunications equipment in specialised stores; retail sale of fabric, wool, yarn, sewing thread and other textiles in specialised stores; retail sale of hardware, paint, glass and other construction installation equipment in specialised stores; retail sale of sports and gymnastics equipment in specialised stores; wholesale of fabric, ready-made garments and footwear; manufacture of corrugated paper, corrugated board, and paper and board packaging, specifically: manufacture of paper and board packaging.

**5. Normal operating cycle:** Within 12 months

**6. Corporate structure:**
***Consolidated subsidiaries:***

| No | Company name | Ownership ratio | Voting rights ratio | Address |
|---|---|---|---|---|
| 1 | Hapro Liquor Joint Stock Company | 54,58% | 54,58% | Hapro Industrial Zone, Thuan An Commune, Hanoi City, Vietnam |
| 2 | Hapro Trader Handicraft Import-Export and Tourism Joint Stock Company | 52,50% | 52,50% | No. 11B Trang Thi, Hoan Kiem Ward, Hanoi City, Vietnam |
| 3 | Hai Duong Technology Products Joint Stock Company | 93,51% | 93,51% | House No. 150, Chi Lang Street, Thanh Dong Ward, Hai Phong City, Vietnam |
| 4 | Binh Phuoc Cashew Nut Production, Processing, Import and Export Joint Stock Company | 83,69% | 83,69% | No. 551, Group 1, Tan Phuoc Hamlet, Phu Rieng Commune, Dong Nai Province, Vietnam |
| 5 | Hanoi Trade Infrastructure Investment and Development Joint Stock Company | 92,41% | 92,41% | No. 38 - 40 Le Thai To, Hoan Kiem Ward, Hanoi City, Vietnam |
| 6 | Bac Giang Trade Infrastructure Investment and Development Joint Stock Company | 60,97% | 60,97% | Commercial Lot, Bac Giang City Cultural-Sports-Service Center, Hoang Van Thu Street, Bac Giang Ward, Bac Ninh, Vietnam |

***All subsidiaries are operating normally***
(1) Hapro Liquor Joint Stock Company was established and operates under Business Registration Certificate No. 0102164984, first issued by the Department of Planning and Investment of Hanoi City on 07 February 2007, the 6th amendment of which was issued on 07 June 2024.
Charter capital under the business registration: VND 32,978,600,000 *(Thirty-two billion, nine hundred and seventy-eight million, six hundred thousand dong)*, divided into 3,297,860 shares with a par value of VND 10,000 per share.
(2) Hapro Trader Handicraft Import-Export and Tourism Joint Stock Company was established and operates under Business Registration Certificate No. 0102333368, first issued by the Department of Planning and Investment of Hanoi City on 24 July 2007, the 8th amendment of which was issued on 02 December 2015.
Charter capital under the business registration: VND 10,000,000,000 *(Ten billion dong)*, divided into 1,000,000 shares with a par value of VND 10,000 per share.
(3) Hai Duong Technology Products Joint Stock Company was established and operates under Business Registration Certificate No. 0800009770, first issued by the Department of Planning and Investment of Hai Duong Province on 05 January 2005, the 8th amendment of which was issued on 09 January 2015.
Charter capital under the business registration: VND 2,250,000,000 *(Two billion, two hundred and fifty million dong)*, divided into 22,500 shares with a par value of VND 100,000 per share.
(4) Binh Phuoc Cashew Nut Production, Processing, Import and Export Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 3801099028, first

issued by the Department of Planning and Investment of Binh Phuoc Province on 24 April 2015, the 6th amendment of which was issued on 15 August 2024.
Charter capital under the business registration: VND 60,000,000,000 *(Sixty billion dong)*, divided into 6,000,000 shares with a par value of VND 10,000 per share.

(5) Hanoi Trade Infrastructure Investment and Development Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102544224, first issued by the Department of Planning and Investment of Hanoi City on 23 November 2006, the 18th amendment of which was issued on 18 March 2025. Charter capital under the business registration: VND 54,500,000,000 (*Fifty-four billion, five hundred million dong*), divided into 5,450,000 shares with a par value of VND 10,000 per share.

(6) Bac Giang Trade Infrastructure Investment and Development Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 2401008722, first issued by the Department of Finance of Hanoi City on 18 January 2025. Charter capital under the business registration: VND 39,400,000,000 (*Thirty-nine billion, four hundred million dong*), divided into 3,940,000 shares with a par value of VND 10,000 per share.

***Joint ventures and associates accounted for using the equity method:***

| No. | Company name | Ownership ratio | Voting rights ratio | Address |
|---|---|---|---|---|
| 1 | Chu Dau Ceramics Joint Stock Company | 30,00% | 30,00% | Chu Dau Hamlet, Thai Tan Commune, Hai Phong City, Vietnam |
| 2 | An Phu Hung Import-Export Trading Joint Stock Company | 40,00% | 40,00% | No. 5C/1, Group 8, Quarter 1A, An Phu Ward, Thuan An City, Binh Duong Province, Vietnam |
| 3 | Hapro Information Joint Stock Company | 26,77% | 26,77% | No. 38-40 Le Thai To, Hoan Kiem Ward, Hanoi |
| 4 | Long Bien Trading and Investment Joint Stock Company | 30,94% | 30,94% | No. 561, Nguyen Van Linh Street, Phuc Loi Ward, Hanoi City, Vietnam |
| 5 | Asia Tower Company Limited | 40,00% | 40,00% | No. 6 Nha Tho Street, Hoan Kiem Ward, Hanoi |
| 6 | Trang Thi Hotel Joint Stock Company | 30,00% | 30,00% | No. 11B Trang Thi, Cua Nam Ward, Hanoi City, Vietnam |
| 7 | Hanoi Trade and Tourism Development Joint Stock Company | 40,00% | 40,00% | No. 7 Dinh Tien Hoang, Hoan Kiem Ward, Hanoi City, Vietnam |
| 8 | Hanoi Agricultural Products Import-Export Service Joint Stock Company | 42,38% | 42,38% | No. 210 Nguyen Trai, Thanh Xuan Ward, Hanoi |
| 9 | Cho Buoi Trading and Service Investment Joint Stock Company | 30,00% | 30,00% | Cho Buoi Market, Tay Ho Ward, Hanoi City, Vietnam |
| 10 | Hanoi Food Joint Stock Company | 20,00% | 20,00% | No. 24-26 Tran Nhat Duat, Hoan Kiem Ward, Hanoi City |
| 11 | Thuy Ta Joint Stock Company | 30,00% | 30,00% | No. 6 Le Thai To - Hoan Kiem Ward - Hanoi |

| | | | | |
|---|---|---|---|---|
| 12 | Thuy Ta Food Joint Stock Company | 30,00% | 30,00% | No. 6 Le Thai To - Hoan Kiem Ward - Hanoi |
| 13 | Livestock and Poultry Production and Trading Joint Stock Company | 42,33% | 42,33% | Hapro Industrial Zone, Thuan An Commune, Hanoi City, Vietnam |

(1) Chu Dau Ceramics Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0800889229, first issued by the Department of Planning and Investment of Hai Duong Province on 12 January 2011, the 4th amendment of which was issued on 12 August 2019.

Charter capital under the business registration: VND 20,000,000,000 (*Twenty billion dong*), divided into 2,000,000 shares with a par value of VND 10,000 per share.

(2) An Phu Hung Import-Export Trading Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 3701669394, first issued by the Department of Planning and Investment of Binh Duong Province on 14 January 2010, the 2nd amendment of which was issued on 01 December 2011.

Charter capital under the business registration: VND 10,000,000,000 (*Ten billion dong*), divided into 1,000,000 shares with a par value of VND 10,000 per share.

(3) Hapro Information Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0105702077, first issued by the Department of Planning and Investment of Hanoi City on 07 December 2011, the 5th amendment of which was issued on 18 November 2024.

Charter capital under the business registration: VND 10,000,000,000 (*Ten billion dong*), divided into 1,000,000 shares with a par value of VND 10,000 per share.

(4) Long Bien Trading and Investment Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100596869, first issued by the Department of Planning and Investment of Hanoi City on 05 November 2003, the 13th amendment of which was issued on 18 December 2018.

Charter capital under the business registration: VND 15,000,000,000 (*Fifteen billion dong*), divided into 1,500,000 shares with a par value of VND 10,000 per share.

(5) Asia Tower Company Limited is a Limited Liability Company established and operating under Business Registration Certificate No. 0100145961, first issued by the Department of Planning and Investment of Hanoi City on 24 April 2008, the 3rd amendment of which was issued on 14 August 2019.

Charter capital under the business registration: VND 12,636,225,000 (*Twelve billion, six hundred and thirty-six million, two hundred and twenty-five thousand dong*).

(6) Trang Thi Hotel Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0107528836, first issued by the Department of Planning and Investment of Hanoi City on 04 August 2016.

Charter capital under the business registration: VND 10,000,000,000 (*Ten billion dong*), divided into 1,000,000 shares with a par value of VND 10,000 per share.

(7) Hanoi Trade and Tourism Development Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102048258, first issued by the

Department of Planning and Investment of Hanoi City on 11 October 2006, the 4th amendment of which was issued on 03 June 2015.

Charter capital under the business registration: VND 6,000,000,000 (*Six billion dong*), divided into 600,000 shares with a par value of VND 10,000 per share.

(8) Hanoi Agricultural Products Import-Export Service Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100107589, first issued by the Department of Planning and Investment of Hanoi City on 07 June 1993, the 13th amendment of which was issued on 01 December 2015.

Charter capital under the business registration: VND 40,000,000,000 (*Forty billion dong*), divided into 4,000,000 shares with a par value of VND 10,000 per share.

(9) Cho Buoi Trading and Service Investment Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102137243, first issued by the Department of Planning and Investment of Hanoi City on 05 January 2007, the 11th amendment of which was issued on 29 March 2023.

Charter capital under the business registration: VND 50,000,000,000 (*Fifty billion dong*), divided into 5,000,000 shares with a par value of VND 10,000 per share.

(10) Hanoi Food Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100106803, first issued by the Department of Planning and Investment of Hanoi City on 30 June 2005, the 16th amendment of which was issued on 28 June 2022.

Charter capital under the business registration: VND 145,000,000,000 (*One hundred and forty-five billion dong*), divided into 14,500,000 shares with a par value of VND 10,000 per share.

(11) Thuy Ta Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100107268, first issued by the Department of Planning and Investment of Hanoi City on 30 March 2006, the 15th amendment of which was issued on 13 June 2023.

Charter capital under the business registration: VND 15,000,000,000 (Fifteen billion dong), divided into 1,500,000 shares with a par value of VND 10,000 per share.

Thuy Ta Joint Stock Company was demerged into 02 companies: Thuy Ta Joint Stock Company and Thuy Ta Food Joint Stock Company

(12) Thuy Ta Food Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0109987899, first issued by the Department of Planning and Investment of Hanoi City on 06 May 2022, the 2nd amendment of which was issued on 09 June 2023.

Charter capital under the business registration: VND 15,000,000,000 (Fifteen billion dong), divided into 1,500,000 shares with a par value of VND 10,000 per share.

(13) Livestock and Poultry Production and Trading Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102144804, first issued by the Department of Planning and Investment of Hanoi City on 17 January 2007, the 5th amendment of which was issued on 14 July 2016.

Charter capital under the business registration: VND 47,250,000,000 (*Forty-seven billion, two hundred and fifty million dong*), divided into 4,725,000 shares with a par value of VND 10,000 per share.

***Affiliated units:***

| No. | Affiliated unit | Address |
|---|---|---|
| 1 | Northern Import-Export Center – Branch of Hanoi Trade Joint Stock Corporation | 6th Floor, No. 38-40 Le Thai To, Hoan Kiem Ward, Hanoi |
| 2 | Duty-Free Goods Trading Center | C4 Giang Vo, Giang Vo Ward, Hanoi |
| 3 | Hapromart Supermarket Business Center – Branch of Hanoi Trade Joint Stock Corporation | 6th Floor, No. 38-40 Le Thai To, Hoan Kiem Ward, Hanoi |
| 4 | Bac Thang Long Wholesale Market Business Center | Hai Boi - Vinh Thanh Commune - Hanoi |
| 5 | Southern Wholesale Market Business Center | Den Lu Urban Area, Hoang Mai Ward, Hanoi City |
| 6 | Export Goods Processing Center – Branch of Hanoi Trade Joint Stock Corporation | Group 47, Thu Lam Commune, Hanoi City, Vietnam |
| 7 | Branch of Hanoi Trade Joint Stock Corporation in Ho Chi Minh City | 77-79 Pho Duc Chinh, Ben Thanh Ward, Ho Chi Minh City, Vietnam |
| 8 | Thuong Dinh Market Business Center | Thuong Dinh – Thanh Xuan – Hanoi |
| 9 | Branch of Hanoi Trade Joint Stock Corporation in Dong Thap Province | Group 10, Tan Thuan B Hamlet, Tan Duong Commune, Dong Thap Province, Vietnam |
| 10 | Branch of Hanoi Trade Joint Stock Corporation in Hung Yen Province | Trai Residential Group, Duong Hao Ward, Hung Yen Province, Vietnam |

**7. Statement on comparability in the Separate Interim Financial Statements:**

As presented in Note III.1, from 01 January 2026 the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. The provisions of this new Enterprise Accounting System do not have a material effect on the Company's figures, and the Company has restated the comparative figures in the Separate Statement of Financial Position as at 01 January 2026; accordingly, the Separate Financial Statement figures for the six-month period of the financial year ending 31 December 2026 are fully consistent and comparable with the Separate Interim Financial Statement figures for the six-month period of the financial year ended 31 December 2025 and the Separate Financial Statements for the financial year ended 31 December 2025.

**8. Employees**

As at 30/6/2026, the Company had 345 employees (364 employees as at 31/12/2025).

## II. FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING

**1. Financial year**

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

**2. Currency used in accounting**

The currency used in accounting is Vietnamese Dong (VND).

## III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

### 1. Accounting system applied

The Company applies accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025.

### 2. Statement of compliance with Vietnamese Accounting Standards and Accounting System

The Board of Management confirms that it has complied with the requirements of accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025.

### 3. Accounting form applied

The Company uses the general journal accounting form, computerised.

## IV. SIGNIFICANT ACCOUNTING POLICIES APPLIED

### 1. Basis of preparation of the Consolidated Financial Statements

The Financial Statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

The Consolidated Financial Statements comprise the Financial Statements of Hanoi Trade Joint Stock Corporation (the parent company) and its subsidiaries. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the power, directly or indirectly, to govern the financial and operating policies of a subsidiary so as to obtain economic benefits from its activities. In assessing control, potential voting rights that are currently exercisable or convertible are taken into consideration.

