INTERIM FINANCIAL STATEMENTS REVIEWED

For the six-month accounting period ended 30 June 2026

HA TAY TRADING JOINT STOCK COMPANY

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REPORT OF THE BOARD OF DIRECTORS AND THE BOARD OF GENERAL DIRECTORS

For the six-month accounting period ended 30 June 2026

The Board of Directors and The Board of General Directors respectfully submit this report together with the reviewed Financial Statements for the six-month accounting period ended 30 June 2026.

1. General information about the Company

Establishment:

Ha Tay Trading Joint Stock Company (the "Company"), formerly known as Ha Tay Electrical Appliances and Fuel Materials Company, was established in October 1991. In October 2003, Ha Tay Electrical Appliances and Fuel Materials Company was equitized and renamed Ha Tay Trading Joint Stock Company, established and operating under the first Business Registration Certificate No. 0303000111 dated 23 October 2003 and subsequently amended under No. 0500443384 dated 16 December 2009, both issued by the Department of Planning and Investment of Hanoi City. The Company operates under the 16th amended Business Registration Certificate dated 11 March 2025.

Form of ownership:

Joint stock company

Business activities of the Company:

Real estate business, rights to use land owned, occupied or leased by the Company (Details: real estate business, residential housing, house and office leasing);

Abbreviated name:	HA TAY TRADING JOINT STOCK COMPANY
Stock code:	HTT
Head office:	2nd Floor, HTT Tower Building, No. 89 Phung Hung Street, Ha Dong Ward, Hanoi City, Vietnam

2. Financial position and operating results

The Company's financial position and operating results for the period are presented in the accompanying Financial Statements.

3. Members of the Board of Directors, Board of Supervisors, Board of General Directors and Chief Accountant

The members of the Board of Directors, Board of Supervisors, Board of General Directors and Chief Accountant during the period and as at the date of this report are as follows:

Board of Directors

Mr.	Dao Van Chien	Chairman of the Board of Directors	Reappointed on 13 May 2026
Mr.	Nguyen Duc Dinh	Member	Reappointed on 13 May 2026
Mr.	Dong Van Toa	Member	Appointed on 13 May 2026
Ms.	Nguyen Thi Nhu Hong	Member	Appointed on 13 May 2026
Ms.	Phung Thi Ha	Member	Appointed on 13 May 2026
Mr.	Tran Van Cong	Member	Relieved of office on 13 May 2026
Ms.	Dinh Thi Thuy Hang	Member	Relieved of office on 13 May 2026
Ms.	Tran Thu Phuong	Member	Relieved of office on 13 May 2026

3. Members of the Board of Directors, Board of Supervisors, Board of General Directors and Chief Accountant (continued)

Board of Supervisors

Ms.	Nguyen Thi Phuong	Head of the Board of Supervisors	Appointed on 13 May 2026
Mr.	Tran Phan Quang	Member	Appointed on 13 May 2026
Mr.	Dong Quang Huy	Member	Appointed on 13 May 2026
Ms.	Le Thi Mai	Head of the Board of Supervisors	Relieved of office on 13 May 2026
Ms.	Nguyen Thi Hong Han	Member	Relieved of office on 13 May 2026
Ms.	Vu Thi Thanh Thuy	Member	Relieved of office on 13 May 2026

Board of General Directors and Chief Accountant

Mr.	Dao Van Chien	General Director
Mr.	Nguyen Duc Dinh	Deputy General Director
Mr.	Nguyen Ngoc Hai	Chief Accountant

The legal representative of the Company during the period and as at the date of this report is as follows:

Mr.	Dao Van Chien	Chairman of the Board of Directors and General Director of the Company

4. Independent auditor

The Branch of Moore AISC Auditing and Information Technology Services Company Limited ("Moore AISC") was appointed as the auditor for the six-month accounting period ended 30 June 2026.

5. Statement of the Board of Directors and Board of General Directors

The Board of Directors and Board of General Directors are responsible for preparing the Financial Statements which present fairly and reasonably the financial position of the Company as at 30 June 2026, its operating results and cash flows for the six-month accounting period ended 30 June 2026. In preparing these Financial Statements, the Board of Directors and Board of General Directors have considered and complied with the following:

- Selecting appropriate accounting policies and applying them consistently;
- Making reasonable and prudent judgments and estimates;
- Preparing the Financial Statements on a going concern basis unless it is inappropriate to presume that the
- Fully disclosing the identities of the Company's related parties and all relationships and transactions with related parties arising during the period.

The Board of Directors and Board of General Directors are responsible for establishing and maintaining an appropriate accounting system to fairly and reasonably reflect the financial position of the Company and to provide a basis for the preparation of the Financial Statements in compliance with Vietnamese Accounting Standards and the Vietnamese Accounting Regime. The Board of Directors and Board of General Directors are also responsible for safeguarding the Company's assets and establishing appropriate controls to prevent and detect fraud and errors. The Board of Directors and Board of General Directors confirm that, as at the date of preparation of the Financial Statements, there was no information concerning fraud or suspected fraud that could have a material effect on the Financial Statements involving the Board of Directors and Board of General Directors or individuals holding important positions in the internal control system.

6. Approval of the Financial Statements

We hereby approve the Financial Statements of the Company as at 30 June 2026, together with its operating results and cash flows for the six-month accounting period ended 30 June 2026, which have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations governing the preparation and presentation of the Financial Statements.

The Company's Financial Statements have been prepared in accordance with Vietnamese accounting standards and system.

Hanoi, August 14, 2026

On behalf of the Board of Directors and Board of General Directors

M.S.D.N: 050044334 C.T.C.P
CÔNG TY
CỔ PHẦN
THƯƠNG MẠI
HÀ TÂY
Q. HÀ ĐÔNG - TP. HÀ NỘI

CHAIRMAN OF THE BOARD OF DIRECTORS

Dao Van Chien

MOORE AISC

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REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

TO: THE SHAREHOLDERS, BOARD OF DIRECTORS AND BOARD OF GENERAL DIRECTORS

HA TAY TRADING JOINT STOCK COMPANY

We have reviewed the accompanying interim financial statements of Ha Tay Trading Joint Stock Company (hereinafter referred to as the "Company"), prepared on 14 August 2026, from page 06 to page 37, comprising the Interim Balance Sheet as at 30 June 2026, the Interim Income Statement and the Interim Cash Flow Statement for the six-month accounting period ended on the same date, and the Notes to the Financial Statements.

Responsibilities of the Board of Directors and Board of General Directors

The Board of Directors and Board of General Directors of the Company are responsible for the preparation and fair presentation of the Company's interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations governing the preparation and presentation of financial statements, and for such internal control as the Board of Directors and Board of General Directors determine is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or

Auditor's responsibilities

Our responsibility is to express a conclusion on the 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. However, because of the matter described in the "Basis for Disclaimer of Conclusion" section, we were unable to obtain sufficient appropriate evidence to provide a basis for a conclusion on the interim financial statements.

Basis for Disclaimer of Conclusion

- As presented in Note 1.6 of the Notes to the Financial Statements: As at 30 June 2026, the Company's accumulated losses amounted to VND 100,289,755,824, and its current liabilities exceeded its current assets by VND 44,692,278,260. The Company is experiencing a shortage of working capital to settle its debts when they fall due. The overdue liabilities of the Company as at 30 June 2026 mainly comprised the balance payable to the State Budget of VND 12,653,845,616 and other liabilities of VND 61,462,907,951. These factors raise substantial doubt about the Company's ability to continue as a going concern. The Company's ability to continue as a going concern depends on the plans for recovery of receivables, restructuring of investments, completion and settlement of work in progress to recover funds, and financial support from shareholders and creditors. We were unable to obtain sufficient appropriate evidence regarding these operating plans. Therefore, we were unable to determine whether the preparation of the accompanying financial statements on a going concern basis was appropriate.

- As presented in Note V.4: As at 30 June 2026, the Company had a receivable under a business cooperation contract with Chien Thang Forest Development Company Limited (now renamed Phong Minh Construction One Member Company Limited) for the implementation of coordinated forestry planting activities, amounting to VND 39,847,490,000. As at the date of the review, the Company had not provided the project implementation progress. We were unable to obtain sufficient appropriate evidence regarding the recoverability of this receivable as at 30 June 2026 and, therefore, we were unable to determine whether any adjustment to this amount was necessary.

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Branch in Da Nang: 350 Hai Phong Str., Thanh Khe Ward, Da Nang City, Viet Nam T: (84.236) 374 7619 F: (84.236) 374 7620 E: danang@aisc.com.vn

-As presented in Note V.11: As at 30 June 2026, the Company had a balance of work in progress relating to the Trung Van Extended New Urban Area Project of VND 79,453,592,845. As at the date of the review, the Company had not provided the project implementation progress or information on the possibility of completion and settlement of the project. We were unable to obtain sufficient appropriate evidence regarding the net realisable value of the above work in progress as at 30 June 2026 and, therefore, we were unable to determine whether any adjustment to this amount was necessary.

Disclaimer of Conclusion

Due to the significance of the matters described in the "Basis for Disclaimer of Conclusion" section, we were unable to obtain sufficient appropriate evidence to provide a basis for a conclusion on the financial statements. Accordingly, we do not express a conclusion on these financial statements.

