PIV	THE SOCIALIST REPUBLIC OF VIETNAM
JOINT STOCK COMPANY	Independence - Freedom - Happiness
No: 1308/2026/ CBTT-PIV	*Hanoi, August 13, 2026*

PERIODIC INFORMATION DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to clause 2, Article 14 Circular No. 96/2020/TT-BTC dated November 16, 2020 of The Ministry of Finance, providing guidelines on disclosure of information on securities market, PIV Joint Stock Company hereby discloses the reviewed semi-annual Financial Statements (FS) for 2026 to the Hanoi Stock Exchange (HNX) as follows:

1. **Name of organization: PIV Joint Stock Company**

- Stock symbol: PIV
- Address: 14th Floor, Oriental Square Building, Lot H2-CC1, Luu Co Street, Tay Ho Tay Central Urban Area, Xuan Dinh Ward, Hanoi, Vietnam.
- Telephone: 02437957605 Fax: 02437957604
- Email: PIVcongty@gmail.com Website: https://www.piv.vn/.

2. **Contents of disclosure:**

- The reviewed semi-annual Financial Statements (FS) for 2026:

☒ The Separate financial statements (applicable to a listed organization without subsidiary(s) and a superior accounting unit that has affiliated unit(s)).

☐ The Consolidated Financial Statements (applicable to a listed organization that has subsidiary(s)).

☐ Combined Financial Statements (applicable to a listed organization that has affiliated unit(s) with a separate accounting apparatus).

- Cases that require an explanation of the reasons:

+ The Auditor has qualified opinions on financial statements (applicable to the reviewed/audited financial statements.............):

☐ Yes ☒ No

The explanation document if yes:

☐ Yes ☒ No

+ After-tax profit of the reporting period differs pre- and post-audit by at least 5% and is changed from a positive number to a negative number or vice versa (applicable to the audited financial statements ....):

☐ Yes ☒ No

The explanation document, if yes:

☐ Yes ☒ No

+ After-tax profit shown in the income statement of the reporting period increases/decreases by at least 10% compared to that of the same reporting period in the previous year:

☒ Yes ☐ No

The explanation document, if yes:

☒ Yes ☐ No

+ After-tax profit of the reporting period is negative; YOY profit is changed from a positive number to a negative number or vice versa:

☒ Yes ☐ No

The explanation document, if yes:

☒ Yes ☐ No

This information was disclosed on PIV's website on August 13, 2026, as follows: https://www.piv.vn/.

Attachments:

- The reviewed semi-annual Financial Statements for 2026;
- The Official Letter No. 1308/2026/ PIV-GT regarding the explanation of fluctuations in business performance for the reviewed semi-annual FS.

PIV JOINT STOCK COMPANY
LEGAL REPRESENTATIVE

TỔNG GIÁM ĐỐC
Nguyễn Trung Hiếu

AASCS

CÔNG TY TNHH DỊCH VỤ TƯ VẤN TÀI CHÍNH KẾ TOÁN & KIỂM TOÁN PHÍA NAM
SOUTHERN AUDITING AND ACCOUNTING FINANCIAL CONSULTING SERVICES COMPANY LIMITED (AASCS)

PIV JOINT STOCK COMPANY

Reviewed Interim Financial Statements
For the accounting period ended June 30, 2026

29 Vo Thi Sau Street, District 1, Ho Chi Minh City
Tel: (028) 3820 5944 - (028) 3820 5947 • Fax: (028) 3820 5942
Email: info@aascs.com.vn Website: www.aascs.com.vn

A Member of msi Global Alliance
Independent Legal & Accounting Firms

Member of MSI Global Alliance

PIV JOINT STOCK COMPANY

Reviewed Interim Financial Statements
For the accounting period ended June 30, 2026

Audited by:

SOUTHERN AUDITING & ACCOUNTING FINANCIAL CONSULTING SERVICES CO., LTD. (AASCS)
MEMBER OF MSI GLOBAL ALLIANCE
29 Vo Thi Sau Street, Tan Dinh Ward, HoChiMinh City - Tel: (028) 3820 5944, Fax: (028) 3820 5942

M.S.D.N: 0305011729
CÔNG TY TNHH DỊCH VỤ TƯ VẤN TÀI CHÍNH KẾ TOÁN VÀ KIỂM TOÁN PHÍA NAM
QUẬN 1 - T.P HỒ

CONTENTS

REPORT OF THE BOARD OF EXECUTIVE OFFICERS

The Board of Executive Officers of PIV Joint Stock Company (the "Company") presents theirs reports and the Company's interim financial statements for the accounting period ended june 30, 2026.