The results of operations of subsidiaries acquired or disposed of during the year are included in the Consolidated Income Statement from the date of acquisition or up to the date of disposal of the investment in the subsidiary.

Where the accounting policies of a subsidiary differ from those applied consistently throughout the Group, appropriate adjustments are made to the subsidiary's Financial Statements before they are used for the preparation of the Consolidated Financial Statements.

Balances of accounts in the Consolidated Statement of Financial Position between companies within the Group, intra-group transactions and unrealised intra-group profits arising from such transactions are eliminated in the preparation of the Consolidated Financial Statements. Unrealised losses arising from intra-group transactions are also eliminated unless the costs giving rise to such losses cannot be recovered.

Non-controlling interests represent the portion of the profit and net assets of subsidiaries not attributable to the shareholders of the parent company and are presented separately in the Consolidated Income Statement and Consolidated Statement of Financial Position. Non-controlling interests comprise the non-controlling interests at the date of the initial business combination and the non-controlling interests in changes in equity since the date of the business combination. Losses attributable to non-controlling interests in excess of their interest in the equity of a subsidiary are allocated against the Group's interest unless the non-controlling shareholders have a binding obligation and are able to make good the losses.

**2. Business combinations**

The assets, liabilities and contingent liabilities of the Company are determined at fair value at the date of acquisition of the subsidiary. Any excess of the purchase price over the aggregate fair value of the assets acquired is recognised as goodwill. Any shortfall of the purchase price below the aggregate fair value of the assets acquired is recognised in the results of operations in the period in which the acquisition of the subsidiary occurs.

Non-controlling interests at the date of the initial business combination are determined based on the proportion of non-controlling shareholders' interests in the aggregate fair value of the recognised assets, liabilities and contingent liabilities.

**3. Goodwill**

Goodwill represents the excess of the purchase cost over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of the subsidiary at the date of acquisition. Goodwill is recognised as an asset in the Consolidated Statement of Financial Position and is amortised on a straight-line basis over a period of 10 years (for investments in subsidiaries).

**4. Types of exchange rates applied in accounting**

Principles for applying exchange rates to record economic transactions arising during the period in foreign currencies:

- For purchases and sales of foreign currencies (spot foreign exchange contracts, forward contracts, futures contracts, option contracts and swap contracts): The exchange rate specified in the foreign currency purchase or sale contract between the enterprise and the commercial bank;
- Apply the actual transaction exchange rate at the transaction date, which is the average of the bank's transfer buying and selling rates or an approximate rate to the average of the transfer buying and selling rates at the transaction date of the commercial bank with which the enterprise regularly conducts transactions. The approximate rate must ensure that the difference does not exceed +/-1% from the average of the transfer buying and selling rates at the transaction date:

a) Where an enterprise has economic transactions arising in foreign currencies but the contracts do not specify a specific exchange rate, the enterprise uses the actual transaction exchange rate to record the economic transactions arising during the period in the accounting books for each case as follows:

+ Accounts reflecting revenue and other income. In the case of sale of goods, rendering of services or income related to revenue received in advance or transactions in which advance payments are received from buyers, the revenue or income corresponding to the advance payment received is translated at the actual transaction exchange rate at the time the advance payment is received from the buyer (not at the actual transaction exchange rate at the time the revenue or income is recognised).

+ Accounts reflecting production and business expenses and other expenses. In the case of allocating prepaid expenses to production and business expenses during the period, the expenses are recognised at the actual transaction exchange rate at the time of prepayment (not at the actual transaction exchange rate at the time of expense allocation).

+ Accounts reflecting assets. In the case of assets acquired in connection with transactions involving advance payments to suppliers, the value of the assets corresponding to the advance payment is translated at the actual transaction exchange rate at the time of the advance payment to the supplier (not at the actual transaction exchange rate at the time of recognition of the assets).

+ Debit side of cash or other asset accounts; Debit side of receivable accounts; Debit side of payable accounts when transactions involving advance payments to suppliers arise.

+ Credit side of payable accounts; Credit side of receivable accounts when transactions involving advance payments from buyers arise;

+ Equity accounts;

b) Where an enterprise uses the actual transaction exchange rate to translate transactions arising in foreign currencies into the accounting currency, the enterprise may use such actual transaction exchange rate for recording both the debit and credit sides of all monetary items denominated in foreign currencies.

- Apply the book exchange rate, including the specific identification exchange rate or the weighted average book exchange rate.

  Based on the characteristics and management requirements of the entity, enterprises may choose to apply the book exchange rate to record economic transactions arising during the period for each of the following foreign currency-denominated monetary items:

  + Credit side of cash or other asset accounts;

  + Credit side of receivable accounts (except for transactions involving advance payments from buyers);

  + Debit side of receivable accounts upon settlement of advance payments from buyers upon delivery of products, goods, fixed assets, provision of services or acceptance of completed work; Credit side of deposits, security deposits and prepaid expense accounts;

  + Debit side of payable accounts (except for transactions involving advance payments to suppliers); Credit side of payable accounts upon settlement of advance payments to suppliers upon receipt of products, goods, fixed assets or services, or acceptance of completed work.

- Treatment of foreign exchange differences arising during the period

  The Company applies exchange rates to account for transactions arising during the period in foreign currencies. All foreign exchange differences arising are immediately recognised in finance income (if gains) or finance expenses (if losses) to determine the results of operations for the period.

Principles for applying exchange rates to revalue monetary items denominated in foreign currencies at the end of the accounting period.

In preparing the Financial Statements, the Company revalues the balances of all monetary items denominated in foreign currencies at the average transfer buying and selling exchange rate of the commercial bank with which the Company regularly conducts transactions at the end of the accounting period. For demand deposits denominated in foreign currencies, the Company revalues the balances of all monetary items denominated in foreign currencies at the average transfer buying and selling exchange rate of the commercial bank where the Company maintains its deposit accounts. The Company does not revalue part or all of the value of foreign currency-denominated receivables for which provision for doubtful receivables has been made.

All foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the period are recognised in finance income (if gains) or finance expenses (if losses) to determine the results of operations for the period. Foreign exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the end of the period are presented in the income statement on a net basis between total gains and total losses arising from the revaluation of monetary items denominated in foreign currencies.

## 5. Cash and cash equivalents

Cash comprises cash on hand, demand deposits at banks, and monetary gold held for value-storage purposes, excluding gold classified as inventory held as raw material for manufacturing products or as goods for sale.

Cash equivalents are short-term investments with a recovery or maturity term not exceeding 3 months from the date of purchase, which are readily convertible into a determinable amount of cash and are not subject to significant risk of change in value upon conversion.

## 6. Financial investments

***Held-to-maturity investments***

An investment is classified as held-to-maturity when the Company has both the intention and the ability to hold it to maturity. Held-to-maturity investments comprise term deposits at banks (including treasury bills and promissory notes), bonds, preference shares which the issuer is obliged to redeem at a specified future date, and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments.

Held-to-maturity investments are initially recognised at cost, comprising the purchase price and costs directly attributable to the purchase transaction. After initial recognition, these investments are stated at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognised in the Statement of Business Results on an accrual basis. Interest accrued prior to the Company's acquisition of the investment is deducted from the cost at the time of purchase.

Where there is objective evidence that part or all of an investment may not be recoverable and the loss can be reliably determined, the loss is recognised in financial expenses for the year and is deducted directly from the carrying value of the investment.

***Investments in subsidiaries, joint ventures and associates***

*Subsidiaries*

A subsidiary is an enterprise controlled by the Company. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities.

*Associates*

An associate is an enterprise over which the Company has significant influence but not control over its financial and operating policies. Significant influence is evidenced by the power to participate in the financial and operating policy decisions of the investee, without having control over those policies.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost, comprising the purchase price or capital contribution plus costs directly attributable to the investment. Where the investment is made using non-monetary assets, the cost of the investment is recognised at the fair value of the non-monetary assets at the time the investment arises.

Dividends and profits from periods prior to the acquisition of the investment are recorded as a reduction in the carrying value of that investment. Dividends and profits from periods after the acquisition of the investment are recognised as revenue. Stock dividends received are recorded only in terms of the increase in the number of shares, without recognising the value of the shares received/recognised at par value.

A provision for diminution in the value of investments in subsidiaries, joint ventures and associates is made when the subsidiary, joint venture or associate incurs a loss, at a level equal to the difference between the actual contributed capital of the parties in the subsidiary, joint venture or associate and its actual owners' equity, multiplied by the Company's capital contribution ratio to the total actual contributed capital of the parties in the subsidiary, joint venture or associate. Where the subsidiary, joint venture or associate is required to prepare consolidated financial statements, the basis for determining the provision is its consolidated financial statements.

Increases or decreases in the provision for diminution in the value of investments in subsidiaries, joint ventures and associates required to be made at the end of the financial year are recognised in financial expenses.

## 7. Receivables

The classification of receivables into trade receivables, intercompany receivables and other receivables is made based on the following principles:

- Trade receivables reflect receivables of a commercial nature arising from purchase-sale transactions between the enterprise and buyers that are independent of the enterprise, including receivables for goods exported on a consignment basis through another entity.
- Other receivables reflect receivables that are not of a commercial nature and are not related to purchase-sale transactions.

Provision for doubtful debts is made for each doubtful receivable, based on the overdue age of the debt or the estimated loss expected to arise, specifically as follows:

- For overdue receivables:
  - 30% of the value for receivables overdue from over 6 months to less than 1 year;
  - 50% of the value for receivables overdue from 1 year to less than 2 years;
  - 70% of the value for receivables overdue from 2 years to less than 3 years;
  - 100% of the value for receivables overdue by 3 years or more.
- For receivables not yet overdue but considered doubtful of recovery: provision is made based on the estimated loss expected to aris.

## 8. Inventories

Inventories are stated at the lower of cost and net realisable value.

The cost of inventories is determined as follows:

- Raw materials and goods: comprise purchase costs and other directly attributable costs incurred in bringing inventories to their present location and condition.

Net realisable value is the estimated selling price of inventories in the ordinary course of production and business less the estimated costs of completion and the estimated costs necessary to make the sale.

The value of inventories is determined using the weighted average method and is accounted for using the perpetual method.

Provision for diminution in the value of inventories is made for each item of inventory whose cost exceeds its net realisable value. For work in progress on services, the provision is calculated for each type of service with a distinct price. Increases or decreases in the provision for diminution in the value of inventories required to be made at the end of the financial year are recognised in cost of goods sold.

**9. Tangible fixed assets**

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all costs incurred by the Company to bring the asset to the condition and location necessary for it to be capable of operating in the manner intended. Costs incurred after initial recognition are added to the cost of the fixed asset only if they will probably increase the future economic benefits expected from the use of the asset. Costs that do not meet the above criteria are recognised as production and business expenses in the period.

When tangible fixed assets are sold or disposed of, the cost and accumulated depreciation are derecognised, and any gain or loss arising from the disposal is recognised as income or expense in the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation periods of tangible fixed assets are as follows:

| | |
|---|---|
| Buildings and structures | 05 - 50 years |
| Machinery and equipment | 05 - 08 years |
| Means of transportation and transmission equipment | 06 - 10 years |
| Office equipment | 03 - 10 years |
| Other tangible fixed assets | 03 - 20 years |

**10. Intangible fixed assets**

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises all costs incurred by the enterprise to bring the asset to the condition and location necessary for it to be capable of operating in the manner intended. Costs relating to an intangible fixed asset incurred after initial recognition are recognised as production and business expenses in the period, unless such costs are attributable to a specific intangible fixed asset and increase the economic benefits derived from that asset.

When intangible fixed assets are sold or disposed of, the cost and accumulated amortisation are derecognised, and any gain or loss arising from the disposal is recognised as income or expense in the year.

The Company's intangible fixed assets comprise:

***Land use rights***

Land use rights comprise the actual costs incurred by the Company directly related to the land use, including: amounts paid to obtain land use rights, compensation and site clearance costs, land levelling costs, registration fees, etc. As land use rights have an indefinite life, they are not amortised

***Computer software***

Costs relating to computer software programs that are not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs incurred by the enterprise up to the time the software is brought into use. Computer software is amortised on a straight-line basis over 03-08 years.

**11. Investment property**

Investment property comprises land use rights, buildings, part of a building, or infrastructure owned by the Company or held under a finance lease, which is held to earn rentals or for capital appreciation. Investment property is stated at cost less accumulated depreciation. The cost of investment property comprises all costs incurred by the Company, or the fair value of consideration given in exchange, to acquire the investment property up to the date of purchase or completion of construction.

Costs relating to investment property incurred after initial recognition are recognised as an expense, unless it is probable that such costs will enable the investment property to generate future economic benefits in excess of its originally assessed standard of performance, in which case they are added to the cost of the asset.

When investment property is sold, the cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense in the year.

A transfer from owner-occupied property or inventory to investment property is made only when the owner ceases to use the asset and begins to lease it out under an operating lease, or upon completion of construction. A transfer from investment property to owner-occupied property or inventory is made only when the owner begins to use the asset or commences development of the asset for sale. A transfer from investment property to owner-occupied property or inventory does not change the cost or the carrying amount of the property at the date of transfer.

Investment property held for lease is depreciated on a straight-line basis over its estimated useful life. The depreciation periods of investment property are as follows:

| Type of fixed asset | Number of years |
|---|---|
| Buildings and structures | 25 - 50 |
| Industrial cluster infrastructure | 36 - 40 |

**12. Construction in progress**

Construction in progress reflects costs directly related (including related borrowing costs, in accordance with the Company's accounting policy) to assets under construction and machinery and equipment under installation for production, leasing and management purposes, as well as costs relating to fixed assets under repair. These assets are stated at cost and are not depreciated.

**13. Deferred expenses .**

Deferred expenses comprise actual expenses incurred which relate to the results of production and business activities of multiple accounting periods. The Company's deferred expenses comprise the following:

***Tools and instruments***

Tools and instruments put into use are allocated to expenses on a straight-line basis over a period not exceeding 12 months.

***Goodwill***

Goodwill arising on the equitisation of the State-owned enterprise is allocated to expenses over a period of 10 years.

***Other deferred expenses***

These are expenses that serve multiple production and business periods and are allocated over a period not exceeding 03 years.

### 14. Payables and accrued expenses

Payables and accrued expenses are recognised for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses, intercompany payables and other payables is made based on the following principles:

- Trade payables reflect payables of a commercial nature arising from purchase transactions of goods, services or assets where the seller is an entity independent of the enterprise, including payables for imports through an entrusted importer.
- Accrued expenses reflect amounts payable for goods and services received from sellers or provided to buyers, but not yet paid due to the absence of an invoice or insufficient accounting records, as well as amounts payable to employees for leave pay and other production and business expenses required to be accrued.
- Other payables reflect amounts payable that are not of a commercial nature and are not related to the purchase, sale or provision of goods and services.