Hanoi, August 14, 2026

Branch of MOORE AISC Auditing and Information Technology Services Company Limited

M.S.C.N: 0300513041-002-C.T.
CHI NHÁNH
CÔNG TY TNHH
KIỂM TOÁN VÀ
DỊCH VỤ TIN HỌC
MOORE AISC
THÀNH PHỐ HÀ NỘI

Nguyen Thanh Tung
Deputy Director
Audit Practising Certificate
No: 4981-2024-005-1

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	ASSETS	Code	Note	30/06/2026	01/01/2026
A.	**CURRENT ASSETS**	**100**		**3,690,196,277**	**7,093,989,850**
I.	**Cash and cash equivalents**	**110**	**V.1**	**389,565,115**	**463,457,816**
1.	Cash	111		389,565,115	463,457,816
II.	**Short-term receivables**	**130**		**2,543,558,566**	**6,193,756,997**
1.	Short-term trade receivables	131	V.2	7,086,110,089	6,861,634,623
2.	Short-term prepayments to suppliers	132	V.3	17,630,381,679	17,750,911,947
3.	Other short-term receivables	135	V.4a	4,393,463,935	5,532,841,600
4.	Provision for doubtful short-term receivables	136	V.5	(26,566,397,137)	(23,951,631,174)
III.	**Inventories**	**140**	**V.6**	**-**	**-**
1.	Inventories	141		4,954,487,069	4,954,487,069
2.	Provision for decline in value of inventories	142		(4,954,487,069)	(4,954,487,069)
IV.	**Other current assets**	**160**		**757,072,596**	**436,775,037**
1.	Deductible value added tax	162		756,744,996	436,775,037
2.	Other taxes and amounts receivable from the State	163		327,600	-
B.	**NON-CURRENT ASSETS**	**200**		**170,248,019,163**	**172,504,428,038**
I.	**Long-term receivables**	**210**		**39,847,490,000**	**39,847,490,000**
1.	Other long-term receivables	215	V.4b	39,847,490,000	39,847,490,000
II.	**Property, plant and equipment**	**220**		**511,262,476**	**716,498,112**
1.	Tangible fixed assets	221	V.8	497,788,878	694,651,514
	Historical cost	*222*		*6,054,553,818*	*6,054,553,818*
	Accumulated depreciation	*223*		*(5,556,764,940)*	*(5,359,902,304)*
2.	Intangible fixed assets	227	V.9	13,473,598	21,846,598
	Historical cost	*228*		*167,460,000*	*167,460,000*
	Accumulated amortisation	*229*		*(153,986,402)*	*(145,613,402)*
III.	**Investment property**	**240**	**V.10**	**46,502,498,274**	**47,242,612,989**
	Historical cost	241		59,209,177,206	*59,209,177,206*
	Accumulated depreciation	242		(12,706,678,932)	*(11,966,564,217)*
V.	**Long-term work in progress**	**250**		**79,453,592,845**	**79,453,592,845**
1.	Long-term work in progress	251	**V.11**	79,453,592,845	79,453,592,845
VII.	**Other non-current assets**	**270**		**3,933,175,568**	**5,244,234,091**
1.	Long-term prepaid expenses	271	V.7	3,933,175,568	5,244,234,091
	TOTAL ASSETS (100+200)	**280**		**173,938,215,440**	**179,598,417,887**

HA TAY TRADING JOINT STOCK COMPANY

Form B 01a - DN
Circular No. 99/2025/TT-BTC

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

	LIABILITIES AND OWNER'S EQUITY	Code	Note	30/06/2026	01/01/2026
C.	**LIABILITIES**	**300**		**74,116,753,567**	**72,985,448,289**
I.	**Current liabilities**	**310**		**48,382,474,537**	**47,251,169,259**
1.	Short-term trade payables	311	V.12.	1,272,665,565	1,266,779,165
2.	Short-term advances from customers	312	V.13.	2,894,435,033	2,759,608,836
3.	Short-term taxes and amounts payable to the State	314	V.14.	12,653,845,616	12,855,242,058
5.	Short-term accrued expenses	316	V.15.	14,782,665,384	13,060,274,912
7.	Other short-term payables	320	V.16.	8,064,847,510	8,595,248,859
8.	Short-term borrowings and finance lease liabilities	321	V.17.	8,713,530,429	8,713,530,429
9.	Reward and welfare funds	323		485,000	485,000
II.	**Non-current liabilities**	**330**		**25,734,279,030**	**25,734,279,030**
1.	Long-term borrowings and finance lease liabilities	339	V.17.	25,734,279,030	25,734,279,030
D.	**OWNER'S EQUITY**	**400**	**V.18.**	**99,821,461,873**	**106,612,969,598**
1.	Owner's contributed capital	411		200,000,000,000	200,000,000,000
	Ordinary shares with voting rights	*411a*		*200,000,000,000*	*200,000,000,000*
2.	Share premium	412		89,952,229	89,952,229
3.	Development investment fund	418		21,265,468	21,265,468
4.	Undistributed after-tax profit	420		(100,289,755,824)	(93,498,248,099)
	Undistributed after-tax profit accumulated to the end of the previous period	*420a*		*(93,498,248,099)*	*(85,808,422,730)*
	After-tax profit for the current period	*420b*		*(6,791,507,725)*	*(7,689,825,369)*
	TOTAL LIABILITIES AND OWNER'S EQUITY (300+400)	**440**		**173,938,215,440**	**179,598,417,887**

Hanoi, August 14, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Phuong	**Nguyen Ngoc Hai**	**Dao Van Chien**

M.S.D.N: 0500443384 C.T.C.P * CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY * Q. HÀ ĐÔNG - TP. HÀ NỘI

HA TAY TRADING JOINT STOCK COMPANY

Form B 02a - DN
Circular No. 99/2025/TT-BTC

INTERIM INCOME STATEMENT

For the six-month accounting period ended 30 June 2026

Unit: VND

ITEMS	Code	Note	Six-month period of 2026	Six-month period of 2025
1. Revenue from sales and provision of services	01	VI.1	3,042,007,154	3,755,047,765
2. Revenue deductions	02		-	-
3. Net revenue from sales and provision of services (10 = 01 - 02)	**10**		**3,042,007,154**	**3,755,047,765**
4. Cost of sales	11	VI.2	3,017,137,324	2,915,369,456
5. Gross profit from sales and provision of services (20 = 10 -11)	**20**		**24,869,830**	**839,678,309**
6. Finance income	22	VI.3	32,770	19,175
7. Finance costs	23	VI.4	1,722,390,472	2,120,139,030
Of which: Borrowing costs	*24*		*1,722,390,472*	*2,120,139,030*
8. Selling expenses	25		-	
9. General and administrative expenses	26	VI.5	5,073,576,764	2,507,138,040
10. Net profit from operating activities (30 = 20 + 21 + 22 - (23 + 25 + 26))	**30**		**(6,771,064,636)**	**(3,787,579,586)**
11. Other income	31	VI.6	-	500,000,000
12. Other expenses	32	VI.7	20,443,089	590,547,845
13. Other profit (40 = 31 - 32)	**40**		**(20,443,089)**	**(90,547,845)**
14. Total accounting profit before tax (50 = 30 + 40)	**50**		**(6,791,507,725)**	**(3,878,127,431)**
15. Current corporate income tax expense	51	VI.9	-	
16. Profit after corporate income tax (60 = 50 - 51 -52)	**60**		**(6,791,507,725)**	**(3,878,127,431)**
17. Basic earnings per share	**70**	**VI.10**	**(340)**	**(194)**

Hanoi, August 14, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Phuong	**Nguyen Ngoc Hai**	**Dao Van Chien**

M.S.D.N: 0500446884 - C.T.C.P ★ CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY ★ Q. HÀ ĐÔNG - TP. HÀ NỘI

HA TAY TRADING JOINT STOCK COMPANY

Form B 03 - DN

Circular No. 99/2025/TT-BTC

INTERIM CASH FLOW STATEMENT

(Indirect method)

For the six-month accounting period ended 30 June 2026

Unit: VND

ITEMS	Code	Note	Six-month period of 2026	Six-month period of 2025
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		**(6,791,507,725)**	**(3,878,127,431)**
2. Adjustments for:				
Depreciation of property, plant and equipment and investment property	02		945,350,351	1,036,300,812
Provisions	03		2,614,765,964	(588,440,688)
Foreign exchange gains or losses arising from revaluation of monetary items denominated in foreign currencies	04		-	-
Gains or losses from investing and financing activities	05		(32,770)	(19,175)
Borrowing costs	06	VI.4	1,722,390,472	2,120,139,030
Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	**08**		**(1,509,033,708)**	**(1,310,147,452)**
Increase (-), decrease (+) in receivables	09		715,134,908	2,464,979,724
Increase (-), decrease (+) in inventories	10		-	749,016,844
Increase (+), decrease (-) in payables (excluding interest payable and corporate income tax payable)	11		(591,085,194)	(1,787,194,948)
Increase (-), decrease (+) in prepaid expenses	12		1,311,058,523	4,840,522
Net cash flows from operating activities	**20**		**(73,925,471)**	**121,494,690**
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Interest income, dividends and profit received	27		32,770	19,175
Net cash flows from investing activities	**30**		**32,770**	**19,175**
III. CASH FLOWS FROM FINANCING ACTIVITIES				
Net cash flows during the period (20 + 30 + 40)	**50**		**(73,892,701)**	**121,513,865**
Cash and cash equivalents at the beginning of the period	**60**		**463,457,816**	**128,941,963**
Effect of changes in foreign exchange rates on translation of foreign currencies	61		-	-
Cash and cash equivalents at the end of the period (50 + 60 + 61)	**70**	**V.1**	**389,565,115**	**250,455,828**

Hanoi, August 14, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Phuong	**Nguyen Ngoc Hai**	**Dao Van Chien**

M.S.D.N: 0500443384 CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY T.C.P Q. HÀ ĐÔNG - TP. HÀ NỘI

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS

For the six-month accounting period ended 30 June 2026 *Unit: VND*

I. CHARACTERISTICS OF THE COMPANY'S OPERATIONS

I.1. Information about the Company

Ha Tay Trading Joint Stock Company (the "Company"), formerly known as Ha Tay Electrical Appliances and Fuel Materials Company, was established in October 1991. In October 2003, Ha Tay Electrical Appliances and Fuel Materials Company was equitized and renamed Ha Tay Trading Joint Stock Company, established and operating under the first Business Registration Certificate No. 0303000111 dated 23 October 2003 and subsequently amended under No. 0500443384 dated 16 December 2009, both issued by the Department of Planning and Investment of Hanoi City. The Company operates under the 16th amended Business Registration Certificate dated 11 March 2025.