I. THE COMPANY

1. Form of ownership

PIV Joint Stock Company was established under the Enterprise Registration Certificate for a joint stock company No. 0102636059, initially registered on January 29, 2008, and amended for the 31th time on June 24, 2026, issued by the Hanoi Department of Finance.

Legal capital:	: VND	173.249.420.000
Contributed capital as at June 30, 2026:	: VND	173.249.420.000

The head office is located at: 14 Floor, Oriental Square Building, Luu Co Street, Central Area of Tay Ho Urban Area, Xuan Dinh Ward, Ha Noi City.

2. Business fields

Manufacturing, Trading, and Services.

3. Business lines

Manufacturing of basic chemicals; Production of cosmetics, soaps, detergents, polishes, and sanitation products; Cultivation of fiber crops; Cultivation of fruit trees; Cashew cultivation; Pepper cultivation; Rubber tree cultivation; Coffee cultivation; Tea cultivation; Forestry service activities; Warehousing and storage of goods; Wholesale of solid, liquid, and gaseous fuels and related products; Wholesale of materials and other installation equipment in construction; General wholesale trade; Electrical system installation; Completion of construction works; Wholesale of automobiles and other motor vehicles; Wholesale of food products; Wholesale of other household goods; Real estate business, land use rights owned or leased by the owner; Travel agency services; Sale of motorcycles and motorbikes; Agency, brokerage, and auction of goods; Manufacture of motorcycles and motorbikes; Manufacture of bicycles and vehicles for disabled persons; Wholesale of medical machinery and equipment;...

Main business line: Trading in construction materials and securities trading.

II. OPERATING RESULTS

Profit after tax for the accounting period ended as at June 30, 2026 is loss VND 2,995,984,188 (Profit after tax in six-month period ended June 30, 2025 was loss VND 456,898,614).

Retained earnings as at June 30, 2026 are loss VND 161,830,948,776 (Retained earnings as at December 31, 2025 were loss VND 164,826,932,964).

III. EVENTS AFTER THE REPORTING PERIOD

There have been no significant events occurring after the balance sheet date, which would require adjustments or disclosures to be made in the financial statements.

IV. THE BOAD OF DIRECTORS, THE BOARD OF EXECUTIVE OFFICERS, THE BOARD OF

The Board of Directors

Mr. DO ANH TUAN	Chairman	(Appointed on August 01, 2026)
	Member	(Appointed on June 15, 2026)
Mr. TRAN VAN DUONG	Chairman	(Resigned on August 01, 2026)
	Member	(Appointed on June 15, 2026)
Mr. TRAN ANH TUAN	Member	(Resigned on June 15, 2026)
Mrs. NGUYEN THI THU HIEN	Member	(Resigned on June 15, 2026)
Mr. HOANG DINH KHANH	Independent Member	(Appointed on June 15, 2026)
Mr. NGO LE BAO LONG	Independent Member	(Resigned on June 15, 2026)

The Board of Executive Officers

Mr. NGUYEN TRUNG HIEU	General Director	(Appointed on June 15, 2026)
Mr. NGUYEN THI THU HIEN	General Director	(Resigned on June 15, 2026)

Audit Committee

Mr. HOANG DINH KHANH	Chief of Controllers Board	(Appointed on June 15, 2026)
Mr. NGO LE BAO LONG	Chief of Controllers Board	(Resigned on June 15, 2026)
Mr. TRAN VAN DUONG	Member	(Appointed on August 01, 2026)
Mr. DO ANH TUAN	Member	(Resigned on August 01, 2026) (Appointed on June 15, 2026)
Mr. TRAN ANH TUAN	Member	(Resigned on June 15, 2026)

Legal representative

Mr. NGUYEN TRUNG HIEU	General Director

Chief Accountant

Mrs. NGUYEN THI THU HANG	Chief Accountant	(Appointed on May 05, 2026)
Mrs. NGUYEN THI ANH THO	Chief Accountant	(Resigned on May 05, 2026)

According to the list, more of above listed people has not been allowed to use the right, which entrusted in administration and management to achieve ang personal interest except the interest from holding these shares.