### 15. Loans and finance lease liabilities

The Company monitors in detail the repayment terms of loans and finance lease liabilities. Amounts with a repayment term of more than 12 months from the date of the parent entity's financial statements are presented as long-term loans and finance lease liabilities. Amounts falling due within the next 12 months from the date of the financial statements are presented as short-term loans and finance lease liabilities to enable repayment planning.

For finance lease liabilities, the total lease liability recorded on the credit side of account 341 is the total amount payable, calculated as the present value of the minimum lease payments or the fair value of the leased asset.

Loans and payables denominated in foreign currency are translated into the accounting currency at the actual transaction exchange rate at the date the transaction arises;
- Upon repayment of loans denominated in foreign currency, the debit side of account 341 is translated using the specific identification method based on the actual accounting exchange rate for each counterparty;
- When preparing the Financial Statements, the balances of loans and finance lease liabilities denominated in foreign currency are revalued at the actual transaction exchange rate at the date of the Financial Statements.
- Exchange rate differences arising from the settlement and period-end revaluation of loans and finance lease liabilities denominated in foreign currency are recognised in financial income or financial expenses.

### 16. Owners' equity

***Owners' contributed capital***

Owners' contributed capital is recognised based on the actual capital contributed by shareholders.

***Share premium***

Share premium is recognised as the difference between the issue price and the par value of shares upon initial issuance and additional issuance, the difference between the re-issue price and the carrying value of treasury shares, and the equity component of convertible bonds upon maturity. Costs directly attributable to the additional issuance of shares and the re-issuance of treasury shares are deducted from share premium.

***Appropriation of funds***

Funds are appropriated during the year based on Resolutions of the General Meeting of Shareholders and are utilised in accordance with the Company's Charter.

## 17. Profit distribution

Profit after corporate income tax is distributed to shareholders after the appropriation of funds in accordance with the Company's Charter and applicable regulations, and upon approval by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into consideration non-cash items within undistributed after-tax profit that may affect cash flows and the ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognised as a liability when approved by the General Meeting of Shareholders.

## 18. Revenue and income recognition

***Revenue from sale of goods***

Revenue from the sale of goods is recognised when all of the following conditions are simultaneously satisfied:

- The enterprise has transferred to the buyer the significant risks and rewards of ownership of the products or goods.
- The enterprise retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- Revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer no longer has the right to return the products or goods (except where the customer has the right to return goods in exchange for other goods or services).
- The enterprise has obtained or will obtain economic benefits from the sale transaction.
- The costs relating to the sale transaction can be measured reliably.

***Revenue from rendering of services***

Revenue from a service transaction is recognised when the outcome of the transaction can be reliably measured. Where the service is performed over multiple periods, revenue is recognised in the period based on the results of the work completed as at the end of the accounting period. The outcome of a service transaction is considered to be reliably measured when all of the following conditions are satisfied:

- Revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer no longer has the right to return the service provided.

- It is probable that the economic benefits associated with the service transaction will flow to the enterprise.
- The stage of completion of the transaction at the end of the financial year can be measured reliably.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

***Interest***

Interest is recognised on an accrual basis, determined based on the deposit account balances and the actual interest rate for each period.

**19. Cost of goods sold.**

Cost of goods sold during the year is recognised in accordance with the revenue arising in the period and in compliance with the prudence principle.

Costs of direct materials consumed in excess of normal levels, labour costs, and fixed overhead costs not allocated to the cost of finished goods are recognised immediately in cost of goods sold (after deducting any compensation received, if any), even where the products or goods have not yet been determined to have been sold.

The provision for diminution in the value of inventories is charged to cost of goods sold based on the quantity of inventories and the amount by which net realisable value is lower than cost. In determining the quantity of inventories for which a provision must be made, the quantity of inventories already covered by sales contracts (where net realisable value is not lower than carrying value) but not yet delivered to customers is excluded, provided there is reliable evidence that the customer will not abandon performance of the contract.

**20. Financial expenses**

Financial expenses reflect expenses of financial activities, comprising expenses or losses relating to financial investment activities, borrowing costs, costs of capital contribution to joint ventures and associates, losses on transfer of short-term securities, expenses relating to the sale of securities; provision for diminution in the value of trading securities, provision for losses on investments in other entities, losses arising from the sale of foreign currency, foreign exchange losses, etc....

**21. Selling expenses and general and administrative expenses**

Selling expenses reflect actual costs incurred in the course of selling products and goods and providing services, including costs of offering, introducing and advertising products, sales commissions, warranty costs for products and goods, storage, packaging and transportation costs, etc.; salary costs of sales staff (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance for sales staff; depreciation of fixed assets used for selling activities; land rental; etc.

General and administrative expenses reflect the general management costs of the enterprise, comprising salary costs of administrative staff (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance for administrative staff; office supplies, tools and instruments; depreciation of fixed assets used for administrative purposes; land rental, business licence tax; provision for doubtful debts; purchased services (electricity, water, telephone, fax, property and fire insurance, etc.); and other cash expenses (client entertainment, customer conferences, etc.).

## 22. Corporate income tax

***Current corporate income tax***

Current corporate income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for income not subject to tax and losses carried forward

The Company is subject to corporate income tax at the rate of 20%.

## 23. Financial instruments

***a) Financial assets***

***Classification of financial assets***

The Company classifies financial assets into the following categories: financial assets at fair value through the Statement of Business Results, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification of financial assets depends on the nature and purpose of the financial asset and is determined at the time of initial recognition.

*Financial assets at fair value through the Statement of Business Results*

A financial asset is classified as at fair value through the Statement of Business Results if it is held for trading or is designated as such at initial recognition.

A financial asset is classified as held for trading if it is:

- Acquired or incurred principally for the purpose of selling or repurchasing in the near term;
- Held by the Company with the intention of generating a short-term profit; or
- A derivative financial instrument (except for derivatives that are designated as financial guarantee contracts or as effective hedging instruments).

*Held-to-maturity investments*

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Company has the positive intention and ability to hold to maturity.

*Loans and receivables*

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

*Available-for-sale financial assets*

Available-for-sale financial assets are non-derivative financial assets that are designated as available for sale or are not classified as financial assets at fair value through the Statement of Business Results, held-to-maturity investments, or loans and receivables.

*Initial carrying value of financial assets*

Financial assets are recognised on the purchase date and derecognised on the sale date. At initial recognition, a financial asset is measured at its purchase price/issue cost plus other costs directly attributable to the purchase or issuance of that financial asset.

***b) Financial liabilities***

The Company classifies financial liabilities into the following categories: financial liabilities at fair value through the Statement of Business Results, and financial liabilities measured at amortised cost. The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition.

*Financial liabilities at fair value through the Statement of Business Results*
A financial liability is classified as at fair value through the Statement of Business Results if it is held for trading or is designated as such at initial recognition.

A financial liability is classified as held for trading if it is:
- Issued or incurred principally for the purpose of repurchasing in the near term;
- Held by the Company with the intention of generating a short-term profit; or
- A derivative financial instrument (except for derivatives that are designated as financial guarantee contracts or as effective hedging instruments).

*Financial liabilities measured at amortised cost*
Financial liabilities measured at amortised cost are determined as the amount at which the financial liability was initially recognised, less principal repayments, plus or minus the cumulative amortisation, using the effective interest method, of any difference between the initial amount recognised and the maturity amount, less any reduction (directly or through the use of a provision account) for impairment or uncollectibility.

The effective interest method is a method of calculating the amortised cost of a financial liability or group of financial liabilities and of allocating interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument, or, where appropriate, a shorter period, to the net current carrying value of the financial liability.

*Initial carrying value of financial liabilities*
At initial recognition, financial liabilities are measured at their issue price plus costs directly attributable to the issuance of that financial liabilit.

**24. Related parties**

Parties are considered related if one party has the ability to control or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering each possible related party relationship, attention is given to the substance of the relationship rather than merely its legal form.

Transactions with related parties during the period are presented in Note VII.1

## V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

### 1. Cash and cash equivalents

| | Ending Balance | Beginning Balance |
|---|---|---|
| Cash on hand | 1,294,525,297 | 1,462,542,408 |
| Demand deposits | 30,977,736,665 | 25,718,022,937 |
| Cash equivalents | - | 500,000,000 |
| **Total** | **32,272,261,962** | **27,680,565,345** |

*(*) Details of demand deposits:*

| | Ending Balance | Beginning Balance |
|---|---|---|
| Southeast Asia Commercial Joint Stock Bank (SEABANK) | 22,807,147,288 | 15,186,835,595 |
| Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) | 4,586,817,657 | 5,238,567,688 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam - BIDV | 3,201,405,755 | 4,749,389,508 |
| Other banks | 382,365,965 | 543,230,146 |
| **Total** | **30,977,736,665** | **25,718,022,937** |

### 2. Short-term held-to-maturity investments

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | Value | Provision | Value | Provision |
| ***Loans receivable from related parties*** | ***108,015,009,013*** | - | ***105,288,844,446*** | |
| Livestock and Poultry Production and Trading Joint Stock Company | 24,680,266,000 | - | 24,880,266,000 | - |
| Hanoi Food Joint Stock Company | 41,812,200,000 | - | 41,812,200,000 | - |
| Loan interest | 41,522,543,013 | | 38,596,378,446 | |
| ***Loans receivable from other organizations and individuals*** | ***65,050,922,393*** | ***(4,882,510,813)*** | ***63,826,795,686*** | ***(4,882,510,813)*** |
| Nam Hanoi Import Export Joint Stock Company (Simex) | 7,300,000,000 | - | 7,300,000,000 | - |
| Hapro Da Nang Trading Investment Joint Stock Company | 10,800,000,000 | - | 10,800,000,000 | - |
| Hapro Eco Furniture Joint Stock Company | 4,650,000,000 | (4,650,000,000) | 4,650,000,000 | (4,650,000,000) |
| Hapro Distribution Joint Stock Company | 14,575,954,359 | - | 14,625,954,359 | - |
| Hapro Four Seasons Culinary Joint Stock Company | 2,218,604,295 | - | 2,218,604,295 | - |
| Loan interest | 25,506,363,739 | (232,510,813) | 24,232,237,032 | (232,510,813) |
| ***Term deposits*** | ***800,000,000*** | - | ***1,300,000,000*** | - |
| Term deposits with maturities of over 3 months and less than 12 months | 800,000,000 | | 1,300,000,000 | - |
| **Total** | **173,865,931,406** | **(4,882,510,813)** | **170,415,640,132** | **(4,882,510,813)** |

## 3. Trade receivables

### a) Short-term trade receivables

| | Ending Balance | Beginning Balance |
|---|---|---|
| ***Receivables from related parties*** | ***10,153,191,157*** | ***9,799,378,926*** |
| Livestock and Poultry Production and Trading Joint Stock Company | 3,086,801,898 | 2,809,823,822 |
| An Phu Hung Import Export Trading Joint Stock Company | 100,000,000 | 100,000,000 |
| Long Bien Investment and Trading Joint Stock Company | 23,878,773 | 23,878,773 |
| Hanoi Trade and Tourism Development Joint Stock Company | 6,703,124,324 | 6,703,124,324 |
| Chu Dau Ceramics Joint Stock Company | 92,290,499 | 18,756,344 |
| Hanoi Food Joint Stock Company | 12,516,663 | 9,216,663 |
| Viet Ha Cashew Import Export Joint Stock Company | 110,819,466 | 110,819,466 |
| Intimex Vietnam Joint Stock Company | 23,759,534 | 23,759,534 |
| ***Receivables from other customers*** | ***141,997,644,148*** | ***142,337,870,430*** |
| Hapro Eco Furniture Joint Stock Company | 2,686,889,717 | 2,686,889,717 |
| Son Thanh Phat Company Limited | 2,402,634,835 | 2,402,634,835 |
| Hapro Da Nang Investment and Trading Joint Stock Company | 4,309,028,447 | 4,309,028,447 |
| Thien Huong Food Joint Stock Company | 1,687,154,000 | 3,194,555,000 |
| INDOBOSS, LDA | 16,066,099,464 | 16,032,922,692 |
| Hapro Four Seasons Culinary Joint Stock Company | 11,486,606,243 | 11,224,991,317 |
| Hanoi Supermarket Development Joint Stock Company | 7,387,097,858 | 7,392,497,858 |
| Hapro Distribution Joint Stock Company | 23,613,963,010 | 23,600,057,935 |
| Other customers | 72,358,170,574 | 71,494,292,629 |
| **Total** | **152,150,835,305** | **152,137,249,356** |

### b) Long-term trade receivables

| | Ending Balance | Beginning Balance |
|---|---|---|
| ***Receivables from related parties*** | ***1,745,750,385*** | ***1,745,750,385*** |
| Livestock and Poultry Production and Trading Joint Stock Company | 1,745,750,385 | 1,745,750,385 |
| ***Receivables from other customers*** | ***3,841,427,540*** | ***3,963,918,201*** |
| Dung Thuy Company Limited | 2,202,488,345 | 2,202,488,345 |
| Vinh Gia Luong Joint Stock Company | 268,506,419 | 390,997,080 |
| Ha An International Joint Stock Company | 1,009,652,400 | 1,009,652,400 |
| Other trade receivables | 360,780,376 | 360,780,376 |
| **Total** | **5,587,177,925** | **5,709,668,586** |

## 4. Short-term prepayments to suppliers

| | Ending Balance | Beginning Balance |
|---|---|---|
| ***Prepayments to related parties*** | ***53,542,570,089*** | ***53,542,570,089*** |
| An Phu Hung Import Export Trading Joint Stock Company | 27,381,448,482 | 27,381,448,482 |
| Viet Ha Cashew Import Export Joint Stock Company | 26,161,121,607 | 26,161,121,607 |
| ***Prepayments to other suppliers*** | ***282,044,506,233*** | ***282,997,772,696*** |
| Phuc An Production Trading Company Limited | 116,686,935,911 | 116,686,935,911 |
| Hong Thien Phat NS One Member Company Limited | 31,307,345,324 | 31,307,345,324 |
| Other suppliers | 134,050,224,998 | 135,003,491,461 |
| **Total** | **335,587,076,322** | **336,540,342,785** |