Abbreviated name:	HA TAY TRADING JOINT STOCK COMPANY
Stock code:	HTT
Head office:	2nd Floor, HTT Tower Building, No. 89 Phung Hung Street, Ha Dong Ward, Hanoi City, Vietnam

I.2. Form of ownership

Joint stock company

I.3. Business sector

The Company's business sectors include construction materials, real estate, trading and other activities.

I.4. Principal business activities

-Real estate business, rights to use land owned, occupied or leased by the Company (Details: real estate business, residential housing, house and office leasing);
- Real estate consulting, brokerage and auction, and auction of land use rights (Details: real estate trading

I.5. Normal production and business cycle

The Company's production and business cycle is 12 months, corresponding to the normal financial year beginning on 01 January and ending on 31 December.

I.6.

Characteristics of the Company's operations during the financial year affecting the Financial Statements

The Financial Statements have been prepared on a going concern basis, assuming that the Company will be able to utilise its assets and settle its liabilities in the ordinary course of business in the foreseeable future.

As at 30 June 2026, the Company's accumulated losses amounted to VND 100,289,755,824, and its current liabilities exceeded its current assets by VND 44,692,278,260. The Company is experiencing a shortage of working capital to settle its debts when they fall due. The Company's overdue liabilities as at 30 June 2026 included a balance payable to the State Budget of VND 12,653,845,616 and borrowings and other liabilities of VND 61,462,907,951.

These conditions may give rise to material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. The Company is in the process of working with lenders to amend the breached terms of the loan agreements and to deal with the pledged assets for settlement of the loan obligations. Therefore, the Company is able to repay its debts when they fall due. On this basis, the Board of General Directors continues to prepare the Financial Statements on a going concern basis.

The Financial Statements do not include any adjustments that may arise from the outcome of the above events.

I.7. Number of employees at the end of the period

The total number of employees as at 30 June 2026 was 40 (31 December 2025: 38).

I.8. Statement on the comparability of information in the Financial Statements

For the accounting period ended 30 June 2026, the Company changed the basis for preparation and presentation of the Financial Statements from the accounting regime prescribed under Circular No. 200/2014/TT-BTC to the accounting regime prescribed under Circular No. 99/2025/TT-BTC, effective from 01 January 2026. Due to differences in the principles of recognition, measurement and presentation between the two accounting regimes, certain items in the Financial Statements for the current period are not fully comparable with the corresponding figures for the prior period.

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

II.1. Accounting period

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

II.2. Accounting currency

The accounting currency used by the Company is Vietnamese Dong (VND).

During the financial year, there was no change in the accounting currency used by the Company compared with the previous year.

III. ACCOUNTING STANDARDS AND REGIME APPLIED

III.1. Accounting regime applied

The Company applies Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance ("Circular 99"), and other relevant regulations in the preparation and presentation of the Financial Statements.

III.2. Statement of compliance with accounting standards and accounting regime

The Company confirms that the Financial Statements have been prepared and presented in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations. The Financial Statements present fairly and reasonably the financial position, operating results

IV. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELEVANT LEGAL REGULATIONS APPLIED

IV.1. Principles for recognition of cash and cash equivalents

Cash comprises cash on hand and demand deposits.

Cash equivalents are short-term investments with a maturity of no more than three months from the date of

Cash balances are recognised at actual value; balances denominated in foreign currencies are translated and revalued at the actual transaction exchange rate in accordance with prevailing regulations.

Cash and cash equivalents whose use is restricted by the Company are not presented under this item but are presented under Other current assets.

IV4.1. Trading securities

Trading securities are investments held by the Company for short-term trading purposes in accordance with applicable laws, including shares purchased by the Company for resale to earn profits.
Trading securities are initially recognised at fair value at the transaction date. Transaction costs directly attributable to the purchase of securities, if any, are recognised as finance costs in the period. Trading securities are recognised when the investor obtains ownership rights, specifically as follows:
- Listed securities are recognised at the time the order is matched (T+0);
- Unlisted securities are recognised when ownership rights are officially obtained in accordance with applicable laws.

Income from trading securities is recognised as finance income, specifically as follows:
- Dividends and bond interest arising after the investment date are recognised as finance income;
- Amounts relating to the period prior to the investment date are deducted from the carrying amount of the investment.

At the end of the accounting period, if the market value of trading securities is lower than their cost, the Company makes a provision for decline in value in accordance with applicable regulations. During the holding period, the Company does not reclassify trading securities as held-to-maturity investments or vice versa.

Provision for decline in value of trading securities

The Company recognises a provision for the potential loss when there is reliable evidence that the market value of securities held for trading purposes has declined below their carrying amount.
For listed securities or securities whose fair value can be determined, the provision is determined based on the market price at the end of the accounting period. For securities whose fair value cannot be determined, the provision is determined based on the loss incurred by the investee.
At the end of the accounting period, the Company determines the provision required for each investment. Where the provision required is greater than the provision already recognised, the Company recognises an additional provision and records it as finance costs. Where the provision required is less than the provision already recognised but not fully utilised, the Company reverses the difference and reduces finance costs for the period. The reversal may be made at the time of sale or transfer of the securities or at the end of the accounting period when the required provision is reassessed. The Company shall consistently apply the selected method between accounting periods.

IV.4.2. Held-to-maturity investments

Held-to-maturity investments include term bank deposits held for the purpose of earning periodic interest income.
Held-to-maturity investments are initially recognised at cost (purchase price and transaction costs), adjusted for any discount, premium or interest received in advance arising at the time of purchase.

Interest income is recognised as finance income on an accrual basis based on the holding period and the effective interest rate. Interest received in advance is allocated over the relevant periods; interest received in arrears or periodically is recognised in each period in which it arises. Upon maturity or early disposal, the difference between the recoverable amount and the carrying amount, after deducting any provision and related costs, is recognised in financial results for the period.
At the date of preparation of the Financial Statements, if there are indications or evidence that part or all of the Company's held-to-maturity investments may not be recoverable, the Company recognises a provision for impairment in accordance with prevailing regulations. The provision is recognised as finance costs in the period and presented in the provision for asset impairment account.

IV.4.3. Investments in other entities

Other investments represent the existing value and movements in investments other than investments in subsidiaries, joint ventures and associates. These investments include:

Equity investments in other entities: These represent investments in equity instruments over which the Company has neither control nor joint control and does not have significant influence over the investee.

Provision for impairment of long-term investments held by the investor (excluding investments in trading securities, subsidiaries, joint ventures and associates) is recognised as follows:

- For investments whose fair value cannot be determined at the reporting date, the provision is determined based on the investee's accumulated losses, impairment of assets or ability to recover the invested capital.

IV.5. Accounting principles for receivables

Receivables represent the Company's rights to receive cash or economic benefits from counterparties arising from transactions that have been completed. Receivables are measured at their original value and monitored in detail by counterparty and maturity. At the end of the accounting period, receivables are presented at their original value less provision for doubtful debts, if any.

Receivables are classified as short-term or long-term based on the nature of the receivable and the expected recovery period of no more than or more than 12 months from the end of the accounting period.

The Company's receivables include:

Trade receivables are amounts arising from revenue from the sale of products, goods, investment property, fixed assets, financial investments, provision of services and other transactions with customers.

Other receivables include receivables arising outside sales activities, provision of services and internal relationships, such as assets lacking pending resolution, dividends and profit distributions received in cash or interest on term deposits, compensation, payments made on behalf of and collections made on behalf of other parties, and other receivables in accordance with applicable regulations. For other receivables that are material, the Company provides detailed monitoring and disclosure of the nature of the transaction, amount, date of occurrence, repayment/recovery period, overdue status, if any, and relevant terms in accordance with

Provision for doubtful debts: The Company assesses the recoverability of receivables based on objective evidence such as the overdue status of debts, the financial capacity of debtors and other indications of deterioration in their ability to pay. Provisions are recognised for overdue debts or debts that are not yet due but for which there is evidence that part or all of the amount may not be recoverable. The provision is determined based on the overdue period or the estimated unrecoverable amount for each receivable in accordance with prevailing regulations. The provision is recognised as general and administrative expenses in the period. Reversals are made when the required provision is lower than the existing provision balance recorded in the accounting records.

IV.6. Accounting principles for inventories

Inventories comprise assets purchased for production or sale in the ordinary course of production and business, including raw materials, materials, tools and equipment.

Principles for recognition of inventories: Inventories are recognised at cost, comprising purchase costs, conversion costs, non-refundable taxes and other directly attributable costs incurred in bringing the inventories to their present location and condition, after deducting discounts and rebates. At the end of the accounting period, inventories are presented at the lower of cost and net realisable value.

Raw materials and materials are recognised at cost, comprising purchase price and other directly attributable costs incurred in bringing the materials to the warehouse.

Tools and equipment are recognised at cost, comprising purchase price and other directly attributable costs incurred in bringing the tools and equipment to the location and condition necessary for them to be ready for use. For low-value tools and equipment, the Company recognises the full cost as an expense in the period in which they are put into use. For high-value tools and equipment, the cost is allocated over the relevant periods in accordance with their useful lives.