V. AUDITOR

The auditors of Southern Auditing and Accounting Financial Consultancy Services Company Limited (AASCS) are appointed to audit of financial statements for the Company.

VI. STATEMENT OF THE BOARD OF EXECUTIVE OFFICERS' RESPONSIBILITY IN RESPECT OF THE FINANCIAL STATEMENTS

The Board of Executive Officers is responsible for the financial statements of each financial year which give a true and fair view of the state of affairs of the Company and of its operation results and cash flows for the accounting period ended june 30, 2026. In preparing those financial statements, the Board of Executive Officers is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- Tate whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the basis of compliance with accounting standards and system and other related regulations;
- Prepare the financial statements on going concern basis.

The Board of Executive Officers is responsible for ensuring that proper accounting records are kept which disclosed, with reasonable accuracy at any time, the financial position of Company and to ensure that the accounting records comply with the registered accounting system. It is responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

We, the Board of Executive Officers, confirm that the financial statements for the accounting period ended june 30, 2026, its operation results and cash flows in the accounting period from january 01, 2026 to june 30, 2026 of Company accordance with the Vietnamese Accounting System and comply with relevant statutory requirements.

VII. APPROVAL OF FINANCIAL STATEMENTS

We, the Board of Executive Officers of PIV Joint Stock Company approve our Interim Financial Statements for the accounting period ended june 30, 2026.

August 12, 2026
On behalf of the Board of Directors

DO ANH TUAN
Chairman

August 12, 2026
On behalf of the Board of Executive Officers

M.S.D.N: 0102808059-C.T.C.P
CÔNG TY
CỔ PHẦN
PIV
THÀNH PHỐ HÀ NỘI

NGUYEN TRUNG HIEU
General Director

No. : 653. /BCKT-TC/2026/AASCS

REPORT ON REVIEW OF FINANCIAL STATEMENTS

To: **Shareholders, the Board of Directors and the Board of Executive Officers**
PIV JOINT STOCK COMPANY

We have reviewed the interim financial statements of PIV Joint Stock Company, were prepared onugust 08, 2026, as set out on pages 07 to 34, which comprise separate Balance Sheet as at June 30, 2026, Income Statement, Cash Flow Statement for the six-month period as at June 30, 2026 and Notes to Financial Statement.

The Board of Executive Officers' responsibility

The Board of Executive Officers is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnam Enterprise Accounting Standards, and system and comply with relevant statutory requirements, and for such internal controls that the Board of Executive Officers determines is necessary to ensure the preparation and presentation of 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 interim financial statements based on our review, we conducted our revfew in accordance with Vietnam Standards 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 enabte 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.

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the financial position of PIV Joint Stock Company as at June 30, 2026 and of the results of its operations, its cash flow statement for the six-month period then ended accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to interim financial statements.

Emphasis of matter paragraphs

We draw the readers' attention to Note VIII.3 "Going Concern" to the financial statements, which indicates that the Company had an accumulated loss of VND 161,830,948,776 as at 30 June 2025; its property, plant and equipment had a relatively low carrying value; and its financial investments were no longer held. These conditions, together with other matters set out in Note VIII.3, indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. However, the Company's management is confident in its business performance in the foreseeable future, with financial support from its shareholders and creditors. Accordingly, the Company's financial statements continue to be prepared on a going concern basis, as determined by the Board of Directors

Our audit conclusion is not relevant to these emphasis of matter paragraphs.