## 5. Other receivables

### a, Short-term

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | Value | Provision | Value | Provision |
| ***Receivables from related parties*** | ***4,793,682,876*** | ***(2,444,019,724)*** | ***352,145,703,397*** | ***(2,444,019,724)*** |
| Livestock and Poultry Production and Trading Joint Stock Company | 1,523,000 | - | 1,523,000 | - |
| Trang Thi Hotel Joint Stock Company | 1,222,627,169 | - | 974,192,898 | - |
| Viet Ha Cashew Import Export Joint Stock Company | 2,444,019,724 | (2,444,019,724) | 2,444,019,724 | (2,444,019,724) |
| Intimex Vietnam Joint Stock Company | - | - | 347,600,454,792 | - |
| Cost of business cooperation investment | - | - | *340,750,000,000* | - |
| Business cooperation interest | - | - | *6,850,454,792* | - |
| An Phu Hung Import Export Trading Joint Stock Company | 1,125,512,983 | - | 1,125,512,983 | - |
| ***Receivables from other organizations and individuals*** | ***84,268,367,440*** | ***(15,108,646,665)*** | ***80,928,013,669*** | ***(15,108,646,665)*** |
| Advances | 6,019,605,932 | (93,237,419) | 3,273,212,147 | (93,237,419) |
| Other receivables | 78,248,761,508 | - | 77,654,801,522 | - |
| Hanoi Department of Finance | *38,508,516,474* | - | *38,508,516,474* | - |
| Phuc An Production Trading Company Limited | *13,809,351,470* | *(13,809,351,470)* | 13,809,351,470 | *(13,809,351,470)* |
| Hong Thien Phat NS One Member Company Limited | *1,789,300,931* | - | 1,789,300,931 | - |
| Hapro Eco Furniture Joint Stock Company | *868,285,000* | *(868,285,000)* | *868,285,000* | *(868,285,000)* |
| Other short-term receivables | *23,273,307,633* | *(337,772,776)* | *22,679,347,647* | *(337,772,776)* |
| **Total** | **89,062,050,316** | **(17,552,666,389)** | **433,073,717,066** | **(17,552,666,389)** |

**b, Long-term**

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | Value | Provision | Value | Provision |
| ***Receivables from related parties*** | ***400,000*** | - | ***400,000*** | - |
| Thuy Ta Joint Stock Company - Deposits | 400,000 | | 400,000 | |
| ***Receivables from other organizations and individuals*** | ***4,847,012,748*** | - | ***1,448,086,640*** | - |
| Deposits | 4,847,012,748 | - | 1,448,086,640 | - |
| **Total** | **4,847,412,748** | - | **1,448,486,640** | - |

## 6. Provision for doubtful short-term receivables

Movements in provisions during the period:

| | Short-term receivables and loans | Long-term receivables and loans | Total |
|---|---|---|---|
| Beginning Balance | (217,594,398,110) | (3,572,921,121) | (221,167,319,231) |
| Additional provision made | (6,362,892,121) | | (6,362,892,121) |
| Other decrease | | | - |
| **Ending Balance** | **(223,957,290,231)** | **(3,572,921,121)** | **(227,530,211,352)** |

*Bad debts and provision for doubtful short-term and long-term receivables are presented in Appendix No. 01.*

## 7. Inventories

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | Value | Provision | Value | Provision |
| Raw materials and supplies | 51,219,793 | - | 56,217,933 | - |
| Work in progress | 199,813,403 | - | - | - |
| Finished goods | 19,460,620,434 | - | 19,980,027,095 | - |
| Merchandise | 14,101,116,360 | - | 14,079,802,704 | - |
| Goods sent for sale | 246,329,059 | - | - | - |
| Real estate merchandise | 1,210,933,333 | - | 1,210,933,333 | - |
| **Total** | **35,270,032,382** | - | **35,326,981,065** | - |

## 8. Prepaid expenses

**a, Short-term prepaid expenses**

| | Ending Balance | Beginning Balance |
|---|---|---|
| Tools and equipment in use and other short-term prepaid expenses | 10,784,764,033 | 13,629,377,800 |
| **Total** | **10,784,764,033** | **13,629,377,800** |

**b, Long-term prepaid expenses**

| | Ending Balance | Beginning Balance |
|---|---|---|
| Tools, equipment and other expenses | 113,878,725,377 | 105,484,662,648 |
| Brand expenses | 6,203,468,776 | 7,758,655,924 |
| **Total** | **120,082,194,153** | **113,243,318,572** |

## 9. Tangible fixed assets

| | Buildings and structures | Machinery and equipment | Motor vehicles, transmission equipment | Management equipment and tools | Other tangible fixed assets | Total |
|---|---|---|---|---|---|---|
| **Original Cost** | | | | | | |
| Beginning Balance | 856,450,790,494 | 32,025,458,233 | 8,595,617,720 | 3,046,856,246 | 2,723,242,035 | 902,841,964,728 |
| Increase during the period due to new purchases | 1,666,941,333 | - | - | - | - | 1,666,941,333 |
| Completion of capital construction investment | 15,021,228,719 | - | - | - | - | 15,021,228,719 |
| Dismantling of fixed assets | (1,150,000,000) | - | - | (183,420,000) | - | (1,333,420,000) |
| Disposal and sale | - | (138,971,750) | - | - | - | (138,971,750) |
| **Ending Balance** | **871,988,960,546** | **31,886,486,483** | **8,595,617,720** | **2,863,436,246** | **2,723,242,035** | **918,057,743,030** |
| *Including:* | | | | | | |
| *Fully depreciated but still in use* | *37,610,160,277* | *3,069,378,776* | *6,248,407,708* | *1,594,108,785* | *505,597,909* | *49,027,653,455* |
| **Value hao mòn** | | | | | | |
| Beginning Balance | 308,253,983,516 | 12,495,276,636 | 7,201,830,115 | 2,067,856,308 | 1,564,020,187 | 331,582,966,762 |
| Depreciation for the period | 11,129,311,199 | 886,205,710 | 117,360,504 | 98,960,916 | 22,381,860 | 12,254,220,189 |
| Dismantling of fixed assets | (1,150,000,000) | - | - | (183,420,000) | - | (1,333,420,000) |
| Disposal and sale | - | (84,541,154) | - | - | - | (84,541,154) |
| **Ending Balance** | **318,233,294,715** | **13,296,941,192** | **7,319,190,619** | **1,983,397,224** | **1,586,402,047** | **342,419,225,797** |
| **Remaining value** | | | | | | |
| Beginning Balance | 548,196,806,978 | 19,530,181,597 | 1,393,787,605 | 978,999,938 | 1,159,221,848 | 571,258,997,966 |
| Ending Balance | 553,755,665,831 | 18,589,545,291 | 1,276,427,101 | 880,039,022 | 1,136,839,988 | 575,638,517,233 |

## 10. Intangible fixed assets

| | Land use rights | Software programs | Other intangible assets | Total |
|---|---|---|---|---|
| **Original Cost** | | | | |
| Beginning Balance | 45,845,913,581 | 3,284,289,430 | 32,500,000 | 49,162,703,011 |
| **Closing balance** | **45,845,913,581** | **3,284,289,430** | **32,500,000** | **49,162,703,011** |
| *Including:* | | | | |
| *Fully amortised but still in use* | - | *2,052,009,250* | *32,500,000* | *2,084,509,250* |
| **Accumulated depreciation and amortisation** | | | | |
| Beginning Balance | 31,243,704 | 3,059,756,094 | 32,500,000 | 3,123,499,798 |
| Depreciation for the period | - | 42,099,996 | - | 42,099,996 |
| **Ending Balance** | **31,243,704** | **3,101,856,090** | **32,500,000** | **3,165,599,794** |
| **Remaining Value** | | | | |
| Beginning Balance | 45,814,669,877 | 224,533,336 | - | 46,039,203,213 |
| **Closing balance of this period** | **45,814,669,877** | **182,433,340** | - | **45,997,103,217** |

The net book value of intangible fixed assets used as collateral, mortgage or security for loans is: VND 2,789,249,352.

## 11. Investment properties

| | Buildings | Infrastructure | Total |
|---|---|---|---|
| **Original Cost** | | | |
| Beginning Balance | 97,669,924,568 | 33,857,092,254 | 131,527,016,822 |
| **Closing balance** | **97,669,924,568** | **33,857,092,254** | **131,527,016,822** |
| *Including:* | | | |
| *Fully depreciated but still in use* | - | - | - |
| **Accumulated depreciation** | | | |
| Beginning Balance | 21,877,746,710 | 18,816,693,509 | 40,694,440,219 |
| Depreciation for the period | 1,374,024,384 | 462,893,382 | 1,836,917,766 |
| **Ending Balance** | **23,251,771,094** | **19,279,586,891** | **42,531,357,985** |
| **Remaining Value** | | | |
| Beginning Balance | 75,792,177,858 | 15,040,398,745 | 90,832,576,603 |
| **Closing balance of this period** | **74,418,153,474** | **14,577,505,363** | **88,995,658,837** |

The net book value of investment properties used as collateral, mortgage or security for loans, with cost and net book value of VND 57,509,326,400 and VND 45,815,549,048, respectively.

In accordance with Vietnamese Accounting Standard No. 05 – Investment Properties, the fair value of investment properties as at 30 June 2026 is required to be presented. However, the Company has not yet determined the fair value of these properties as at 30 June 2026 due to the lack of a suitable consulting firm. Therefore, the Company has not presented the fair value of these investment properties in the Notes to the Consolidated Financial Statements.

### 12. Long-term work in progress assets

#### a) Long-term work in progress costs

| | Beginning Balance | Costs incurred during the period | Transferred to fixed assets during the period | Ending Balance |
|---|---|---|---|---|
| Construction in progress | 556,119,126,034 | 2,747,280,033 | - | 558,866,406,067 |
| *Le Chi Residential and Auxiliary Area Project, Gia Lam, Hanoi* | *556,119,126,034* | *2,747,280,033* | *-* | *558,866,406,067* |
| **Total** | **556,119,126,034** | **2,747,280,033** | **-** | **558,866,406,067** |

#### b) Construction in progress costs

| | Beginning Balance | Costs incurred during the period | Transferred to fixed assets during the period | Other adjustments | Ending Balance |
|---|---|---|---|---|---|
| **Construction in progress** | **459,121,979,891** | **28,124,548,149** | **-** | **(20,639,424,740)** | **466,607,103,300** |
| *+ Hanoi Distribution and Shopping Center Project* | 77,712,759,505 | 3,388,288,442 | - | (7,221,692,519) | 73,879,355,428 |
| *+ Southern Wholesale Market Expansion Project* | 169,960,451,516 | 11,037,304,890 | - | - | 180,997,756,406 |
| *+ Hapro Thuong Dinh Commercial and Service Center Project* | 30,775,416,656 | 1,055,983,448 | - | - | 31,831,400,104 |
| *+ Other construction in progress* | 180,673,352,214 | 12,642,971,369 | - | (13,417,732,221) | 179,898,591,362 |
| **Renovation and repair of the building at 7-9 Dinh Tien Hoang Street** | **13,619,462,752** | **1,401,765,967** | **(15,021,228,719)** | | **-** |
| **Total** | **472,741,442,643** | **29,526,314,116** | **(15,021,228,719)** | **(20,639,424,740)** | **466,607,103,300** |

## 13. Long-term financial investments

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | **Original Cost** | **Provision** | **Original Cost** | **Provision** |
| ***Investments in joint ventures and associates*** | ***139,059,611,835*** | - | ***132,710,320,231*** | - |
| Chu Dau Ceramic Joint Stock Company | 22,472,767,418 | - | 21,018,895,894 | - |
| An Phu Hung Import Export Business Joint Stock Company | - | - | - | - |
| Hapro Information Joint Stock Company | 963,322,539 | - | 984,433,329 | - |
| Long Bien Trade - Investment Joint Stock Company | 19,548,459,273 | - | 18,323,146,228 | - |
| Asia Building Company Limited | 18,375,823,636 | - | 20,012,704,925 | - |
| Trang Thi Hotel Joint Stock Company | 2,087,199,736 | - | 2,153,451,210 | - |
| Hanoi Trade and Tourism Development Joint Stock Company | 10,571 | - | 10,571 | - |
| Hanoi Agricultural Products Import Export Services Joint Stock Company | 26,914,965,824 | - | 25,688,599,796 | - |
| Buoi Market Investment Trading and Services Joint Stock Company | 4,059,983,567 | - | 4,332,141,418 | - |
| Hanoi Foods Joint Stock Company | 5,178,414,899 | - | 5,931,484,330 | - |
| Thuy Ta Joint Stock Company | 27,986,289,003 | - | 23,651,781,734 | - |
| Thuy Ta Food Joint Stock Company | 9,485,013,344 | - | 8,717,705,675 | - |
| Livestock and Poultry Production and Trading Joint Stock Company | 1,987,362,025 | - | 1,895,965,121 | - |
| ***Investments in other entities*** | ***90,817,472,782*** | ***(18,045,000,000)*** | ***90,817,472,782*** | ***(18,045,000,000)*** |
| Chu Dau Hai Duong Ceramic Joint Stock Company (*) | - | - | - | - |
| Hanoi Fashion Trading Services Joint Stock Company | 8,577,173,184 | - | 17,154,346,367 | - |
| Yen My Textile Garment Import Export Joint Stock Company | 8,577,173,183 | | - | |
| VNN Investment and Trading Joint Stock Company | 1,295,000,000 | (1,295,000,000) | 1,295,000,000 | (1,295,000,000) |
| Hanoi Milk Joint Stock Company | 788,160,603 | - | 788,160,603 | - |
| Global Real Estate Investment Joint Stock Company | 32,203,288,931 | - | 32,203,288,931 | - |
| Cointra Construction Investment and Trading Joint Stock Company | 1,000,000,000 | (1,000,000,000) | 1,000,000,000 | (1,000,000,000) |
| Trang Tien Trading Investment Company Limited | 10,065,485,897 | - | 10,065,485,897 | - |
| Tan My Production Trading Services Joint Stock Company | 7,082,706,930 | - | 7,082,706,930 | - |

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | **Original Cost** | **Provision** | **Original Cost** | **Provision** |
| Nga Tu So Market Shopping Center Joint Venture | 5,550,000,000 | (5,550,000,000) | 5,550,000,000 | (5,550,000,000) |
| Lang Yen Trading Joint Stock Company | 2,108,484,054 | - | 2,108,484,054 | - |
| Viet Ha Cashew Import Export Joint Stock Company (**) | - | - | - | - |
| Hapro Events and Cuisine Joint Stock Company - Investment by Hanoi Trading Infrastructure Company | 2,870,000,000 | - | 2,870,000,000 | - |
| Hapro Distribution Joint Stock Company - Investment by Hanoi Trading Infrastructure Company | 500,000,000 | - | 500,000,000 | - |
| Supermarket Development Joint Stock Company - Investment by Hanoi Trading Infrastructure Company | 10,200,000,000 | (10,200,000,000) | 10,200,000,000 | (10,200,000,000) |
| **Total** | **229,877,084,617** | **(18,045,000,000)** | **223,527,793,013** | **(18,045,000,000)** |

(*) Hanoi Trade Corporation - Joint Stock Company recognizes the investment based on the enterprise valuation for the equitization of the parent company, Hanoi Trade Corporation, as at June 30, 2016.