Inventory valuation method: Inventories are valued using the weighted average cost method. This method is applied consistently between accounting periods.

Inventory accounting method: Inventories are accounted for using the perpetual inventory method, whereby receipts, issues and inventory balances are recorded continuously and regularly in the accounting records.

Method of provision for decline in value of inventories: A provision for decline in value of inventories is recognised when there is evidence that the net realisable value of inventories is lower than their cost. Net realisable value is determined based on the estimated selling price in the ordinary course of business less estimated costs of completion and estimated costs necessary to make the sale. The provision is recognised in cost of sales for the period. The provision is recognised or reversed based on the comparison between the required provision and the provision balance already recognised.

IV.7. Principles for recognition and depreciation of fixed assets, investment property and construction in progress

IV.7.1. Accounting principles for tangible fixed assets

Tangible fixed assets are physical assets held by the Company for use in production or business activities that satisfy the recognition criteria prescribed by prevailing regulations, including the probability of obtaining future economic benefits, reliable measurement of cost, a useful life of more than one year and meeting the prescribed value threshold.

Tangible fixed assets are recognised at cost less accumulated depreciation. Cost comprises all expenditures incurred by the Company to acquire the fixed asset up to the date when the asset is ready for its intended use. Subsequent expenditures are capitalised as part of the cost of a fixed asset only when it is probable that such expenditures will increase the future economic benefits derived from the use of the asset. Expenditures that do not meet these criteria are recognised as expenses in the period.

When a fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense in the period.

Depending on the source of acquisition, the cost of tangible fixed assets is determined as follows:

The cost of purchased tangible fixed assets comprises the purchase price after deducting trade discounts and rebates, non-refundable taxes arising on the acquisition of fixed assets, and directly attributable costs necessary to bring the asset to the location and condition necessary for it to operate in the manner intended by the Company, such as site preparation costs, transportation, loading and unloading, installation, testing and other related costs. For assets that are real estate, the value of land use rights and assets attached to land are determined and recognised separately in accordance with applicable laws.

IV.7.2. Accounting principles for intangible fixed assets

Intangible fixed assets are non-monetary assets without physical substance held by the Company for use in production or business activities, provision of services or leasing, which satisfy the recognition criteria prescribed by prevailing regulations.

Intangible fixed assets are recognised at cost less accumulated amortisation. The cost of an intangible fixed asset comprises all expenditures incurred by the Company to acquire the intangible fixed asset up to the date when the asset is capable of operating in the manner intended by the Company. Subsequent expenditures are recognised as expenses in the period, unless they increase future economic benefits and can be measured reliably, in which case they are capitalised as part of the asset's cost.

The cost of separately acquired intangible fixed assets comprises the purchase price less trade discounts and rebates, taxes (excluding refundable taxes) and directly attributable costs incurred in bringing the asset to the condition necessary for it to operate in the manner intended by the Company.

IV.7.3. Accounting principles for investment property

Investment property comprises land use rights, buildings, parts of buildings or both buildings and land, and infrastructure held by the Company for rental or capital appreciation purposes, rather than for use in production or business activities, administrative purposes or sale in the ordinary course of business.

Investment property is initially recognised at cost, comprising all actual costs or the fair value of the asset exchanged to acquire the asset up to the date when it is ready for use. Cost is determined depending on the circumstances: acquisition (including purchase price and directly attributable costs), self-construction (including actual construction costs and related costs), or finance lease in accordance with prevailing regulations. Costs that are not necessary to bring the asset into operating condition, costs incurred before the asset is operating normally and abnormal costs are not included in cost. Subsequent expenditures are recognised as expenses in the period, unless they increase future economic benefits, in which case they are added to the cost of the asset.

IV.7.4. Accounting principles for construction in progress

Construction in progress comprises costs incurred in investment and construction projects, including acquisition, new construction, repair, maintenance, upgrading and renovation of fixed assets, and the settlement of investment costs. Construction and investment activities may be carried out under a contract arrangement or by the Company itself. Where activities are self-performed, this account reflects all costs incurred in the construction and repair process in accordance with prevailing laws. Subsequent expenditures that increase the capacity or extend the useful life of a fixed asset are added to the asset's cost.

Only costs that are directly attributable to and necessary for construction and investment activities and incurred during construction without abnormal interruption are capitalised in the cost of fixed assets or investment property. Borrowing costs are capitalised when the conditions under Vietnamese Accounting Standard No. 16 are met. During the construction and investment stage, foreign exchange differences are not capitalised.

Where a project has been completed and put into use but has not yet been finally settled, the Company recognises the fixed asset at its temporarily estimated cost and depreciates it accordingly, then adjusts the cost based on the approved final settlement value. Where a project is cancelled or impairment arises, the Company disposes of the relevant assets and recovers the costs; any resulting difference is recognised as other expenses or the responsible party is identified for compensation and recovery.

IV.7.5. Accounting principles for depreciation of fixed assets, investment property and construction in progress

Fixed assets and investment property related to production, business or leasing activities are depreciated in accordance with prevailing regulations. Depreciation expenses are recognised as production and business expenses in the period; where assets are used for construction and investment activities, depreciation is included in construction and investment costs.

The Company applies the straight-line depreciation method for fixed assets and investment property in accordance with prevailing regulations, whereby the depreciable amount of an asset is allocated evenly over its estimated useful life. The depreciation period is determined in accordance with the depreciation framework prescribed by the Ministry of Finance and the Company's actual conditions of use.

The estimated useful lives of fixed assets and leased investment property are as follows:

Buildings and structures	50 years
Machinery and equipment	3 - 20 years
Management equipment and tools	3 - 10 years
Other fixed assets	3 years
Software	10 years

IV.8. Accounting principles for prepaid expenses

Prepaid expenses comprise costs incurred to serve production and business activities over several accounting periods, such as asset rental costs, insurance, tools and equipment, returnable packaging, periodic repair and maintenance costs of fixed assets, goodwill and other costs that do not meet the criteria for recognition as fixed assets.

Prepaid expenses are allocated to production and business expenses using the straight-line method over the estimated benefit period of each expense. The allocation period is determined based on the nature of the expense, the contractual term or the estimated useful life.

IV.9. Accounting principles for payables

Payables are recognised when the Company has a present obligation arising from past transactions or events and settlement of the obligation is expected to result in an outflow of the Company's economic resources. Payables are recognised when the obligation is probable and its amount can be reliably measured.

At the end of the accounting period, payables are classified as short-term or long-term based on the remaining term of the payment obligation in accordance with applicable accounting standards and regulations.

Payables are monitored in detail by counterparty, payment term, currency and other factors according to the Company's management requirements, based on the following principles:

Trade payables reflect the Company's obligations to suppliers of goods and services and other related counterparties under contracts. These amounts are monitored in detail by counterparty, including advances paid to suppliers. Discounts and rebates, if any, are accounted for separately in accordance with applicable regulations.

Other payables reflect non-trade payables and amounts payable that do not arise directly from the purchase and sale of goods or provision of services, including social insurance, health insurance, unemployment insurance and trade union fee payables; excess assets pending resolution; deposits and security deposits received; deferred revenue; and amounts collected on behalf of other parties. These amounts are monitored in detail by counterparty and nature of the payable.

V.10. Employee benefits

Employee benefits comprise salaries, wages, bonuses, mandatory insurance contributions and other benefits that the Company is obligated to provide to employees in accordance with laws, employment contracts, collective labour agreements or the Company's regulations in exchange for services rendered by employees. Employee benefits are recognised as expenses in the period when employees render the services giving rise to the Company's present obligation. Unpaid amounts at the end of the accounting period are recognised as payables to employees or other relevant payables in accordance with applicable regulations.

Salaries, wages and other remuneration in the nature of salaries payable to employees are recognised as expenses in the period based on working time or the volume of work completed in accordance with employment contracts and relevant regulations of the Company.

Mandatory insurance contributions, including social insurance, health insurance, unemployment insurance and other statutory contributions, are recognised as expenses in the period in accordance with applicable laws and recognised as payables until settlement with the relevant authorities.

Mandatory insurance contributions, including social insurance, health insurance, unemployment insurance and other statutory contributions, are recognised as expenses in the period in accordance with applicable laws and recognised as payables until settlement with the relevant authorities.

Bonuses and other employee benefits, if any, are recognised when the Company has a present obligation arising from past events, an outflow of cash is probable, and the amount of the obligation can be reliably measured.

V11. Accounting principles for dividends and profit payable

Dividends and profit payable reflect dividends and profits that the Company is obligated to pay to shareholders and capital-contributing members in cash or other assets in accordance with resolutions, decisions on profit distribution and prevailing laws. The payable is recognised when the Company incurs a payment obligation and no longer has the right to refuse payment to shareholders.

V.12. Principles for recognition of accrued expenses

Accrued expenses reflect actual expenses incurred or certain to be incurred in connection with production and business activities during the period but for which, at the date of preparation of the Financial Statements, sufficient supporting documents have not yet been obtained, payment has not yet been made or the payment is not yet due. Such expenses are recognised based on the matching principle between revenue and expenses, ensuring that expenses are recognised in the accounting period in which they arise. Accruals must be based on reasonable and reliable grounds and calculated appropriately with reference to the estimated actual expenses to be incurred.

Accrued expenses include interest payable on borrowings and other accrued expenses related to the Company's production and business activities, excluding provisions for liabilities.

V.13. Principles for recognition of deferred revenue

Deferred revenue reflects revenue received in advance by the Company that does not yet meet the criteria for immediate recognition as revenue in the period, including amounts received in advance from customers for one or more accounting periods in respect of asset leasing and other income that needs to be allocated in accordance with the period or extent of performance of the related obligations.