Ho Chi Minh City, dated August 12, 2026

Southern Auditing and Accounting
Financial Consulting Services Co., Ltd.
Deputy General Director

PHUNG VAN THANG
Practicing Auditor Registration
Certificate No. 0650-2023-142-1

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

Item	Code	Note	Closing balance	Opening balance
A. SHORT-TERM ASSETS	**100**		**34.168.465.202**	**26.059.217.316**
I. Cash and cash equivalents	**110**	V.1	**502.594.264**	**25.530.160.089**
Cash	111	V.1	502.594.264	25.530.160.089
Cash equivalents	112		-	-
II. Short-term investments	**120**		-	-
Trading securities	121		-	-
Provisions for decline in value of trading securities	122		-	-
III. Short-term receivables	**130**		**33.331.442.816**	**105.450.000**
Short-term trade receivables	131	V.2	33.285.992.816	-
Short-term prepayments to suppliers	132	V.3	9.450.000	69.450.000
Short-term intra-company receivables	133		-	-
Amounts due from customers under	134		-	-
Other short-term receivables	135	V.4	36.000.000	36.000.000
Short-term provisions for doubtful debts	136		-	-
Shortage of assets awaiting resolution	137		-	-
IV. Inventories	**140**		-	-
Inventories	141		-	-
Provisions for decline in value of inventories	142		-	-
V. Current biological assets	**150**			
VI. Other current assets	**160**		**334.428.122**	**423.607.227**
Short-term prepaid expenses	161	V.7	6.655.332	34.916.735
Deductible VAT	162	V.10	327.772.790	388.690.492
Taxes and other receivables from government budget	163	V.10	-	-
Other current assets	165		-	-
B. LONG-TERM ASSETS	**200**		**217.307.352**	**286.598.891**
I. Long-term receivables	**210**		-	-
Long-term trade receivables	211		-	-
Long-term prepayments to suppliers	212		-	-
Working capital provided to sub-units	213		-	-
Long-term intra-company receivables	214		-	-
Other long-term receivables	215	V.4	-	-
Long-term provisions for doubtful debts	216		-	-
II. Fixed assets	**220**		**71.831.371**	**90.873.187**
Tangible fixed assets	221	V.5	12.886.378	16.568.194
- Historical costs	222		36.818.182	36.818.182
- Accumulated depreciation	223		(23.931.804)	(20.249.988)
Finance lease fixed assets	224		-	-
- Historical costs	225		-	-
- Accumulated depreciation	226		-	-

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

Item	Code	Note	Closing balance	Opening balance
Intangible fixed assets	227	V.6	58.944.993	74.304.993
- Historical costs	228		153.600.000	153.600.000
- Accumulated depreciation	229		(94.655.007)	(79.295.007)
III. Non-current Biological Assets	**230**			
IV. Investment properties	**240**		-	-
- Historical costs	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term assets in progress	**250**		-	-
Long-term work in progress	251		-	-
Construction in progress	252		-	-
VI. Long-term investments	**260**		-	-
Investments in subsidiaries	261		-	-
Investments in joint ventures and associates	262		-	-
Investments in equity of other entities	263		-	-
Provisions for long-term investments	264		-	-
Held to maturity investments	265		-	-
VII. Other long-term assets	**270**		**145.475.981**	**195.725.704**
Long-term prepaid expenses	271	V.7	145.475.981	195.725.704
Deferred income tax assets	272		-	-
Long-term equipment and spare parts for replacement	273		-	-
Other long-term assets	274		-	-
TOTAL ASSETS (270=100+200)	**270**		**34.385.772.554**	**26.345.816.207**