(**) Hanoi Trade Corporation - Joint Stock Company received the transfer at a price of VND 0.

Movements in investment provisions are as follows:

| | **Current period** |
|---|---|
| Beginning Balance | (18.045.000.000) |
| Additional provision made | |
| Reversal of provision | - |
| **Ending Balance** | (18.045.000.000) |

**Details of the ownership and voting rights in each Company are as follows:**

| | Ending Balance | | | Beginning Balance | | |
|---|---|---|---|---|---|---|
| | Owner's contributed capital | Ownership percentage | Voting rights percentage | Owner's contributed capital | Ownership percentage | Voting rights percentage |
| *Investments in other entities* | | | | | | |
| Chu Dau Hai Duong Ceramic Joint Stock Company (*) | - | 2.67% | 2,67% | - | 2.67% | 2.67% |
| Hanoi Fashion Trading Services Joint Stock Company | 8,577,173,184 | 15% | 15% | 17,154,346,367 | 15% | 15% |
| Yen My Textile Garment Import Export Joint Stock Company | 8,577,173,183 | 15% | 15% | - | - | - |
| VNN Investment and Trading Joint Stock Company | 1,295,000,000 | 6.11% | 6,11% | 1,295,000,000 | 6.11% | 6.11% |
| Hanoi Milk Joint Stock Company | 788,160,603 | 0.23% | 0,23% | 788,160,603 | 0.23% | 0.23% |
| Global Real Estate Investment Joint Stock Company | 32,203,288,931 | 2.40% | 2,40% | 30,404,368,931 | 2.40% | 2.40% |
| Cointra Construction Investment and Trading Joint Stock Company | 1,000,000,000 | 10.00% | 10,00% | 1,000,000,000 | 10.00% | 10.00% |
| Trang Tien Trading Investment Company Limited | 10,065,485,897 | 10.00% | 10,00% | 10,065,485,897 | 10.00% | 10.00% |
| Tan My Production Trading Services Joint Stock Company | 7,082,706,930 | 5.57% | 5,57% | 7,082,706,930 | 5.57% | 5.57% |
| Nga Tu So Market Shopping Center Joint Venture | 5,550,000,000 | - | - | 5,550,000,000 | - | - |
| Lang Yen Trading Joint Stock Company | 2,108,484,054 | 5.00% | 5,00% | 2,108,484,054 | 5.00% | 5.00% |
| Viet Ha Cashew Import Export Joint Stock Company (*) | - | 5.00% | 5,00% | - | 5.00% | 5.00% |

## 14. Short-term trade payables

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | Value | Amount due for settlement | Value | Amount due for settlement |
| ***Payables to related parties*** | ***1,092,074,043*** | ***1,092,074,043*** | ***1,092,074,043*** | ***1,092,074,043*** |
| Intimex Vietnam Joint Stock Company | 1,092,074,043 | 1,092,074,043 | 1,092,074,043 | 1,092,074,043 |
| ***Payables to other suppliers*** | ***20,308,491,644*** | ***20,308,491,644*** | ***20,611,955,346*** | ***20,611,955,346*** |
| Constrexim No. 1 Joint Stock Company (Confitech) | 1,992,456,072 | 1,992,456,072 | 1,693,086,975 | 1,693,086,975 |
| Vietnam Real Estate Exploitation Services Joint Stock Company | 7,349,204,000 | 7,349,204,000 | 138,191,500 | 138,191,500 |
| Hanoi No. 3 Construction and Installation Joint Stock Company | - | - | 4,703,907,891 | 4,703,907,891 |
| Vietnam Asset Management Services Joint Stock Company | 698,091,955 | 698,091,955 | 361,500,522 | 361,500,522 |
| Hanoi Import Export and Consumer Goods Retail Company Limited | 28,758,262 | 28,758,262 | 1,254,406,079 | 1,254,406,079 |
| Hapro Distribution Joint Stock Company | - | - | 124,262,785 | 124,262,785 |
| Other suppliers | 10,239,981,355 | 10,239,981,355 | 12,336,599,594 | 12,336,599,594 |
| **Total** | **21,400,565,687** | **21,400,565,687** | **21,704,029,389** | **21,704,029,389** |

## 15. Advances from customers

### a) Short-term advances from customers

| | Ending Balance | Beginning Balance |
|---|---|---|
| *Advances from other customers* | *2,398,238,499* | *1,891,331,916* |
| BOZKUS IC VE DIS TICARET LIMIT | 353,834,400 | 353,834,400 |
| Veles LLC | 202,811,720 | 202,811,720 |
| Virgo III LTD | 81,059,833 | 81,059,833 |
| 3A Trading and Manufacturing Joint Stock Company | 615,435,840 | - |
| Other customers | 1,145,096,706 | 1,253,625,963 |
| **Total** | **2,398,238,499** | **1,891,331,916** |

### b) Long-term advances from customers

| | Ending Balance | Beginning Balance |
|---|---|---|
| *Advances from other customers* | *16,763,699,694* | *16,763,699,694* |
| Vu Thi Thanh Mai | 2,164,296,032 | 2,164,296,032 |
| Other customers | 14,599,403,662 | 14,599,403,662 |
| **Total** | **16,763,699,694** | **16,763,699,694** |

## 16. Taxes and other payables to the State

**a) Taxes and other payables to the State**

| | Beginning Balance | Amount payable during the period | Amount paid during the period | Other increases/decreases | Ending Balance |
|---|---|---|---|---|---|
| Value added tax | 379,570,839 | 11,060,764,141 | 9,843,960,612 | - | 1,596,374,368 |
| Special consumption tax | - | 3,449,344 | 2,914,963 | - | 534,381 |
| Import and export tax | - | 102,537,897 | 102,537,897 | - | - |
| Corporate income tax | 197,607,667 | 101,263,008 | 159,805,273 | - | 139,065,402 |
| Personal income tax | 256,176,931 | 540,117,790 | 499,072,807 | - | 297,221,914 |
| Land and housing tax, land rental | - | 35,155,492,046 | 35,095,456,541 | - | 60,035,505 |
| Fees, charges and other payables | 161,996,745 | 2,562,887 | 154,124,147 | - | 10,435,485 |
| **Total** | **995,352,182** | **46,966,187,113** | **45,857,872,240** | - | **2,103,667,055** |

**b) Other increases/decreases.**

| | Beginning Balance | Amount payable during the period | Amount paid during the period | Other increases/decreases | Ending Balance |
|---|---|---|---|---|---|
| Excess payment of value added tax | 37,108,013 | 37,108,013 | - | - | - |
| Excess payment of import and export tax | 40,000,000 | - | - | - | 40,000,000 |
| Excess payment of corporate income tax | 534,210,567 | - | 110,993,089 | - | 645,203,656 |
| Personal income tax | 8,129,190 | - | 6,130,725 | - | 14,259,915 |
| Excess payment of land rental | 1,013,797 | - | 100,085,618 | - | 101,099,415 |
| Other receivables from the State | 156,264,941 | - | 20,116,771 | - | 176,381,712 |
| **Total** | **776,726,508** | **37,108,013** | **237,326,203** | - | **976,944,698** |

Tax receivables are presented under the item Taxes and other receivables from the State.

The Company's tax finalization is subject to inspection by the tax authorities. As the application of tax laws and regulations to different types of transactions may be interpreted in different ways, the tax amounts presented in the consolidated Financial Statements may be subject to change upon the decision of the tax authorities.

***Value added tax***

The Company pays value added tax using the credit method.
The value added tax rates are 5%, 8%, and 10%.

***Corporate income tax***

The Company is subject to corporate income tax on taxable income at the tax rate of 20%.
Details of corporate income tax payable during the period are presented in Note VI.10.

***Other taxes***

The Company declares and pays taxes in accordance with regulations.

## 17. Short-term accrued expenses

| | Ending Balance | Beginning Balance |
|---|---|---|
| ***Payables to other organizations and individuals*** | ***5,553,843,027*** | ***22,124,962,688*** |
| Accrued interest expenses | | 5,225,945,205 |
| Other short-term accrued expenses | 5,553,843,027 | 16,899,017,483 |
| **Total** | **5,553,843,027** | **22,124,962,688** |

## 18. Deferred revenue

### a) Short-term deferred revenue

| | Ending Balance | Beginning Balance |
|---|---|---|
| Revenue received in advance | 19,151,122,959 | 9,727,540,043 |
| **Total** | **19,151,122,959** | **9,727,540,043** |

### b) Long-term deferred revenue

| | Ending Balance | Beginning Balance |
|---|---|---|
| Revenue received in advance from property leases | 89,094,279,250 | 91,003,489,504 |
| **Total** | **89,094,279,250** | **91,003,489,504** |

## 19. Other payables

### a, Other short-term payables

| | Ending Balance | Beginning Balance |
|---|---|---|
| ***Payables to other entities and individuals*** | ***49,757,822,465*** | ***44,709,817,276*** |
| Excess assets awaiting resolution | 24,291,609 | 24,291,609 |
| Trade union fees | 147,812,541 | 186,723,638 |
| Social insurance | 225,732,193 | 179,052,173 |
| Health insurance | 44,870,481 | 36,590,431 |
| Unemployment insurance | 62,806,059 | 59,126,039 |
| Other payables and amounts payable | 46,985,755,510 | 42,752,609,264 |
| *+ Phu Thinh Trading and Manufacturing Company Limited - accrued loan interest* | *36,854,733,155* | *27,570,871,236* |
| *+ Thien Duong Golf Development Joint Stock Company - accrued loan interest* | *664,220,800* | *4,598,420,273* |
| *+ Other parties* | *9,466,801,555* | *10,583,317,755* |
| Deposits received | 2,131,859,815 | 1,359,800,145 |
| Payables related to equitization | 9,637,932 | 9,637,932 |
| Other short-term payables | 125,056,325 | 101,986,045 |
| **Total** | **49,757,822,465** | **44,709,817,276** |

### b, Other long-term payables

These are long-term deposits received from individuals and organizations

| | Ending Balance | Beginning Balance |
|---|---|---|
| ***Payables to other organizations and individuals*** | ***47,721,455,851*** | ***36,296,101,488*** |
| Deposits received | 45,721,455,851 | 34,296,101,488 |
| Other long-term payables | 2,000,000,000 | 2,000,000,000 |
| **Total** | **47,721,455,851** | **36,296,101,488** |

## 20. Borrowings and finance lease liabilities

### a) Short-term borrowings and finance lease liabilities

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | Value | Repayment capacity | Value | Repayment capacity |
| **Short-term bank borrowings** | **64,807,070,518** | **64,807,070,518** | **347,586,103,119** | **347,586,103,119** |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Borrowing of Northern Import Export Branch) (1) | 4,031,415,191 | 4,031,415,191 | 2,529,187,308 | 2,529,187,308 |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Borrowing of the Head Office) (1) | 13,871,728,979 | 13,871,728,979 | 301,146,990,386 | 301,146,990,386 |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Borrowing of Dong Thap Branch) (1) | 22,740,000,000 | 22,740,000,000 | 18,387,370,000 | 18,387,370,000 |
| Saigon - Hanoi Commercial Joint Stock Bank - Hanoi Branch (Borrowing of Dong Thap Branch) (2) | 8,653,680,000 | 8,653,680,000 | 12,540,867,700 | 12,540,867,700 |
| Bank for Investment and Development of Vietnam (Borrowing of Binh Phuoc Cashew Import Export Processing Production Joint Stock Company) | 7,753,804,902 | 7,753,804,902 | 7,753,804,902 | 7,753,804,902 |
| Southeast Asia Commercial Joint Stock Bank (Borrowing of Hanoi Trading Infrastructure Development Investment Joint Stock Company) | 3,408,458,109 | 3,408,458,109 | 2,456,695,437 | 2,456,695,437 |
| Southeast Asia Commercial Joint Stock Bank (Overdraft borrowing of Bac Giang Trading Infrastructure Development Investment Joint Stock Company) | 4,347,983,337 | 4,347,983,337 | 2,771,187,386 | 2,771,187,386 |
| **Short-term borrowings from other organizations** | **148,982,216,746** | **148,982,216,746** | **196,776,763,609** | **196,776,763,609** |
| Thien Duong Golf Development Joint Stock Company (3.1) | 5,000,000,000 | 5,000,000,000 | 55,400,000,000 | 55,400,000,000 |
| Phu Thinh Trading and Manufacturing Company Limited (3.2) | 134,800,000,000 | 134,800,000,000 | 134,800,000,000 | 134,800,000,000 |
| Short-term borrowings from other parties | 9,182,216,746 | 9,182,216,746 | 6,576,763,609 | 6,576,763,609 |
| **Long-term borrowings due for payment** | **3,517,502,104** | **3,517,502,104** | - | - |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Borrowing of the Head Office) | 3,517,502,104 | 3,517,502,104 | - | - |
| **Total** | **217,306,789,368** | **217,306,789,368** | **544,362,866,728** | **544,362,866,728** |

(1) This is a loan from Southeast Asia Commercial Joint Stock Bank - Hanoi Branch under the following credit agreements

1.1. Credit Agreement under Credit Limit No. REF2525396096 dated 24/09/2025

- Loan limit: VND 150,000,000,000 or the equivalent amount in foreign currency (The limit for the Northern Import-Export Center Branch of Hanoi Trade Corporation - JSC is VND 30,000,000,000. The limit for the Dong Thap Province Branch of Hanoi Trade Corporation - JSC is a maximum of VND 30,000,000,000. The limit of Hanoi Trade Corporation - Joint Stock Company is VND 90,000,000,000)..
- Purpose of borrowing: Supplement working capital, L/C and guarantee limit, and documentary discounting limit.
- Interest rate: Determined for each specific Debt Acknowledgement (Loan Agreement).
- Security form:

Collateral Asset 01: Real estate at Land Plot No. 86, Map Sheet No. 21, in Tan Duong Commune, Lai Vung District, Dong Thap Province, under the Certificate of Land Use Rights, Ownership of Houses and Other Land-attached Assets No. CA 140669, Certificate Book Entry No. CT03718, issued by the Department of Natural Resources and Environment of Dong Thap Province on 24/09/2015; 04 properties at Montgomerie Links Vietnam Golf Course Villas, Dien Ngoc Ward, Dien Ban Town, Quang Nam Province, under the Certificates of Land Use Rights, Ownership of Houses and Other Land-attached Assets Nos. CB 246705, Certificate Book Entry No. CT11632; CB246708, Certificate Book Entry No. CT11633; CB 246709, Certificate Book Entry No. CT11634, issued by the Department of Natural Resources and Environment of Quang Nam Province on 18/09/2015, under Land Use Rights Mortgage Agreement notarised under No. 3472, Book No. 02 TP/CC-SCC/HĐGD dated 11/05/2020 by the Notary Public of Notary Office No. 2 of Dong Thap Province on 12/05/2020; Land Use Rights and Land-attached Assets Mortgage Agreement notarised under No. 00783, Book No. 01/TP/CC-SCC/HĐGD dated 11/05/2020 by the Notary Public of Hoi An Notary Office on 11/05/2020, valued at VND 58,940,000,000 (In words: Fifty-eight billion nine hundred and forty million Vietnamese dong).