Deferred revenue is initially recognised at the actual amount received and allocated progressively to revenue or other income in the relevant accounting periods in accordance with the matching principle between

V.14. Principles for recognition of borrowings and finance lease liabilities

The Company's borrowings and finance lease liabilities comprise short-term borrowings, long-term borrowings, bank loans and borrowings from related parties for the Company's production, business and investment activities. Borrowings and finance lease liabilities are recognised at the actual amounts of cash received and amounts payable, excluding borrowing costs, and are monitored in detail by lender, loan agreement, loan term and borrowing currency.

Borrowings and finance lease liabilities with a remaining repayment term of more than 12 months from the end of the accounting period are classified as long-term borrowings and finance lease liabilities. Those with a remaining repayment term of 12 months or less, or where the Company does not have an unconditional right to defer settlement for at least 12 months from the end of the accounting period, are classified as short-term

V.15. Principles for recognition of equity

Owners' contributed capital is recognised based on the actual amount of capital contributed and is not recognised based on the committed capital contribution or receivables from shareholders.

Owners' contributed capital comprises initial capital contributions and additional capital contributions from shareholders; additional capital from undistributed after-tax profits and equity funds; and other amounts permitted by competent authorities to be recognised as increases in equity in accordance with prevailing regulations.

Share premium reflects the difference between the par value and the issue price of shares, including cases involving the reissue of treasury shares, and may be positive (where the issue price is higher than the par value) or negative (where the issue price is lower than the par value).

The development investment fund is appropriated from undistributed after-tax profits and used for expanding the scale of production and business activities or making intensive investments in the Company in accordance with prevailing regulations or decisions of the owner. The appropriation and utilisation of the development investment fund are carried out in accordance with applicable laws and the Company's Charter.

Principles for recognition of undistributed profits

Undistributed after-tax profits reflect the Company's results of operations after corporate income tax and the distribution of profits or treatment of losses in accordance with applicable laws and the Company's Charter.

Profit distribution is carried out based on the Company's undistributed after-tax profits after consideration of its financial position, cash flows and restrictions under applicable laws, the Company's Charter and resolutions of the General Meeting of Shareholders.

When distributing profits, the Company considers the impact of non-cash items that may affect its ability to pay dividends or distribute profits, including gains arising from the revaluation of assets contributed as capital, revaluation of monetary items denominated in foreign currencies, revaluation of financial instruments and other non-cash items.

V.16. Principles and methods for recognition of revenue and other income

Revenue from the sale of goods is recognised when all five (5) of the following conditions are satisfied:

1. The enterprise has transferred to the buyer substantially all risks and rewards associated with ownership of the products or goods;
2. The enterprise retains neither managerial involvement to the degree usually associated with ownership nor effective control over the goods;
3. The amount of revenue can be measured reliably;
4. The enterprise has received or will receive economic benefits from the sale transaction; and
5. The costs incurred or to be incurred in respect of the sale transaction can be measured reliably.

Revenue from the provision of services is recognised when all four (4) of the following conditions are satisfied:

1. The amount of revenue can be measured reliably. Where the contract provides the buyer with the right to return the purchased services subject to specific conditions, the enterprise recognises revenue only when such specific conditions no longer exist and the buyer no longer has the right to return the services provided;
2. The enterprise has received or will receive economic benefits from the service transaction;
3. The stage of completion of the transaction at the reporting date can be measured reliably; and
4. The costs incurred for the transaction and the costs to complete the service transaction can be measured

Revenue from the sale of goods and provision of services denominated in foreign currencies is translated into the accounting currency using the actual transaction exchange rate at the date of the transaction. Where an advance payment is received in a foreign currency, the corresponding revenue is translated using the exchange rate at the date the advance payment is received.

Principles and methods for recognition of finance income

Finance income is recognised when both of the following conditions are satisfied: 1. it is probable that the economic benefits associated with the transaction will flow to the Company; and 2. the amount of revenue can be measured reliably.

Finance income comprises interest income, royalties, dividends, profits distributed and other finance income of the enterprise, including income from securities trading, disposal of capital contributions to joint ventures, investments in associates and subsidiaries, other capital investments, foreign exchange gains and gains from capital transfers.

Interest income is recognised on an accrual basis, based on the balances of deposit accounts and the actual inte

Dividends and profits distributed are recognised when the Company becomes entitled to receive dividends or profits from its capital contribution. Dividends received in the form of shares are recognised only in terms of the increase in the number of shares, without recognising the value of the shares received / or are recognised at par value.

When an amount previously recognised as revenue becomes uncollectible, the amount that is unlikely or uncertain to be collected is recognised as an expense incurred in the period and is not deducted from revenue.

V.17. Accounting principles for cost of goods sold

Cost of goods sold reflects the cost of products, goods, services, biological assets (excluding perennial plants producing periodic products and bearer livestock accounted for as fixed assets), and investment property; production costs of construction and installation products sold during the period (for construction enterprises); costs related to investment property business activities; and other costs recognised in cost of goods sold or deducted from cost of goods sold during the reporting period. Cost of goods sold is recognised when the transaction occurs or when it is reasonably certain that the cost will arise in the future, regardless of whether payment has been made. Cost of goods sold and revenue are recognised simultaneously in accordance with the matching principle.

V.18. Accounting principles for finance costs

Finance costs comprise expenses and losses arising from financial activities, including borrowing costs that are not capitalised in accordance with applicable regulations; losses on disposal of financial investments; securities transaction costs; provisions for impairment of financial investments; losses arising from the sale of foreign currencies; foreign exchange losses; and other finance costs.

Finance costs are recognised in detail for each type of expense when actually incurred during the period and when reliably measurable based on sufficient supporting evidence.

V.19. Accounting principles for selling expenses and general and administrative expenses

Selling expenses reflect actual expenses incurred in the process of selling the Company's products and goods and providing services. Selling expenses include selling staff costs; materials and packaging costs; tools and equipment costs; depreciation of fixed assets used by the selling department; warranty expenses for products, goods and construction works; outsourced service costs (advertising, marketing, transportation and sales commissions); and other cash expenses.

General and administrative expenses reflect general management expenses of the entire enterprise. General and administrative expenses include management staff costs (salaries, salary-related contributions and insurance); office supplies costs; tools and equipment costs; depreciation of fixed assets used for management purposes; taxes, charges and fees (business licence tax and land rental costs that do not qualify for capitalisation); provision for doubtful debts; outsourced service costs; and other cash expenses incurred by the office department.

Recognition principle: Selling expenses and general and administrative expenses are recognised in the Statement of income in accordance with the matching and accrual principles when incurred, regardless of the actual timing of payment. Expenses that are not considered reasonable and valid expenses under the Corporate Income Tax Law but are supported by sufficient invoices and accounting documents are fully recognised as accounting expenses in the period and excluded when determining taxable income for corporate income tax purposes.

V.20. Principles and methods for recognition of current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expense comprises current corporate income tax expense and deferred corporate income tax expense arising during the year and used to determine the Company's after-tax results of operations for the current financial year.

Current income tax: Current income tax is the amount of corporate income tax payable (or refundable) determined based on taxable income and the corporate income tax rate applicable in the year. Taxable income is determined based on accounting profit after adjusting for differences in accordance with the corporate income tax laws, including non-deductible expenses, tax-exempt or non-taxable income, tax losses carried forward in accordance with regulations and other adjustments.

V.21. Principles for recognition of earnings per share

Basic earnings per share are calculated by dividing profit or loss attributable to ordinary shareholders of the Company, after deducting the portion allocated to the reward and welfare fund during the period, by the weighted average number of ordinary shares outstanding during the period.

Diluted earnings per share are calculated by dividing profit or loss after tax attributable to ordinary shareholders of the Company, after adjusting for dividends on convertible preference shares, by the weighted average number of ordinary shares outstanding during the period plus the weighted average number of ordinary shares that would be issued upon conversion of all dilutive potential ordinary shares into ordinary shares.

V.22. Related parties

In accordance with Vietnamese Accounting Standard No. 26 – Related Party Disclosures, related parties of the Company include:

(i) Enterprises that control, or are controlled directly or indirectly through one or more intermediaries, or are under common control with the reporting enterprise, including parent companies, subsidiaries and fellow subsidiaries;

(ii) Associates as prescribed in Vietnamese Accounting Standard No. 07 – Accounting for Investments in Associates;

(iii) Individuals who directly or indirectly have voting power in the reporting enterprise that gives them significant influence over the enterprise, including close members of the family of such individuals. Close members of the family of an individual are those who may influence or be influenced by that individual in their dealings with the enterprise, including parents, spouse, children and siblings;

(iv) Key management personnel who have the authority and responsibility for planning, directing and controlling the activities of the reporting enterprise, including directors, management personnel of the Company and close members of their families;

(v) Enterprises in which the individuals referred to in (iii) or (iv) directly or indirectly hold a significant portion of the voting power or otherwise have significant influence. This includes enterprises owned by directors or major shareholders of the reporting enterprise and enterprises having a common key management

In considering each related party relationship, attention is given to the substance of the relationship and not merely its legal form.

V.23. Principles for presentation of assets, revenue and results of operations by segment

Business segments comprise segments based on business activities.
A business segment is a distinguishable component of the Company that is engaged in producing or providing individual products or services, or a group of related products or services, and that has risks and economic benefits different from those of other business segments.

V.24. Accounting estimates

The preparation of the separate financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations on the preparation and presentation of separate financial statements requires the Board of General Directors to make estimates and assumptions that affect the reported amounts of assets and liabilities and the disclosure of contingent liabilities and assets at the end of the financial year, as well as the reported amounts of revenue and expenses throughout the financial year. These estimates and assumptions are regularly reviewed based on historical experience and other factors, including future assumptions that may have a material impact on the Company's separate financial statements, and are considered reasonable by the Board of General Directors.