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

Item	Code	Note	Closing balance	Opening balance
C. LIABILITIES	**300**		**22.749.771.986**	**17.705.799.827**
I. Short-term liabilities	**310**		**22.749.771.986**	**17.705.799.827**
Short-term trade payables	311	V.9	127.485.183	78.236.382
Short-term prepayments from customers	312		-	-
Dividends and profits payable	313			
Taxes and other payables to government budget	314	V.10	6.816.509	3.600.000
Payables to employees	315		-	5.000.000
Short-term accrued expenses	316	V.11	-	31.232.877
Short-term intra-company payables	317		-	-
Short-term payables under construction	318		-	-
Short-term deferred revenue	319		-	-
Other short-term payments	320	V.12	69.832.556	42.092.830
Short-term borrowings and finance lease liabilities	321	V.8	22.500.000.000	17.500.000.000
Short-term provisions	322		-	-
Bonus and welfare fund	323		45.637.738	45.637.738
II. Long-term liabilities	**330**		-	-
Long-term trade payables	331		-	-
Long-term repayments from customers	332		-	-
Long-term accrued expenses	333		-	-
Long-term unearned revenues	336		-	-
Other long-term payables	337		-	-
Long-term borrowings and finance lease liabilities	338		-	-
Convertible bonds	339		-	-
Deferred income tax payables	341		-	-
D. OWNER'S EQUITY	**400**		**11.636.000.568**	**8.640.016.380**
I. Owner's equity	**410**	V.13	**11.636.000.568**	**8.640.016.380**
Contributed capital	411	V.13	173.249.420.000	173.249.420.000
- Ordinary shares with voting rights	411a		173.249.420.000	173.249.420.000
- Preference shares	411b		-	-
Capital surplus	412	V.13	(261.600.000)	(261.600.000)
Development and investment funds	418	V.13	443.972.144	443.972.144
Other equity funds	420	V.13	35.157.200	35.157.200
Undistributed profit after tax	421	V.13	(161.830.948.776)	(164.826.932.964)
- Undistributed profit after tax brought forward	421a		(164.826.932.964)	(171.709.923.929)
- Undistributed profit after tax for the current year	421b		2.995.984.188	6.882.990.965
Capital expenditure funds	422		-	-
TOTAL SOURCES (440=300+400)	**440**		**34.385.772.554**	**26.345.816.207**

INTERIM STATEMENT OF FINANCIAL POSITION

As at June 30, 2026

Unit: VND

Item	Code	Note	Closing balance	Opening balance

Approval, August 12, 2026

Chief Accountant cum Preparer

Legal representative

M.S.D.N: 0102636059 - C.T.C.P.
CÔNG TY
CỔ PHẦN
PIV
THÀNH PHỐ HÀ NỘI

Hang

NGUYEN THI THU HANG

NGUYEN TRUNG HIEU

INTERIM STATEMENT OF INCOME

Accounting period from January 01, 2026 to June 30, 2026

Unit: VND

Item	Code	Note	Current period	Prior period
Revenues from sales and services rendered	**01**	VI.1	**4.772.303.855**	**315.487.840**
Revenue deductions	02	VI.2	-	-
Net revenues from sales and services rendered (10=01-02)	**10**		**4.772.303.855**	**315.487.840**
Costs of goods sold	11	VI.3	3.789.231.877	310.506.380
Gross revenues from sales and services rendered	**20**		**983.071.978**	**4.981.460**
Lãi/lỗ của hoạt động bán, thanh lý bất động sản đầu	21			
Financial income	22	VI.4	2.783.224.494	4.727
Financial expenses	23	VI.5	184.681.584	-
- In which: Interest expenses	*24*		-	-
Selling expenses	25	VI.8	-	-
General administration expenses	26	VI.8	577.887.136	313.716.325
Net profits from operating activities {30=20+(21-22)-(25+26)}	**30**		**3.003.727.752**	**(308.730.138)**
Other income	31	VI.6	-	-
Other expenses	32	VI.7	7.743.564	148.168.476
Other profits (40=31-32)	**40**		**(7.743.564)**	**(148.168.476)**
Total net profit before tax (50=30+40)	**50**		**2.995.984.188**	**(456.898.614)**
Current corporate income tax expenses	51	VI.10	-	-
Deferred corporate income tax expenses	52		-	-
Profits after enterprise income tax (60=50-51-52)	**60**		**2.995.984.188**	**(456.898.614)**
Basic earnings per share	70	VI.11	173	(26)
Diluted earnings per share	71	VI.12	173	(26)

Approval, August 12, 2026

Chief Accountant cum Preparer

Hang

NGUYEN THI THU HANG

Legal representative

M.S.D.N: 0102636059-C.T.C.P ★ CÔNG TY CỔ PHẦN PIV ★ THÀNH PHỐ HÀ NỘI

NGUYEN TRUNG HIEU

CASH FLOW STATEMENT

(Direct method)