Collateral Asset 02: Land use rights and future land-attached assets arising from the Housing and Auxiliary Facilities Project of Hapro Food Industrial Cluster, Kim Son Commune, Gia Lam District, Hanoi City, under the land use rights of Hanoi Trade Corporation - Joint Stock Company, valued at VND 953,199,738,400, comprising 130 Certificates of Land Use Rights, Ownership of Houses and Other Land-attached Assets.

(2) Loan under Credit Limit Agreement No. 0024/2025/HDHM-PN/SHB.110601 dated 19/8/2025.
Credit limit: VND 50,000,000,000.
Purpose of the loan: Supplement working capital for import-export activities and domestic trading, with priority given to export plans for agricultural products; Issuance of L/Cs and issuance of guarantees.

(3.1) This is a loan from Thien Duong Golf Joint Stock Company under the following loan agreement
Agreement No. 25/2023/HĐVV/GONTHIENDUONG-HAPRO dated 17/5/2023 and Extension Appendix No. 01 dated 17/5/2024. Loan amount: VND 100,000,000,000. Purpose of the loan: To meet the Company's financial needs. Loan term: 02 years.

(3.2) This is a loan from Phu Thinh Trading and Manufacturing Company Limited under the following loan agreements
+ Agreement No. 03/2025/HĐVV/PTTNHH-HAPRO dated 10/3/2025; Contract Appendix dated 10/3/2026. Loan amount: VND 44,000,000,000. Purpose of the loan: To meet the Company's financial needs. Loan term until 09/3/2027.
+ Agreement No. 14/2025/HĐVV/PTTNHH-HAPRO dated 15/5/2025; Contract Appendix dated 29/4/2026. Loan amount: VND 90,800,000,000. Purpose of the loan: To meet the Company's financial needs. Loan term until 15/5/2027.

**b) Long-term borrowings and finance lease liabilities**

| | Ending Balance | | Beginning Balance | |
|---|---|---|---|---|
| | Value | Debt repayment capacity | Value | Debt repayment capacity |
| **Long-term bank borrowings** | **25,266,762,219** | **25,266,762,219** | **33,239,704,408** | **33,239,704,408** |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch - Truong Dinh Commercial and Service Center Project (4) | 442,737,688 | 442,737,688 | 1,770,990,844 | 1,770,990,844 |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch - Cau Buou Supermarket Project (5) | 5,833,230,497 | 5,833,230,497 | 9,781,230,497 | 9,781,230,497 |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch - Loan from Hanoi Commercial Infrastructure Development Investment Joint Stock Company | 2,147,965,437 | 2,147,965,437 | - | - |
| Southeast Asia Commercial Joint Stock Bank - Lang Ha Branch - Hapro Bac Giang General Commercial and Service Center Project - Bac Giang Commercial Infrastructure Development Investment Joint Stock Company (6) | 16,842,828,597 | 16,842,828,597 | 21,687,483,067 | 21,687,483,067 |
| **Long-term borrowings from other organisations** | **42,000,000,000** | **42,000,000,000** | **42,000,000,000** | **42,000,000,000** |
| Phu Thinh Trading and Manufacturing Company Limited (7) | 42,000,000,000 | 42,000,000,000 | 42,000,000,000 | 42,000,000,000 |
| Long-term borrowings from individuals | 1,700,000,000 | 1,700,000,000 | 1,700,000,000 | 1,700,000,000 |
| **Total** | **68,966,762,219** | **68,966,762,219** | **76,939,704,408** | **76,939,704,408** |

(4) This is a loan under Credit Limit Agreement No. REF2025900286 entered into with Southeast Asia Commercial Joint Stock Bank - Hanoi Branch on 30 September 2020.
- Loan amount: VND 13,900,000,000.
- Purpose of the loan: To finance the payment of construction costs of Truong Dinh Commercial and Service Center;
- Loan term: Maximum 84 months; Drawdown period: 12 months;
- Lending interest rate: In accordance with SeaBank's regulations applicable at the time of disbursement;

(5) This is a loan under Credit Limit Agreement No. REF2415700022 entered into with Southeast Asia Commercial Joint Stock Bank - Hanoi Branch on 14 October 20204.

- Loan amount: VND 26,315,000,000.
- Purpose of the loan: To finance costs already paid for the project and to supplement funds for construction payments for the Cau Buou Supermarket Project;
- Loan term: 120 months; Drawdown period: 12 months;
- Lending interest rate: In accordance with SeaBank's regulations applicable at the time of disbursement;

(6) Under Medium- and Long-term Credit Agreement No. 1430200089/HĐTD dated 29/10/2014, loan amount of VND 50,000,000,0000, purpose of the loan: "Investment in the construction of the Hapro Bac Giang General Commercial and Service Center Project at the Square TM Lot", with the interest rate agreed upon in each Debt Acknowledgement.

(7) This is a loan under Business Loan Agreement No. 08/2022/HĐVV/PTTNHH-HARPRO entered into with Phu Thinh Trading and Manufacturing Company Limited on 25 February 2022 and Appendix No. 01/2025/HARPRO-PHUTHINH – PL01 dated 25/02/2025; Appendix dated 01/02/2026.

- Loan amount: VND 42,000,000,000 (Forty-two billion Vietnamese dong);
- Purpose of the loan: To meet the financial needs of Hanoi Trade Corporation - Joint Stock Company;
- Loan term: Until 24/02/2027;
- Lending interest rate: 11%/year (one year is calculated as 365 days) during the actual loan term, calculated on the actual outstanding balance transferred by Phu Thinh Trading and Manufacturing Company Limited to Hanoi Trade Corporation - Joint Stock Company.

Details of movements in short-term borrowings and finance lease liabilities during the period are as follows:

| | Beginning Balance | Borrowings incurred during the period | Reclassified from long-term borrowings and finance lease liabilities | Other increases | Loan repayments during the period | Ending Balance |
|---|---|---|---|---|---|---|
| **Short-term bank borrowings** | **347,586,103,119** | **68,161,488,161** | **-** | **5,354,965** | **(350,945,875,727)** | **64,807,070,518** |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Northern Import-Export Branch) (1) | 2,529,187,308 | 4,950,974,933 | - | 5,354,965 | (3,454,102,015) | 4,031,415,191 |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Head Office) (1) | 301,146,990,386 | 13,871,728,979 | - | - | (301,146,990,386) | 13,871,728,979 |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Dong Thap Branch) (1) | 18,387,370,000 | 25,824,262,000 | - | - | (21,471,632,000) | 22,740,000,000 |
| Saigon - Hanoi Commercial Joint Stock Bank - Hanoi Branch (Loan of the Dong Thap Branch) (2) | 12,540,867,700 | 15,988,117,500 | | | (19,875,305,200) | 8,653,680,000 |
| Joint Stock Commercial Bank for Investment and Development of Vietnam (Loan of Binh Phuoc Cashew Production, Processing and Import-Export Joint Stock Company) | 7,753,804,902 | - | - | - | - | 7,753,804,902 |
| Southeast Asia Commercial Joint Stock Bank (Loan of Hanoi Commercial Infrastructure Development Investment Joint Stock Company) | 2,456,695,437 | 951,762,672 | - | - | - | 3,408,458,109 |
| Southeast Asia Commercial Joint Stock Bank (Overdraft loan of Bac Giang Commercial Infrastructure Development Investment Joint Stock Company) | 2,771,187,386 | 6,574,642,077 | - | - | (4,997,846,126) | 4,347,983,337 |

| | Beginning Balance | Borrowings incurred during the period | Reclassified from long-term borrowings and finance lease liabilities | Other increases | Loan repayments during the period | Ending Balance |
|---|---|---|---|---|---|---|
| **Short-term borrowings from other organisations and individuals** | **196,776,763,609** | **3,709,725,201** | - | - | **(51,504,272,064)** | **148,982,216,746** |
| Thien Duong Golf Development Joint Stock Company (3.1) | 55,400,000,000 | - | - | - | (50,400,000,000) | 5,000,000,000 |
| Phu Thinh Trading and Manufacturing Company Limited (3.2) | 134,800,000,000 | | - | - | - | 134,800,000,000 |
| Short-term borrowings from other parties | 6,576,763,609 | 3,709,725,201 | | | (1,104,272,064) | 9,182,216,746 |
| **Long-term borrowings due for repayment** | - | - | **3,517,502,104** | - | - | **3,517,502,104** |
| Southeast Asia Commercial Joint Stock Bank - Hanoi Branch | - | - | 3,517,502,104 | - | - | 3,517,502,104 |
| **Total** | **544,362,866,728** | **71,871,213,362** | **3,517,502,104** | **5,354,965** | **(402,450,147,791)** | **217,306,789,368** |

Details of movements in long-term borrowings and finance lease liabilities during the period are as follows:

| | Beginning Balance | Borrowings incurred during the period | Loan repayments during the period | Reclassified to short-term borrowings and finance lease liabilities | Ending Balance |
|---|---|---|---|---|---|
| Long-term bank borrowings | 33,239,704,408 | 2,456,695,437 | (6,912,135,522) | (3,517,502,104) | 25,266,762,219 |
| Long-term borrowings from other organisations | 42,000,000,000 | - | | - | 42,000,000,000 |
| Long-term borrowings from other individuals | 1,700,000,000 | - | | - | 1,700,000,000 |
| Total | 76,939,704,408 | 2,456,695,437 | (6,912,135,522) | (3,517,502,104) | 68,966,762,219 |

## 21. Equity

### a, Statement of changes in equity

| | Owners' contributed capital | Share premium | Treasury shares | Asset revaluation surplus | Development investment fund | Undistributed post-tax profit | Non-controlling interests | Total |
|---|---|---|---|---|---|---|---|---|
| Opening balance of the previous year | 2,200,000,000,000 | 315,664,802 | (529,920,000) | 10,242,057,765 | 33,381,940,928 | (50,327,802,859) | 20,729,852,893 | 2,213,811,793,529 |
| Profit for the previous year | - | - | - | - | - | (33,214,816,652) | (2,595,438,225) | (35,810,254,877) |
| Increase in share capital of subsidiaries | - | - | - | - | - | - | 327,000,000 | 327,000,000 |
| Other adjustments | - | - | - | - | - | (226,636,246) | (1,406,521) | (228,042,767) |
| Transactions in equity | - | - | - | - | - | (4,670,000,000) | (886,000,000) | (5,556,000,000) |
| Profit distribution | - | - | - | - | - | - | (154,800,000) | (154,800,000) |
| **Closing balance of the previous year** | **2,200,000,000,000** | **315,664,802** | **(529,920,000)** | **10,242,057,765** | **33,381,940,928** | **(88,439,255,757)** | **17,419,208,147** | **2,172,389,695,885** |
| Opening balance | 2,200,000,000,000 | 315,664,802 | (529,920,000) | 10,242,057,765 | 33,381,940,928 | (88,439,255,757) | 17,419,208,147 | 2,172,389,695,885 |
| Profit for the period | - | - | - | - | - | (4,869,757,258) | (651,921,635) | (5,521,678,893) |
| **Closing balance** | **2,200,000,000,000** | **315,664,802** | **(529,920,000)** | **10,242,057,765** | **33,381,940,928** | **(93,309,013,015)** | **16,767,286,512** | **2,166,868,016,992** |

**b, Details of owners' equity contributed**

| | Ending Balance | Rate | Beginning Balance | Rate |
|---|---|---|---|---|
| Motor N.A Vietnam Co., Ltd. | 1,430,000,000,000 | 65.00% | 1,430,000,000,000 | 65.00% |
| Hoa Hai Trading and Services Joint Stock Company | 347,584,690,000 | 15.80% | 347,584,690,000 | 15.80% |
| Asean Securities Joint Stock Company | 115,846,000,000 | 5.27% | 115,846,000,000 | 5.27% |
| Thanh Cong Automotive Trading Co., Ltd. | 232,231,250,000 | 10.56% | 278,981,250,000 | 12.68% |
| Other shareholders | 74,338,060,000 | 3.38% | 27,588,060,000 | 1.25% |
| **Total** | **2,200,000,000,000** | **100.00%** | **2,200,000,000,000** | **100.00%** |

**c, Shares**

| | Ending Balance | Beginning Balance |
|---|---|---|
| Number of shares registered for issuance | 220,000,000 | 220,000,000 |
| Number of shares issued/offered to the public | 220,000,000 | 220,000,000 |
| - *Ordinary shares* | *220,000,000* | *220,000,000* |
| - *Preference shares* | | |
| Number of repurchased shares | 41,400 | 41,400 |
| - *Ordinary shares* | *41,400* | *41,400* |
| - *Preference shares* | - | - |
| Number of outstanding shares | 219,958,600 | 219,958,600 |
| - *Ordinary shares* | *219,958,600* | *219,958,600* |
| - *Preference shares* | - | - |

Par value of outstanding shares: VND 10,000.

## VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS

### 1. Revenue from sale of goods and provision of services

| | This year | Previous year |
|---|---|---|
| Revenue from finished goods and merchandise | 110,941,936,323 | 150,207,366,447 |
| Revenue from provision of services | 95,243,930,052 | 83,820,660,285 |
| Revenue from real estate business activities | 3,049,104,812 | 755,026,294 |
| **Total** | **209,234,971,187** | **234,783,053,026** |

### 2. Cost of goods sold

| | This year | Previous year |
|---|---|---|
| Cost of finished goods and merchandise | 82,926,670,916 | 123,899,221,176 |
| Cost of services | 64,144,526,965 | 53,554,867,666 |
| Cost of real estate business activities | 1,782,709,904 | 462,893,382 |
| **Total** | **148,853,907,785** | **177,916,982,224** |

### 3. Finance income

| | This year | Previous year |
|---|---|---|
| Interest income from bank deposits and loans | 4,750,168,370 | 4,579,983,757 |
| Dividends and profit distributions | 4,902,272,303 | 5,644,261,661 |
| Profit from business cooperation | 2,708,950,687 | 18,734,780,822 |
| Foreign exchange gains from revaluation of monetary items denominated in foreign currencies | 77,958,219 | 269,015,953 |
| Realized foreign exchange gains | 944,389,801 | 1,696,019,795 |
| Other finance income | - | 648 |
| **Total** | **13,383,739,380** | **30,924,062,636** |

### 4. Finance costs

| | This year | Previous year |
|---|---|---|
| Interest expense | 15,302,098,273 | 28,542,257,234 |
| Realized foreign exchange losses | 630,633,506 | 887,845,335 |
| Foreign exchange losses from revaluation of monetary items denominated in foreign currencies | 202,525,408 | 49,381,937 |
| Other finance costs | - | 2,442,070 |
| **Total** | **16,135,257,187** | **29,481,926,576** |

### 5. Selling expenses

| | This year | Previous year |
|---|---|---|
| Employee expenses | 5,493,467,586 | 6,491,091,383 |
| Materials and packaging expenses | 303,156,188 | 314,097,460 |
| Tools and supplies expenses | 4,022,934,922 | 591,319,742 |
| Depreciation expenses | 610,977,970 | 700,647,733 |
| Outsourced services expenses | 7,763,178,188 | 7,042,054,906 |
| Other expenses | 1,572,345,229 | 1,509,856,057 |
| **Total** | **19,766,060,083** | **16,649,067,281** |

## 6. General and administrative expenses

| | This year | Previous year |
|---|---|---|
| Employee expenses | 14,350,297,555 | 13,643,636,851 |
| Administrative materials expenses | 29,223,943 | 35,490,541 |
| Office supplies expenses | 315,068,417 | 242,081,609 |
| Depreciation expenses | 2,499,611,937 | 2,346,793,168 |
| Taxes, fees and charges | 800,409,493 | 624,011,555 |
| Provision for/(reversal of provision for) doubtful receivables | 6,362,892,121 | 10,785,397,872 |
| Outsourced services expenses | 3,860,114,638 | 3,116,124,066 |
| Other expenses | 25,337,911,255 | 27,692,083,852 |
| **Total** | **53,555,529,359** | **58,485,619,514** |

## 7. Other income

| | This year | Previous year |
|---|---|---|
| Proceeds from disposal of tools and equipment | 43,824,074 | 18,890,909 |
| Gain on disposal of fixed assets | - | 3,181,818 |
| Contractual penalty income | 505,639,493 | 1,194,190,520 |
| Income from leasing assets to stores | 414,506,954 | 1,175,508,000 |
| Other income | 336,031 | 742,769,700 |
| **Total** | **964,306,552** | **3,134,540,947** |

## 8. Other expenses

| | This year | Previous year |
|---|---|---|
| Late payment penalties and administrative fines | 1,750,385 | 636,757,539 |
| Carrying amount of tools and equipment | 10,766,436 | - |
| Loss on disposal of fixed assets | 52,612,414 | - |
| Contractual penalties | - | 6,000,000 |
| Other expenses | 12,122,248 | 13,080,818 |
| **Total** | **77,251,483** | **655,838,357** |

## 9. Corporate income tax expense

Corporate income tax payable for the period is as follows:

| | This year | Previous year |
|---|---|---|
| Current corporate income tax expense at the Parent Company | - | 58,426,582 |
| Current corporate income tax expense at Subsidiaries | 101,263,008 | 68,091,220 |
| Deferred corporate income tax expense | | (17,649,225) |

## 10. Basic/Diluted earnings per share

| | This year | Previous year |
|---|---|---|
| Profit after corporate income tax | (4,869,757,258) | (5,159,608,017) |
| Adjustments to profit/(loss) to determine profit attributable to ordinary shareholders: | - | - |
| - Appropriation to the reward and welfare fund | - | - |
| Profit attributable to ordinary shareholders for basic EPS | (4,869,757,258) | (5,159,608,017) |
| Weighted average number of ordinary shares outstanding during the period | 219,958,600 | 219,958,600 |
| Basic/Diluted earnings per share | **(22,14)** | **(23,46)** |

## 11. Production and business expenses by nature

| | This year | Previous year |
|---|---|---|
| Labor costs | 24,357,838,512 | 25,208,623,128 |
| Costs of raw materials, materials, tools and supplies | 8,782,076,090 | 1,784,893,350 |
| Depreciation expenses | 14,133,237,951 | 14,006,308,925 |
| Outsourced services expenses | 58,180,505,327 | 26,302,744,111 |
| Other expenses | 37,134,550,543 | 67,189,496,383 |
| **Total** | **142,588,208,423** | **134,492,065,897** |

## VII. OTHER INFORMATION

### 1. Transactions with related parties

Related parties of the Company include key management personnel, individuals related to key management personnel, and other related parties.

***A, Transactions and balances with key management personnel and individuals related to key management personnel***

Key management personnel comprise members of the Board of Management. Individuals related to key management personnel are close family members of key management personnel.

The Company has no outstanding balances with key management personnel and related individuals.

Income of key management personnel is as follows:

**Total income of the Board of Directors, Board of Supervisors and Board of General Directors**

| | | Cumulative from the beginning of the year to the end of the current period | |
|---|---|---|---|
| | | **This year** | **Previous year** |
| Nguyen Thai Dung | Chairman of the Board of Directors | 30,000,000 | 30,000,000 |
| Tran Thi Tuyet Nhung | Member of the Board of Directors | 18,000,000 | 18,000,000 |
| Tran Hue Linh | Member of the Board of Directors | 18,000,000 | 18,000,000 |
| Vu Thanh Son | General Director (Dismissed on 1 March 2025) | - | 248,879,927 |
| Duong Thi Lam | General Director | 607,896,412 | 528,933,484 |
| Do Tue Tam | Deputy General Director | 331,407,093 | 311,215,937 |
| Le Anh Tuan | Deputy General Director (Dismissed on 1 October 2025) | - | 280,429,211 |
| Nguyen Hong Hai | Head of the Board of Supervisors | 18,000,000 | 18,000,000 |
| Vu Thi Quynh Trang | Member of the Board of Supervisors | 6,000,000 | 6,000,000 |
| Nguyen Trong Hien | Member of the Board of Supervisors | 6,000,000 | 6,000,000 |
| **Total** | | **1,035,303,505** | **1,465,458,559** |

***B, Transactions with other related parties***

Other related parties of the Company include:

| Related party | Relationship |
|---|---|
| Chu Dau Ceramic Joint Stock Company | Associate company |
| Livestock and Poultry Production and Trading Joint Stock Company | Associate company |
| An Phu Hung Import-Export Trading Joint Stock Company | Associate company |
| Cho Buoi Trading Investment & Services Joint Stock Company | Associate company |
| Hapro Information Joint Stock Company | Associate company |
| Long Bien Trading and Investment Joint Stock Company | Associate company |
| Asia High-Rise Building Company Limited | Associate company |
| Hanoi Agricultural Products Import-Export Services Joint Stock Company | Associate company |
| Trang Thi Hotel Joint Stock Company | Associate company |
| Hanoi Trade and Tourism Development Joint Stock Company | Associate company |
| Hanoi Food Joint Stock Company | Associate company |
| Thuy Ta Joint Stock Company | Associate company |
| Thuy Ta Food Joint Stock Company | Associate company |
| Thang Long Wine Joint Stock Company | Company under common key management |
| Chu Dau Hai Duong Ceramics Joint Stock Company | Investee company |
| Hanoi Fashion Trading and Services Joint Stock Company | Investee company |
| VNN Investment and Trading Joint Stock Company | Investee company |
| Hanoi Milk Joint Stock Company | Investee company |
| Global Real Estate Investment Joint Stock Company | Investee company |
| Cointra Construction Investment and Trading Joint Stock Company | Investee company |
| Trang Tien Trading Investment Company Limited | Investee company |
| Tan My Production Trading Services Joint Stock Company | Investee company |
| Nga Tu So Shopping Center Joint Venture | Investee company |
| Lang Yen Trading Joint Stock Company | Investee company |
| Viet Ha Cashew Import-Export Joint Stock Company | Investee company |
| Motor N.A Vietnam Co., Ltd. | Parent Company |
| Intimex Joint Stock Company | Under the same Parent Company |
| Thanh Cong Automotive Trading Co., Ltd. | Shareholder of the Company |
| Hoa Hai Trading and Services Joint Stock Company | Shareholder of the Company |

The major transactions arising during the period between the Company and other related parties are as follows:

| Provision of goods and services, loan interest income | 6M2026 | 6M2025 |
|---|---:|---:|
| Thang Long Wine Joint Stock Company | 121,667,202 | 85,929,158 |
| Livestock and Poultry Production and Trading Joint Stock Company | 922,373,046 | 950,405,125 |
| Hapro Information Joint Stock Company | 73,192,239 | 43,952,646 |
| Long Bien Trading and Investment Joint Stock Company | 46,466,792 | 8,360,080 |
| Hanoi Fashion Trading and Services Joint Stock Company | 311,617,825 | 150,389,558 |
| Chu Dau Ceramic Joint Stock Company | 1,031,650,562 | 946,521,380 |
| Hanoi Food Joint Stock Company | 2,286,511,597 | 2,280,769,597 |

| **Purchase of goods** | **6M2026** | **6M2025** |
|---|---|---|
| Thang Long Wine Joint Stock Company | - | 4,090,909 |
| Hapro Information Joint Stock Company | 43,413,810 | 908,246,925 |
| Chu Dau Ceramic Joint Stock Company | 135,186,200 | 743,784,848 |
| Hanoi Fashion Trading and Services Joint Stock Company | - | 8,160,000 |
| Motor N.A Vietnam Co., Ltd. | - | 18,914,522 |
| Thuy Ta Joint Stock Company | - | 12,573,585 |
| Thuy Ta Food Joint Stock Company | 28,918,001 | 43,037,036 |

| **Dividends received** | **6M2026** | **6M2025** |
|---|---|---|
| Tan My Production Trading Services Joint Stock Company | 1,171,598,400 | 2,490,000,000 |
| Trang Tien Trading Investment Company Limited | 3,620,673,903 | 6,474,537,690 |
| Asia High-Rise Building Company Limited | 3,035,281,289 | 3,570,954,371 |
| Long Bien Trading and Investment Joint Stock Company | - | 556,948,800 |
| Lang Yen Trading Joint Stock Company | 60,000,000 | - |
| Chu Dau Ceramic Joint Stock Company | - | 600,000,000 |
| Global Real Estate Investment Joint Stock Company | - | 1,199,275,000 |
| Hanoi Milk Joint Stock Company | 50,000,000 | - |

| **Business cooperation** | **6M2026** | **6M2025** |
|---|---|---|
| **Intimex Joint Stock Company** | | |
| Receivable from principal of business cooperation | - | 368,750,000,000 |
| Receipt of principal from business cooperation | 340,750,000,000 | 370,000,000,000 |
| Receivable from business cooperation interest | - | 18,734,780,822 |
| Receipt of business cooperation interest | 9,559,405,479 | 38,104,767,123 |

The prices of goods and services provided to related parties are market prices. Purchases of goods and services from related parties are made at market prices.

The receivables are unsecured and will be settled in cash. No provision for doubtful receivables has been made for receivables from related parties.

As at the end of the financial year, balances with related parties are presented in Notes V.2, V.3, V.4, V.5, V.13, V.14, V.19 and V.20./.

## 2. Segment information

Segment information is presented by business line and geographical area. The primary segment reporting is by geographical area based on the organizational and internal management structure and the Company's internal financial reporting system.

***Geographical area***

The Company's operations are primarily distributed in the Northern and Southern regions.

Information on the business performance, fixed assets and other long-term assets and the value of significant non-cash expenses of the segments by geographical area based on the location of the Company's customers is as follows:

| | Northern region | Southern region | Eliminations | Cộng |
|---|---|---|---|---|
| **This year** | | | | |
| Total net revenue from sale of goods and rendering of services | 175,144,805,338 | 76,986,678,362 | (42,896,512,513) | 209,234,971,187 |
| Segment expenses | 111,623,867,876 | 72,910,390,217 | (35,680,350,308) | 148,853,907,785 |
| Segment results | 63,520,937,462 | 4,076,288,145 | (7,216,162,205) | 60,381,063,402 |
| Unallocated segment expenses | | | | 73,321,589,442 |
| Profit from operating activities | | | | (12,940,526,040) |
| Finance income | | | | 13,383,739,380 |
| Finance expenses | | | | 16,135,257,187 |
| Share of profit or loss in joint ventures and associates | | | | 9,384,572,893 |
| Other income | | | | 964,306,552 |
| Other expenses | | | | 77,251,483 |
| Current corporate income tax expense | | | | 101,263,008 |
| Deferred corporate income tax expense | | | | - |
| ***Profit after corporate income tax*** | | | | ***(5,521,678,893)*** |

***Business line***

The Company has the following principal business lines:

- Sale of goods and finished products segment
- Services segment
- Real estate business segment

Details of net revenue from sale of goods and rendering of services to external customers by business line are as follows:

| | Cumulative from the beginning of the year to the end of the current period | |
|---|---|---|
| | This year | Previous year |
| Sale of goods and finished products | 110,941,936,323 | 150,207,366,447 |
| Rendering of services | 95,243,930,052 | 83,820,660,285 |
| Real estate business | 3,049,104,812 | 755,026,294 |
| **Total** | **209,234,971,187** | **234,783,053,026** |

## 3. Financial risk management

The Company's operations give rise to the following financial risks: credit risk, liquidity risk and market risk. The Board of General Directors is responsible for establishing policies and controls to mitigate financial risks and monitoring the implementation of the established policies and controls.

### A, Credit risk

Credit risk is the risk that a party to a contract fails to discharge its obligations, resulting in financial loss to the Company.

The Company is exposed to credit risk primarily from trade receivables and bank deposits.

*Trade receivables*

The Company mitigates credit risk by only dealing with entities with strong financial capacity and requiring letters of credit or collateral from entities with which the Company deals for the first time or for which information on their financial capacity is unavailable. In addition, the accounts receivable accounting staff regularly monitor receivables to expedite collection.

The Company's trade receivables relate to numerous entities and individuals; therefore, the concentration of credit risk arising from trade receivables is low.

*Bank deposits*

The Company's term and demand bank deposits are held with domestic banks. The Board of General Directors does not identify any material credit risk arising from these deposits.

### B, Liquidity risk

Liquidity risk is the risk that the Company encounters difficulties in meeting its financial obligations due to insufficient funds.

The Board of General Directors has overall responsibility for liquidity risk management. The Company's liquidity risk primarily arises from mismatches between the maturities of financial assets and financial liabilities.

The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and borrowings at a level that the Board of General Directors considers sufficient to meet the Company's operating needs, thereby minimising the impact of fluctuations in cash flows.