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

V.1. Cash and cash equivalents

Cash and cash equivalents held by the Company that are not subject to restrictions on use	30/06/2026	01/01/2026
Cash on hand	284,108,575	260,853,196
Cash in bank	105,456,540	202,604,620
Total	**389,565,115**	**463,457,816**

V.2. Trade receivables

	30/06/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
a. Short-term trade receivables	**7,086,110,089**	**(6,061,515,376)**	**6,861,634,623**	**(6,041,515,376)**
HTT Tran Phu home buyers	1,372,000,100	(1,372,000,100)	1,372,000,100	(1,372,000,100)
Mr. Dao Van Chien (*)	4,053,300,000	(4,053,300,000)	4,053,300,000	(4,053,300,000)
Other customers	1,660,809,989	(636,215,276)	1,436,334,523	(616,215,276)
Total	**7,086,110,089**	**(6,061,515,376)**	**6,861,634,623**	**(6,041,515,376)**

(*) In substance, this receivable comprises an amount of VND 600,000,000 receivable from Mr. Nguyen Tuan Anh and an amount of VND 3,453,300,000 receivable from Mr. Tran Van Cong, which were assumed by Mr. Dao Van Chien under the Agreement on Transfer of Debt Payment Obligation No. 011125/BBTT-2025 dated 1 November 2025 and the Debt Payment Obligation Transfer Agreement No. 3009/BBTT-2025 dated 30 September 2025. Accordingly, Mr. Dao Van Chien is responsible for settling the debts owed to Ha Tay Trading Joint Stock Company on behalf of Mr. Nguyen Tuan Anh and Mr. Tran Van Cong.

b. Trade receivables from related parties

		30/06/2026	01/01/2026
Mr. Dao Van Chien	General Director	4,053,300,000	4,053,300,000
Total		**4,053,300,000**	**4,053,300,000**

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS

V.3. Advances to suppliers

	30/06/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
Nam Ha Noi Urban Construction Joint Stock Company	1,215,803,761	(1,215,803,761)	1,215,803,761	(1,215,803,761)
Mr. Dao Van Chien (*)	5,697,685,000	(5,697,685,000)	5,697,685,000	(5,697,685,000)
Nhat Minh Investment Trading and Tourism Joint Stock Company	6,672,904,366	(6,672,904,366)	6,672,904,366	(6,672,904,366)
Other suppliers	4,043,988,552	(3,630,742,683)	4,164,518,820	(3,595,732,391)
Total	**17,630,381,679**	**(17,217,135,810)**	**17,750,911,947**	**(17,182,125,518)**

(*) In fact, this receivable is due from Dung Hang Construction and Trading Services Joint Stock Company, but Mr. Dao Van Chien assumed the debt obligation on its behalf under the Agreement on Transfer of Debt Repayment Obligation No. 300725/BBTT-2025 dated 30 July 2025. Accordingly, Mr. Dao Van Chien is responsible for repaying the debt to Ha Tay Trading Joint Stock Company on behalf of

b. Advances to related-party suppliers

		30/06/2026	01/01/2026
Mr. Dao Van Chien	General Director	5,697,685,000	5,697,685,000
Total		**5,697,685,000**	**5,697,685,000**

V.4. Other receivables

	30/06/2026		01/01/2026	
	Carrying amount	Provision	Carrying amount	Provision
a. Short-term other receivables	**4,393,463,935**	**(3,287,745,951)**	**5,532,841,600**	**(764,335,730)**
Advances	1,414,231,415	(487,106,428)	1,814,231,415	(427,087,724)
Other receivables	2,979,232,520	(2,800,639,523)	3,718,610,185	(300,902,556)
b. Long-term other receivables	**39,847,490,000**	**-**	**39,847,490,000**	**-**
Other receivables (2)	39,847,490,000		39,847,490,000	-
Total	**44,240,953,935**	**(3,287,745,951)**	**45,380,331,600**	**(764,335,730)**

c. Related party

		30/06/2026	01/01/2026
Mr. Dao Van Chien	General Director	2,979,232,520	2,979,232,520
Total		**2,979,232,520**	**2,979,232,520**

(1): Mr. Dao Van Chien assumed the debt in respect of the receivable from Phuc Hung Construction Investment Joint Stock Company dating from 2017.

(2): Chien Thang Forestry Development Company Limited was renamed Phong Minh Construction One Member Company Limited on 23 June 2020.

Under the Business Cooperation Contract between Ha Tay Trading Joint Stock Company and Chien Thang Forestry Development Company Limited (now renamed Phong Minh Construction One Member Company Limited), Ha Tay Trading Joint Stock Company agreed to contribute VND 65 billion to Chien Thang Forestry Development Company Limited for the purpose of jointly carrying out forestry planting activities.

Phong Minh Construction One Member Company Limited is headquartered at Nam Danh Village, Nam So Commune, Lai Chau Province.

V.5. Bad debts – Provision for doubtful debts *(see detailed presentation on page 35 - 36)*

V.6. Inventories

	30/06/2026		01/01/2026	
	Cost	**Provision**	**Cost**	**Provision**
Merchandise	4,954,487,069	(4,954,487,069)	4,954,487,069	(4,954,487,069)
Total	**4,954,487,069**	**(4,954,487,069)**	**4,954,487,069**	**(4,954,487,069)**

- The value of obsolete, slow-moving and impaired inventories that are not recoverable at the end of the period: VND 4,954,487,069.

- The value of inventories pledged or mortgaged as security for liabilities at the end of the period: VND 0.

V.7. Prepaid expenses

	30/06/2026	01/01/2026
Long-term prepaid expenses	**3,933,175,568**	**5,244,234,091**
Repair and maintenance costs of fixed assets	3,933,175,568	5,244,234,091
Total	**3,933,175,568**	**5,244,234,091**

V.8. Increase and decrease in tangible fixed assets

Unit: VND

Item	Machinery and equipment	Office equipment	Other tangible fixed assets	Total
Historical cost				
Opening balance	5,965,617,818	50,000,000	38,936,000	**6,054,553,818**
Closing balance	5,965,617,818	50,000,000	38,936,000	**6,054,553,818**
Accumulated depreciation				
Opening balance	5,270,966,304	50,000,000	38,936,000	**5,359,902,304**
Additions during the period	196,862,636	-	-	**196,862,636**
Depreciation for the period	*196,862,636*			196,862,636
Closing balance	5,467,828,940	50,000,000	38,936,000	**5,556,764,940**
Net carrying amount				
Opening balance	694,651,514	-	-	**694,651,514**
Closing balance	497,788,878	-	-	**497,788,878**

- Historical cost of tangible fixed assets that have been fully depreciated but remain in use at the end of the period: VND 2,117,281,091.

V.9. Increase and decrease in intangible fixed assets

Unit: VND

Item			Management software	Total
Historical cost				
Opening balance			167,460,000	**167,460,000**
Closing balance	-	-	167,460,000	**167,460,000**
Accumulated amortisation				
Opening balance			145,613,402	**145,613,402**
Additions during the period	-	-	8,373,000	8,373,000
Amortisation at the period			*8,373,000*	*8,373,000*
Closing balance	-	-	153,986,402	**153,986,402**
Net carrying amount				
Opening balance	-	-	21,846,598	**21,846,598**
Closing balance	-	-	13,473,598	**13,473,598**

- Net carrying amount of intangible fixed assets pledged or mortgaged as security at 30 June 2026: VND 0.
- Historical cost of intangible fixed assets that have been fully amortised but remain in use as at 30 June 2026: VND 0.

V.10. Increase and decrease in investment properties

Unit: VND

Item	Commercial floor – Tower A, B, Tran Phu	Basement – No. 7 Tran Phu	Commercial floor + basement – No. 89 Phung Hung	Total
Historical cost				
Opening balance	**8,132,616,567**	**2,579,034,724**	**48,497,525,915**	**59,209,177,206**
Closing balance	8,132,616,567	2,579,034,724	48,497,525,915	**59,209,177,206**
Accumulated amortisation				
Opening balance	**1,992,331,783**	**719,727,879**	**9,254,504,555**	**11,966,564,217**
Additions during the period	101,657,707	*32,237,934*	*606,219,074*	**740,114,715**
Depreciation for the period	101,657,707	*32,237,934*	*606,219,074*	740,114,715
Closing balance	2,093,989,490	751,965,813	9,860,723,629	**12,706,678,932**
Net carrying amount				
Opening balance	6,140,284,784	1,859,306,845	39,243,021,360	**47,242,612,989**
Closing balance	6,038,627,077	1,827,068,911	38,636,802,286	**46,502,498,274**

- Net carrying amount of investment properties pledged or mortgaged as security for loans at the end of the period: VND 28,496,041,327.
- Historical cost of investment properties that have been fully depreciated but are still leased out or held for capital appreciation at the end of the period: VND 0.

V.11. Long-term work in progress

	30/06/2026		01/01/2026	
	Cost	Recoverable amount	Cost	Recoverable amount
a. Long-term work in progress	**79,453,592,845**	**-**	**79,453,592,845**	**-**
Trung Van Extended New Urban Area Project (*)	*79,453,592,845*	-	*79,453,592,845*	-
Total	**79,453,592,845**	**-**	**79,453,592,845**	**-**

(*) The Trung Van Extended New Urban Area Project, located in Trung Van Ward, Nam Tu Liem District, Hanoi City, is jointly implemented by Hanoi Investment and Construction Joint Stock Company, Ha Tay Trading Joint Stock Company and Phuc Hung Investment and Construction Joint Stock Company under Business Cooperation Contract No. 69/2015/HĐHTĐT dated 20 July 2015. The total investment of the project is VND 2,174,505,000,000, of which Ha Tay Trading Joint Stock Company contributed VND 126 billion.
The long-term work in progress of the project comprises costs incurred for compensation and site clearance.
Since 31 December 2021, the project has been suspended. However, the Company has not yet obtained minutes of meetings with the project owner to determine the level of compensation to which the Company is entitled, nor has the Company made an assessment of impairment provisions for the project.