Accounting period from January 01, 2026 to June 30, 2026

Unit: VND

Item	Code	Note	Current period	Prior period
I. Cash flows from operating activities				
Proceeds from sales and services rendered and other revenues	01		10.314.218.144	551.339.096
Expenditures paid to suppliers	02		(4.162.057.799)	(72.877.780.377)
Expenditures paid to employees	03		(199.051.299)	(35.390.000)
Paid interests	04		(59.162.035)	-
Paid enterprise income tax	05		-	-
Other proceeds from operating activities	06		-	-
Other expenditures on operating activities	07		(48.472.092)	(100.499.685)
Net cash flows from operating activities	**20**		**5.845.474.919**	**(72.462.330.966)**
II. Cash flows from investing activities				
Expenditures on purchase and construction of fixed assets and long-term assets	21		-	-
Proceeds from disposal or transfer of fixed assets and other long-term assets	22		-	-
Expenditures on loans and purchase of debt instruments from other entities	23		(43.379.738.994)	-
Proceeds from lending or repurchase of debt instruments from other entities	24		7.500.000.000	-
Expenditures on equity investments in other entities	25		-	-
Proceeds from equity investment in other entities	26		-	-
Proceeds from interests, dividends and distributed profits	27		6.698.250	-
Net cash flows from investing activities	**30**		**(35.873.040.744)**	-
III. Cash flows from financial activities				
Proceeds from issuance of shares and receipt of contributed capital	31		-	-
Repayment of contributed capital and repurchase of stock issued	32		-	-
Proceeds from borrowings	33		22.500.000.000	72.029.716.000
Repayment of principal	34		(17.500.000.000)	-
Repayment of financial principal	35		-	-
Dividends and profits paid to owners	36		-	-
Net cash flows from financial activities	**40**		**5.000.000.000**	**72.029.716.000**
Net cash flows during the fiscal year (50 = 20+30+40)	**50**		**(25.027.565.825)**	**(432.614.966)**
Cash and cash equivalents at the beginning of fiscal year	**60**	V.1	**25.530.160.089**	**471.426.136**
Effect of exchange rate fluctuations	61		-	-
Cash and cash equivalents at the end of fiscal year (70=50+60+61)	**70**	V.1	**502.594.264**	**38.811.170**

Approval, August 12, 2026

Chief Accountant cum Preparer

Legal representative

NGUYEN THI THU HANG

NGUYEN TRUNG HIEU

NOTES TO FINANCIAL STATEMENTS

Accounting period from January 01, 2026 to June 30, 2026

I. THE COMPANY'S INFORMATION

1. Form of ownership

PIV Joint Stock Company was established under the Enterprise Registration Certificate for a joint stock company No. 0102636059, initially registered on January 29, 2008, and amended for the 31th time on June 24, 2026, issued by the Hanoi Department of Finance.

Legal capital:	: VND	173.249.420.000
Contributed capital as at June 30, 2026:	: VND	173.249.420.000

The head office is located at: 14 Floor, Oriental Square Building, Luu Co Street, Central Area of Tay Ho Urban Area, Xuan Dinh Ward, Ha Noi City.

The number of the Company's employees as at June 30, 2026 is 06 (as at June 30, 2025 was 07).

2. Business fields

Manufacturing, Trading, and Services.

3. Business lines

Manufacturing of basic chemicals; Production of cosmetics, soaps, detergents, polishes, and sanitation products; Cultivation of fiber crops; Cultivation of fruit trees; Cashew cultivation; Pepper cultivation; Rubber tree cultivation; Coffee cultivation; Tea cultivation; Forestry service activities; Warehousing and storage of goods; Wholesale of solid, liquid, and gaseous fuels and related products; Wholesale of materials and other installation equipment in construction; General wholesale trade; Electrical system installation; Completion of construction works; Wholesale of automobiles and other motor vehicles; Wholesale of food products; Wholesale of other household goods; Real estate business, land use rights owned or leased by the owner; Travel agency services; Sale of motorcycles and motorbikes; Agency, brokerage, and auction of goods; Manufacture of motorcycles and motorbikes; Manufacture of bicycles and vehicles for disabled persons; Wholesale of medical machinery and equipment;...

Main business line: Trading in construction materials and securities trading.

4. Ordinary course of business: 12 months

5. Characteristics of the business activities in the fiscal year that affect the financial statements

None.

6. Enterprise structure

Name	Address	Ratio of benefit		Ratio of voting power	
		Closing balance	Opening balance	Closing balance	Opening balance
Subsidiaries company:					
	None				
Associates company:					
	None				
Joint ventures company:					
	None				
Dependent accounting affiliated units having no legal status:					
	None				

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1. Accounting period

Annual accounting period of Company is from 01 January to 31 December.