The maturity of financial liabilities is based on the expected contractual undiscounted payments as follows:

| | Up to 1 year | Over 1 year to 5 years | Over 5 years | Total |
|---|---|---|---|---|
| **Ending Balance** | | | | |
| Borrowings and debt | 217,306,789,368 | 68,966,762,219 | - | 286,273,551,587 |
| Trade payables | 21,400,565,687 | - | - | 21,400,565,687 |
| Other payables | 59,811,079,216 | 47,721,455,851 | - | 107,532,535,067 |
| **Total** | **298,518,434,271** | **116,688,218,070** | **-** | **415,206,652,341** |
| **Beginning Balance** | | | | |
| Borrowings and debt | 544,362,866,728 | 76,939,704,408 | - | 621,302,571,136 |
| Trade payables | 21,704,029,389 | - | - | 21,704,029,389 |
| Other payables | 73,256,951,561 | 36,296,101,488 | - | 109,553,053,049 |
| **Total** | **639,323,847,678** | **113,235,805,896** | **-** | **752,559,653,574** |

The Company considers that the concentration of risk with respect to debt repayment is low. The Company is able to settle its maturing liabilities from cash flows from operating activities and proceeds from maturing financial assets.

**C, Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk comprises three types: foreign currency risk, interest rate risk and other price risk.

The sensitivity analyses presented below are based on the amounts of net liabilities, with the proportions of fixed-rate liabilities and floating-rate liabilities remaining unchanged.

***Foreign currency risk***

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in exchange rates.

***Interest rate risk***

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates.

The Company's interest rate risk primarily relates to borrowings.

The Company manages interest rate risk by analysing market conditions to obtain the most favourable interest rates while remaining within its risk management limits.

***Other price risk***

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices other than changes in interest rates and foreign exchange rates.

## 4. Fair value of financial assets and liabilities

| | Book Value | | Fair Value | |
|---|---|---|---|---|
| | **Ending Balance** | **Beginning Balance** | **Ending Balance** | **Beginning Balance** |
| **Financial assets** | | | | |
| Cash and cash equivalents | 32,272,261,962 | 27,680,565,345 | 32,272,261,962 | 27,680,565,345 |
| Investments held to maturity | 168,983,420,593 | 165,533,129,319 | 168,983,420,593 | 165,533,129,319 |
| Trade receivables | 128,263,718,559 | 128,372,623,271 | 128,263,718,559 | 128,372,623,271 |
| Other receivables | 76,356,796,675 | 416,969,537,317 | 76,356,796,675 | 416,969,537,317 |
| Available-for-sale financial assets | 211,832,084,617 | 205,482,793,013 | 211,832,084,617 | 205,482,793,013 |
| **Total** | **617,708,282,406** | **944,038,648,265** | **617,708,282,406** | **944,038,648,265** |
| | | | | |
| **Financial liabilities** | | | | |
| Borrowings and debt | 286,273,551,587 | 621,302,571,136 | 286,273,551,587 | 621,302,571,136 |
| Trade payables | 21,400,565,687 | 21,704,029,389 | 21,400,565,687 | 21,704,029,389 |
| Other payables | 107,532,535,067 | 109,553,053,049 | 107,532,535,067 | 109,553,053,049 |
| **Total** | **415,206,652,341** | **752,559,653,574** | **415,206,652,341** | **752,559,653,574** |

The fair values of financial assets and financial liabilities are reflected at the amounts at which the financial instruments could be exchanged in a current transaction between knowledgeable and willing parties.

The Company uses the following methods and assumptions to estimate fair values:

- The fair values of cash, short-term bank deposits, trade receivables, trade payables and other short-term liabilities approximate their carrying amounts as these instruments have short maturities.
- The fair values of receivables and loans bearing fixed or variable interest rates are assessed based on information such as interest rates, credit risk, repayment capacity and the nature of the risks associated with the debt. Based on this assessment, the Company estimates provisions for the portion that may be uncollectible.

The fair value of available-for-sale financial assets listed on the stock market is the quoted market price at the end of the financial year. The fair value of unlisted available-for-sale financial assets is estimated using appropriate valuation methods.

## 5. Information on going concern

These Financial Statements have been prepared on a going concern basis.

## 6. Other information

Hanoi Trade Joint Stock Corporation was included in the State-owned Enterprise equitisation plan for the 2016–2020 period. The enterprise valuation date was 30 June 2016. The official conversion date into a joint stock company was 29 June 2018. The Company complied with the prevailing regulations on enterprise valuation, relevant laws on equitisation and the guidance provided in the equitisation documents. Pursuant to Decision No. 168/QD-UBND dated 10 January 2019 of the Hanoi People's Committee approving the actual value of the State capital at the time of conversion of the Parent Company – Hanoi Trade Corporation into Hanoi Trade Joint Stock Corporation, and the Handover Minutes for the transfer of the Parent Company – Hanoi Trade Corporation to Hanoi Trade Joint Stock Corporation dated 17 January 2019, with the handover witnessed by the Department of Finance, the Department of Home Affairs, the Division of Corporate Finance and the Party Committee of the State-owned Enterprises Block.

## 7. Comparative information

The comparative opening figures are those presented in the 2025 Annual Financial Statements audited by Nhan Tam Viet Auditing Company Limited. The comparative figures for the same period of the previous year are those presented in the Interim Financial Statements for the first 6 months of the financial year ended 31 December 2025, which were reviewed by Nhan Tam Viet Auditing Company Limited.

As presented in Note III.1, from 1 January 2026, the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. Accordingly, the Company has restated the comparative figures in the Balance Sheet as at 31 December 2025, with details of the restatement as follows:

| | Code | Figures according to the previous year's audited Financial Statements | Restated figures |
|---|---|---|---|
| Short-term held-to-maturity investments | 123 | - | 170,415,640,132 |
| Provision for short-term held-to-maturity investments | 124 | - | (4,882,510,813) |
| Short-term trade receivables | 131 | 214,565,203,466 | 152,137,249,356 |
| Other short-term receivables | 135 | 433,474,378,434 | 433,073,717,066 |
| Provision for doubtful short-term receivables | 136 | (222,476,908,923) | (217,594,398,110) |
| Dividends and profits payable | 313 | - | 24,331,200 |
| Other short-term payables | 320 | 44,734,148,476 | 44,709,817,276 |

Prepared on 27 August 2026

| Prepared by | Chief Accountant | General Director |
|---|---|---|
| Cao Manh Tuan | Nguyen Thi Duyen | Duong Thi Lam |

M.S.D.N: 0100101... C.T.C.P
TỔNG CÔNG TY THƯƠNG MẠI HÀ NỘI - CÔNG TY CỔ PHẦN
P. HOÀN KIẾM - TP. HÀ NỘI

**Appendix 01: Details of Bad Debts and Provisions for Short-term and Long-term Doubtful Receivables**

| | Ending Balance | | | Beginning Balance | | |
|---|---|---|---|---|---|---|
| | **Overdue period** | **Original Cost** | **Provision** | **Overdue period** | **Original Cost** | **Provision** |
| **Short-term trade receivables** | | **25.901.373.550** | **(25.901.373.550)** | | **18.889.559.880** | **(18.889.559.880)** |
| Hanoi Supermarket Development Joint Stock Company | Difficult to recover | 2.192.519.364 | (2.192.519.364) | Difficult to recover | 2.192.519.364 | (2.192.519.364) |
| Hapro Distribution Joint Stock Company | Difficult to recover | 1.048.931.701 | (1.048.931.701) | Difficult to recover | 1.048.931.701 | (1.048.931.701) |
| Duc Viet Ha Production & Trading Company Limited | Difficult to recover | 192.433.666 | (192.433.666) | Difficult to recover | 192.433.666 | (192.433.666) |
| Thai Binh Agricultural Products Processing Joint Stock Company | Difficult to recover | 69.156.640 | (69.156.640) | Difficult to recover | 69.156.640 | (69.156.640) |
| Hoang Gia Private Kindergarten | Difficult to recover | 476.649.141 | (476.649.141) | Difficult to recover | 476.649.141 | (476.649.141) |
| Hai Duong Branch of Hanoi Supermarket Development Joint Stock Company | Difficult to recover | 184.336.628 | (184.336.628) | Difficult to recover | 184.336.628 | (184.336.628) |
| Thanh Phat Trading Company Limited | Difficult to recover | 6.050.901.337 | (6.050.901.337) | Difficult to recover | 6.050.901.337 | (6.050.901.337) |
| Tan Thanh Dat Refrigeration and Electrical Engineering Company Limited | Difficult to recover | 3.590.845.240 | (3.590.845.240) | Difficult to recover | 3.590.845.240 | (3.590.845.240) |
| Quang Nam Company Limited | Difficult to recover | 4.390.594.048 | (4.390.594.048) | Difficult to recover | 4.390.594.048 | (4.390.594.048) |
| Hapro Eco Furniture Joint Stock Company | Difficult to recover | 6.005.995.384 | (6.005.995.384) | - | - | - |
| Nam Dinh Tourism Joint Stock Company | Difficult to recover | 63.720.000 | (63.720.000) | Difficult to recover | 63.720.000 | (63.720.000) |
| Thanh Thao Manufacturing and Trading One Member Company Limited | Difficult to recover | 96.601.815 | (96.601.815) | Difficult to recover | 96.601.815 | (96.601.815) |
| Truong An Production and Trading Company Limited | Difficult to recover | 100.500.027 | (100.500.027) | Difficult to recover | 100.500.027 | (100.500.027) |
| Dung Thuy Company Limited | Difficult to recover | 935.124.028 | (935.124.028) | - | - | - |
| Other entities | Difficult to recover | 503.064.531 | (503.064.531) | Difficult to recover | 432.370.273 | (432.370.273) |
| | | | | | | |
| **Long-term trade receivables** | | **3.572.921.121** | **(3.572.921.121)** | | **3.572.921.121** | **(3.572.921.121)** |
| Dung Thuy Company Limited | Difficult to recover | 2.202.488.345 | (2.202.488.345) | Difficult to recover | 2.202.488.345 | (2.202.488.345) |
| Ha An International Joint Stock Company | Difficult to recover | 1.009.652.400 | (1.009.652.400) | Difficult to recover | 1.009.652.400 | (1.009.652.400) |
| Hapro Eco Furniture Joint Stock Company | Difficult to recover | 360.780.376 | (360.780.376) | Difficult to recover | 360.780.376 | (360.780.376) |
| | | | | | | |
| **Loans** | | **4.650.000.000** | **(4.650.000.000)** | | **4.650.000.000** | **(4.650.000.000)** |
| Hapro Eco Furniture Joint Stock Company | Difficult to recover | 4.650.000.000 | (4.650.000.000) | Difficult to recover | 4.650.000.000 | (4.650.000.000) |

**Appendix 01: Details of Bad Debts and Provisions for Short-term and Long-term Doubtful Receivables**

| | Ending Balance | | | Beginning Balance | | |
|---|---|---|---|---|---|---|
| | **Overdue period** | **Original Cost** | **Provision** | **Overdue period** | **Original Cost** | **Provision** |
| **Advances to suppliers** | | **180.503.250.292** | **(180.503.250.292)** | | **174.140.358.171** | **(174.140.358.171)** |
| An Lac Manufacturing - Import Export Company Limited | Difficult to recover | 20.034.401 | (20.034.401) | Difficult to recover | 20.034.401 | (20.034.401) |
| VAC Company Limited | Difficult to recover | 1.047.776.190 | (1.047.776.190) | Difficult to recover | 1.047.776.190 | (1.047.776.190) |
| Phuoc Thien Phuong Company Limited | Difficult to recover | 700.000.000 | (700.000.000) | Difficult to recover | 700.000.000 | (700.000.000) |
| Viet Ha Cashew Import Export Joint Stock Company | Difficult to recover | 19.160.407.765 | (19.160.407.765) | Difficult to recover | 19.160.407.765 | (19.160.407.765) |
| Tuyet Anh Trading - Services One Member Company Limited | Difficult to recover | 2.411.656.436 | (2.411.656.436) | Difficult to recover | 2.411.656.436 | (2.411.656.436) |
| Thien Phuoc Agricultural Products Company Limited | Difficult to recover | 1.190.000.000 | (1.190.000.000) | Difficult to recover | 1.190.000.000 | (1.190.000.000) |
| Le Gia Joint Stock Company | Difficult to recover | 2.758.707.703 | (2.758.707.703) | Difficult to recover | 2.758.707.703 | (2.758.707.703) |
| Tran Thien Phuc Company Limited | Difficult to recover | 4.580.000.000 | (4.580.000.000) | Difficult to recover | 4.580.000.000 | (4.580.000.000) |
| Phuc An Manufacturing and Trading Company Limited | Difficult to recover | 116.686.935.911 | (116.686.935.911) | Difficult to recover | 116.686.935.911 | (116.686.935.911) |
| Viet Ha Binh Phuoc Cashew Import Export Manufacturing and Processing Joint Stock Company | Difficult to recover | 7.000.713.842 | (7.000.713.842) | Difficult to recover | 7.000.713.842 | (7.000.713.842) |
| Southwest Technical Manufacturing and Trading Joint Stock Company | Difficult to recover | 1.450.328.000 | (1.450.328.000) | Difficult to recover | 1.450.328.000 | (1.450.328.000) |
| Thien Phuoc NS Company Limited | Difficult to recover | 2.737.614.000 | (2.737.614.000) | Difficult to recover | 2.737.614.000 | (2.737.614.000) |
| Son Phat Trading Services One Member Company Limited | Difficult to recover | 2.496.183.923 | (2.496.183.923) | Difficult to recover | 2.496.183.923 | (2.496.183.923) |
| Tien Thinh Investment Manufacturing and Trading Company Limited | Difficult to recover | 11.900.000.000 | (11.900.000.000) | Difficult to recover | 11.900.000.000 | (11.900.000.000) |
| Sunchung Company Limited | Difficult to recover | 6.362.892.121 | (6.362.892.121) | | | |
| **Other receivables** | | **17.785.177.202** | **(17.785.177.202)** | | **16.591.143.970** | **(16.561.143.970)** |
| Phuc An Manufacturing and Trading Company Limited | Difficult to recover | 13.809.351.470 | (13.809.351.470) | Difficult to recover | 13.809.351.470 | (13.809.351.470) |
| Viet Ha Binh Phuoc Cashew Import Export Manufacturing and Processing Joint Stock Company | Difficult to recover | 2.444.019.724 | (2.444.019.724) | Difficult to recover | 2.444.019.724 | (2.444.019.724) |
| Hapro Eco Furniture Joint Stock Company | Difficult to recover | 1.100.795.813 | (1.100.795.813) | - | - | - |
| Other short-term receivables | Difficult to recover | 431.010.195 | (431.010.195) | Difficult to recover | 337.772.776 | (307.772.776) |
| Total | | 232.412.722.165 | (232.412.722.165) | | 226.049.830.044 | (226.049.830.044) |