V.12. Trade payables

	30/06/2026	01/01/2026
a. Short-term trade payables	**1,272,665,565**	**1,266,779,165**
Hoang Gia Ngoc Security Services Company Limited	352,400,000	352,400,000
Hyundai Thanh Cong Vietnam Elevator Company Limited	835,497,000	835,497,000
Other trade payables	84,768,565	78,882,165
Total	**1,272,665,565**	**1,266,779,165**

V.13. Short-term advances from customers

	30/06/2026	01/01/2026
	-	-
Management Board of 7 Tran Phu	1,579,758,775	1,560,753,591
Nguyen Van Nha	186,000,000	186,000,000
Sunrise Development Investment Joint Stock Company	500,000,000	500,000,000
Others	628,676,258	512,855,245
Total	**2,894,435,033**	**2,759,608,836**

NOTES TO THE INTERIM CONDENSED FINANCIAL STATEMENTS

For the six-month accounting period ended 30 June 2026

Unit: VND

V.14. Taxes and other amounts payable to the State

Item	01/01/2026	Amount payable during the period	Amount actually paid during the period	30/06/2026
Value added tax	994,518,448	-	-	994,518,448
Corporate income tax	32,000,000			32,000,000
Fees, charges and other amounts	11,828,723,610	-	570,528,000	11,258,195,610
Total	**12,855,242,058**	**-**	**570,528,000**	**12,284,714,058**

V.15. Accrued expenses

	30/06/2026	01/01/2026
Short-term	**14,782,665,384**	**13,060,274,912**
Accrued interest expense	14,782,665,384	13,060,274,912
Total	**14,782,665,384**	**13,060,274,912**

V.16. Other payables

	30/06/2026	01/01/2026
Short-term other payables	**8,064,847,510**	**8,595,248,859**
Social insurance	5,658,408	-
Deposits received	617,861,092	617,861,092
Other short-term payables	7,446,986,418	7,977,387,767
Management Board of No. 7 Tran Phu (maintenance fee)	*1,557,144,242*	*1,557,144,242*
Management Board of No. 89 Phung Hung (maintenance fee)	*5,588,318,437*	*5,588,318,437*
Vietnam Infrastructure Development Investment Company Limited	*200,000,000*	*200,000,000*
Other payables and amounts payable	*101,523,739*	*631,925,088*
Total	**8,064,847,510**	**8,595,248,859**

V.17. Borrowings and finance lease liabilities

	30/06/2026	During the year		01/01/2026
		Increase	Reduce	
Short-term and long-term bank loans due for	**8,713,530,429**	**-**	**-**	**8,713,530,429**
Orient Commercial Joint Stock Bank, Hanoi Branch, Trang An Transaction Office (1)	8,713,530,429			8,713,530,429
Long-term third-party	**25,734,279,030**	**-**	**-**	**25,734,279,030**
Mrs. Nguyen Thi Nhu Hong (3)	4,121,616,262			4,121,616,262
Mr. Nguyen Duc Dinh – Related party (2)	21,612,662,768			21,612,662,768
Total	**34,447,809,459**	**-**	**-**	**34,447,809,459**

(1) Orient Commercial Joint Stock Bank – Hanoi Branch

Credit Facility Agreement No. 0001/2018/HĐTDHM dated 8 January 2018:

- Credit limit: VND 15,000,000,000.
- Loan term: 12 months.
- Interest rate: Base interest rate + interest rate margin.
- Purpose of borrowing: To supplement working capital for the implementation of the mixed-use commercial service and residential building project at No. 89 Phung Hung Street, Ha Dong Ward, Hanoi City. The loan is secured by mortgages over two individual properties, four commercial and office floors at No. 7 Tran Phu Street, Ha Dong, Hanoi, and five commercial floors of the project at No. 89 Phung Hung Street, Ha Dong, Hanoi.

Outstanding loan balance as at 30 June 2026: VND 8,713,530,429.

As at 30 June 2026, this loan was overdue. The Company is currently working with the Bank to extend the repayment period.

(2) Mr. Nguyen Duc Dinh

This loan was transferred from Vietnam Bank for Agriculture and Rural Development to Mr. Nguyen Duc Dinh under Debt Purchase Agreement No. 112025 dated 7 November 2025 between Mr. Nguyen Duc Dinh and Vietnam Bank for Agriculture and Rural Development. The amount was VND 21,612,662,768, comprising loan principal of VND 14,854,456,000 and accrued interest payable of VND 6,758,206,768.

The loan from Mr. Dinh has a term of three years and bears interest at 10% per annum. The loan is secured by rights to use service land and office premises at the following locations within the mixed-use commercial service and residential building at No. 89 Phung Hung Street, Ha Dong, Hanoi: Floor 2 – Unit 201; Floor 4 – Units 401 and 402; and Floor 3 – Unit 302.

(3) Mrs. Nguyen Thi Nhu Hong

Loan from Ms. Nguyen Thi Nhu Hong under Loan Agreement No. 01/01/2023/HDVV dated 2 January 2023, with a principal amount of VND 12,224,888,662, a loan term of two years and an interest rate of 10% per annum.

The loan is secured by Construction 3B-01, a 624.7 m² commercial and office premises located within the mixed-use commercial service and residential building on Land Plot No. 370, Map Sheet No. 51-57, at No. 7 Tran Phu Street, Ha Dong, Hanoi.

- Outstanding loan balance as at 30 June 2026: VND 4,121,616,262.

V.18. Owners' Equity

V.18. 1. Statement of changes in equity **(see detailed presentation on page 37)**

V.18. 2. Transactions involving owners' capital and distribution of dividends and profits

	Six-month period of 2026	Six-month period of 2025
Owners' contributed capital:		
Owners' contributed capital at the beginning of the period	200,000,000,000	200,000,000,000
Owners' contributed capital at the end of the period	200,000,000,000	200,000,000,000
Dividends and profits distributed		

3. Shares

	30/06/2026	01/01/2026
Number of shares registered for issuance	20,000,000	20,000,000
Number of shares issued to the public:	20,000,000	20,000,000
Ordinary shares	*20,000,000*	*20,000,000*
Number of shares outstanding:	20,000,000	20,000,000
Ordinary shares	*20,000,000*	*20,000,000*
Par value of outstanding shares: VND/share	*10,000*	*10,000*

4. Funds of the Company

	30/06/2026	01/01/2026
Development investment fund	21,265,468	21,265,468
Total	**21,265,468**	**21,265,468**

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

VI.1 Total revenue from sales of goods and rendering of services

	Six-month period of 2026	Six-month period of 2025
Revenue from rendering of services	3,042,007,154	3,755,047,765
Total	**3,042,007,154**	**3,755,047,765**

VI.2. Cost of goods sold

	Six-month period of 2026	Six-month period of 2025
Cost of goods sold and services rendered	3,017,137,324	2,915,369,456
Total	**3,017,137,324**	**2,915,369,456**

VI.3. Finance income

	Six-month period of 2026	Six-month period of 2025
Interest income from time deposits and demand deposits	32,770	19,175
Total	**32,770**	**19,175**

VI.4. Finance costs

	Six-month period of 2026	Six-month period of 2025
Borrowing costs	1,722,390,472	2,120,139,030
Total	**1,722,390,472**	**2,120,139,030**

VI.5. General and administrative expenses

	Six-month period of 2026	Six-month period of 2025
Management staff costs	1,983,440,012	2,056,487,602
Depreciation for the period	205,235,636	211,725,970
Taxes, fees and charges	240,900	21,440,000
Outsourced service expenses	223,772,726	14,870,151
Provison expenses	2,614,765,963	160,576,156
Other cash expenses	46,121,527	42,038,161
Total	**5,073,576,764**	**2,507,138,040**

VI.6. Other income

	Six-month period of 2026	Six-month period of 2025
Other income		500,000,000
Total	**-**	**500,000,000**

VI.7. Other expenses

	Six-month period of 2026	Six-month period of 2025
Other expenses	20,443,089	590,547,845
Total	**20,443,089**	**590,547,845**

VI.8. Production and business expenses by nature

	Six-month period of 2026	Six-month period of 2025
Raw material and consumables expenses	1,311,058,523	4,840,522
Labour costs	1,983,440,012	2,056,487,602
Depreciation for the period	945,350,354	1,036,300,812
Outsourced service expenses	2,838,538,689	31,469,629
Provision expenses	2,614,765,963	160,576,156
Other cash expenses	46,121,527	42,038,161
Total	**8,090,714,088**	**3,331,712,882**

VI.9. Current corporate income tax expense

	Six-month period of 2026	Six-month period of 2025
Accounting profit before corporate income tax	**(6,791,507,725)**	**(3,878,127,431)**
Taxable income under the Law on Corporate Income Tax	-	-
Corporate income tax on production and business activities at the standard tax rate of 20%	-	-

I.10. Basic earnings per share

	Six-month period of 2026	Six-month period of 2025
Accounting profit after corporate income tax	**(6,791,507,725)**	**(3,878,127,431)**
Adjustments increasing or (decreasing) profit	-	-
Increase adjustments	-	-
Decrease adjustments	-	-
Profit attributable to ordinary shareholders	**(6,791,507,725)**	**(3,878,127,431)**
Weighted average number of ordinary shares outstanding during the	20,000,000	20,000,000
Basic earnings per share	**(339.6)**	**(193.9)**

VII. OBJECTIVES AND POLICIES FOR FINANCIAL RISK MANAGEMENT

The Company is exposed to financial risks arising from its business and investment activities, including market risk, credit risk and liquidity risk. The Board of Management regularly monitors and applies appropriate risk management measures to mitigate the adverse effects of these risks.

'II.1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in market prices.

1.1. Interest rate risk

Interest rate risk primarily arises from the Company's interest-bearing loans and deposits. The Company manages this risk by monitoring movements in market interest rates, balancing its capital structure and maintaining appropriate liquidity.

1.2. Foreign currency risk

Foreign currency risk arises from the Company's transactions and balances denominated in foreign currencies. Fluctuations in exchange rates may affect the value of monetary items and the Company's operating results.

The Company manages foreign currency risk by monitoring exchange rate movements, balancing foreign currency receipts and payments, and controlling foreign currency-denominated items to limit the impact of exchange rate fluctuations on its business operations.

As at the end of the accounting period, the Company did not use derivative financial instruments to hedge forei

1.3. Equity price risk

Listed and unlisted shares held by the Company are exposed to market risks arising from uncertainty regarding the future value of equity investments. The Company manages equity price risk by establishing investment limits. The Company's Board of Directors also reviews and approves investment decisions in shares.

1.4. Real estate risk

The Company has identified the following risks relating to its real estate investment portfolio: (i) development costs may increase if there are delays in the planning process. The Company engages professional advisers specialising in specific planning requirements within the scope of the projects to mitigate potential risks arising during the planning process; and (ii) risks to the fair value of the real estate investment portfolio arising from underlying market factors and buyers.

VII. OBJECTIVES AND POLICIES FOR FINANCIAL RISK MANAGEMENT (continued)

VII.2. Credit risk

Credit risk arises from the possibility that customers, counterparties or financial institutions may fail to fully perform their payment obligations as committed. The Company manages this risk by assessing the financial capacity of customers, regularly monitoring receivables and maintaining deposits with reputable credit institutions.

VII.3. Liquidity risk

Liquidity risk arises when the Company does not have sufficient financial resources to meet its payment obligations when they fall due. This risk is primarily associated with mismatches in the timing between cash inflows from financial assets and payment obligations for liabilities. The Company manages liquidity risk by maintaining appropriate levels of cash and cash equivalents, and regularly monitoring cash flows and capital utilisation plans to ensure its ability to meet financial obligations as they fall due.

The Board of Management assesses that the Company has sufficient access to funding sources and maintains existing credit facilities to meet its working capital requirements and future payment obligations.

VII.4. Legal and compliance risk

The Company manages legal and compliance risks by regularly updating its knowledge of legal regulations, reviewing compliance and implementing appropriate control measures to mitigate potential risks.

IX. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF CASH FLOWS

There is no additional information required to be presented in the statement of cash flows.

X. OTHER INFORMATION

X.1. Contingent liabilities, commitments and other financial information

As at 30 June 2026, the Company had no material contingent liabilities or financial commitments requiring disclosure.

X.2. Events arising after the end of the accounting period

There were no material events arising after the end of the accounting period from 30 June 2026 to the date of approval of these Notes that require adjustment to the amounts or disclosure in the Company's financial statements.

X.3. Transactions and balances with related parties

X.3. a. Remuneration of key management personnel

Key management personnel include members of the Board of Directors, the Board of Management and the Chief Accountant. Related individuals of key management personnel are their close family members.

Related party	Position	Remuneration	Six-month period of 2026
Mr. Dao Van Chien	Chairman and Director	Salary	116,755,925
Mr. Nguyen Duc Dinh	Member of the BOD	Salary	91,117,614
Mr. Dong Van Toa	Member of the BOD	Salary	12,796,875
Mrs. Nguyen Thi Nhu H	Member of the BOD	Salary	13,422,670
Nguyen Thi Phuong	Head of the BOS	Salary	13,875,227
Dong Quang Huy	Member of the BOS	Salary	14,788,125
Tran Phan Quang	Member of the BOS	Salary	12,796,875

X.4. Comparative information

X.4. 1. Presentation of opening comparative figures

The comparative figures presented in the balance sheet and the related notes are the figures from the financial statements for the financial year ended 31 December 2025, which were audited by the Hanoi Branch of MOORE AISC Audit and Information Technology Services Company Limited.

The comparative figures presented in the statement of income, statement of cash flows and the related notes are the figures from the interim financial statements for the six-month accounting period ended 30 June 2025, which were reviewed by the Hanoi Branch of MOORE AISC Audit and Information Technology Services Company Limited.

X.4. 2. Retrospective application of changes in accounting policies/accounting estimates and errors

The Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the corporate accounting regime. However, in the Company's financial statements, there were no items requiring reclassification, presentation or disclosure in the financial statements.

X.5. Going concern

The Company continues to operate as a going concern.

As at 30 June 2026, the Company's accumulated losses amounted to VND 100,289,755,824, and its current liabilities exceeded its current assets by VND 44,692,278,260. The Company is experiencing a shortage of working capital to settle its debts when they fall due. The overdue liabilities of the Company as at 30 June 2026 mainly comprised the balance payable to the State Budget of VND 12,653,845,616 and other liabilities of VND 61,462,907,951.

These factors raise substantial doubt about the Company's ability to continue as a going concern. The Company's ability to continue as a going concern depends on the plans for recovery of receivables, restructuring of investments, completion and settlement of work in progress to recover funds, and financial support from shareholders and creditors. The Board of Management is implementing measures to ensure the Company's ability to continue as a going concern.

Hanoi, August 14, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Phuong	Nguyen Ngoc Hai	Dao Van Chien

M.S.D.N: 0500443384 - C.T.C.P. CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY Q. HÀ ĐÔNG - TP. HÀ NỘI

V.5. Bad debts

Items	30/06/2026			01/01/2026		
	Original debt amount	Recoverable amount	Overdue period	Original debt amount	Recoverable amount	Overdue period
a. Trade receivables	**6,061,515,384**	**8**	-	**6,061,515,384**	**20,000,008**	-
Customers purchasing houses at No. 7 Tran Phu	*1,372,000,100*	-	Over 3 years	*1,372,000,100*		Over 3 years
Mr. Dao Van Chien (*)	*4,053,300,000*	-	Over 3 years	*4,053,300,000*		Over 3 years
Other receivables	*636,215,284*	*8*	Over 3 years	*636,215,284*	*20,000,008*	Over 3 years
b. Advances to suppliers	**17,217,135,810**	-	-	**17,217,135,810**	**35,010,292**	
Vietnam Investment and Tourism Joint Stock Company	*843,324,430*		Over 3 years	*843,324,430*		Over 3 years
Nhat Minh Investment Trading and Tourism Joint Stock Company	*6,672,904,366*		Over 3 years	*6,672,904,366*		Over 3 years
Southern Hanoi Construction Joint Stock Company	*1,215,803,761*		Over 3 years	*1,215,803,761*		Over 3 years
Mr. Dao Van Chien (*)	*5,697,685,000*		Over 3 years	*5,697,685,000*		Over 3 years
Other receivables	*2,787,418,253*		Over 3 years	*2,787,418,253*	*35,010,292*	Over 3 years
c. Other customers	**3,287,745,950**	-	-	**788,008,984**	**60,018,704**	-
Phuc Hung Investment and Development Co., Ltd.	*2,499,736,967*	-	Over 3 years			
Other receivables	*300,902,555*		Over 3 years	*300,902,556*		Over 3 years
Other counterparties	*487,106,428*		Over 3 years	*487,106,428*	*60,018,704*	Over 3 years
Total	**26,566,397,144**	**8**		**24,066,660,178**	**20,000,008**	

(*) Mr. Dao Van Chien assumed the debt obligations on behalf of Dung Hang Construction and Trading Services Joint Stock Company amounting to VND 5,697,685,000; Mr. Tran Van Cong amounting to VND 3,453,300,000; and Mr. Nguyen Tuan Anh amounting to VND 600,000,000. These receivables have been overdue for more than three years.

Unit: VND

c. Movement in provision for doubtful debts

Provision for doubtful debts for the following receivables	01/01/2026	Provision made	Reversal of provision	Other adjustments – increase (decrease)	30/06/2026
Short-term trade receivables	6,041,515,376	20,000,000	-	-	6,061,515,376
Short-term advances to suppliers	17,182,125,518	35,010,292			17,217,135,810
Other short-term receivables	727,990,280	2,567,236,968	(7,481,297)	-	3,287,745,951
Total	**23,951,631,174**	**2,622,247,260**	**(7,481,297)**	-	**26,566,397,137**

V.18. Owners' Equity

1. Statement of changes in equity

Description	Owners' contributed capital	Share premium	Development investment fund	Retained earnings	Total
Balance as at 1 January 2025	**200,000,000,000**	**89,952,229**	**21,265,468**	**(85,808,422,730)**	**114,302,794,967**
Profit	-	-	-	(3,878,127,431)	(3,878,127,431)
Balance as at 30 June 2025	**200,000,000,000**	**89,952,229**	**21,265,468**	**(89,686,550,161)**	**110,424,667,536**
Balance as at 1 January 2026	**200,000,000,000**	**89,952,229**	**21,265,468**	**(93,498,248,099)**	**106,612,969,598**
Profit	-	-	-	(6,791,507,725)	(6,791,507,725)
Balance as at 30 June 2026	**200,000,000,000**	**89,952,229**	**21,265,468**	**(100,289,755,824)**	**99,821,461,873**