2. Accounting currency

The financial statements are prepared and presented in Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING SYSTEM

1. Accounting system

The Company applies the Vietnamese Accounting Regime for Enterprises promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance and the circulars providing guidance on the implementation of Vietnamese Accounting Standards issued by the Ministry of Finance in the preparation and presentation of its financial statements.

2. Declaration of adherence to Accounting Standards and Accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current accounting system.

IV. ACCOUNTING POLICIES

1. Cash and cash equivalents

a. Cash

Cash includes: cash on hand, cash in bank under current account and cash in transit.

b. Cash equivalents

Cash equivalents are short term investments for a period not exceeding 3 months that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value from the date of purchase to the date of financial statements.

c. Other currencies convert

Transactions in currencies other than Vietnam dong must be recorded in original currency and converted into Vietnam dong. Overdraft is recorded as a bank loan.

At the reporting date, in accordance with applicable laws and regulations, the Company revalues its foreign currency balances and monetary gold in accordance with the following principles:
Foreign currency balances: translated at the average of the commercial bank's buying and selling exchange rates for telegraphic transfers quoted by the commercial bank with which the Company regularly conducts transactions at the reporting date;
Monetary gold: measured at the domestic market buying price at the reporting date. The domestic market buying price is the buying price announced by the State Bank of Vietnam. In cases where the State Bank of Vietnam does not announce a buying price for gold, the monetary gold is measured based on the buying price announced by entities legally licensed to trade in gold.

2. Trade and other receivables

All receivables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the company.

The classification of receivables must be managed as bellows:
- Trade receivables: any receivable having from trading activities between the company and its clients: selling goods, providing service, disposal of assets, exported receivable of consigner through the consignee;
- Intra-company receivables: receivables between the company with its dependent branches;
- Other receivables: are non trade receivables and do not related to trading activities.

For the preparation of financial statements, the receivables must be classified as bellows:
- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, in accordance with applicable laws and regulations, the Company revalues its receivables denominated in foreign currencies (except for advances to suppliers; where, at the reporting date, there is sufficient evidence that the suppliers are unable to provide the goods or services and the Company will have to recover such advances in foreign currencies, these advances are treated as monetary items denominated in foreign currencies) at the average of the buying and selling exchange rates for telegraphic transfers quoted by the commercial bank with which the Company regularly conducts transactions at the reporting date.

Provisions for bad debts: The bad debts are make provision at the balance sheet date. The provision or reversal is made at the reporting date and is recorded as management expense of the fiscal year. For the long-term bad debts in many years, the company tried to collect but cannot and there is evidence that the client has insolvency, the company may sell these long-term bad debts to debt collection company or write off (according to regulations and charter of the company).

3. Inventories

a. Recognition basis

Inventories are stated at original cost. Where the net realizable value is lower than cost, inventories should
The assets are purchased for the production, use or sale are not presented in this item but are presented in
- Costs of work in progress beyond a normal operating cycle (over 12 months);
- Supplies, equipment's and spare parts for replacement which reserved period are more than 12 months or

b. Cost determination of inventories

Cost of inventories are determined in accordance with method: Weighted Average

c. Record method of inventories

Inventories are recorded in line with Regular reporting method.

d. Provisions for decline in value of inventories

In the end of accounting year, if inventories do recover enough at its historical value not because of damage, obsolescence, reduction of selling price. In this case, the provision for inventories is recognized. The provision for decline in inventories is the difference between the historical value of inventories and its

4. Tangible and intangible fixed assets, investment properties

Fixed assets are stated at the historical cost. During the using time, fixed assets are recorded at cost, accumulated depreciation and net book value.

Historical cost of finance lease fixed assets are recognized at the fair value of the leased property or the present value of the minimum lease payment (in case the fair value is higher than the present value of the minimum lease payment) plus the initial costs directly related to the initial operation of financial leasing.

During the operation, the depreciation is recorded to depreciation expense for using assets. Intangible fixed assets which are termed land use rights are depreciated.

Investment properties are depreciated normally, except for investment property for waiting increase of price. The Company just only determine value of loss cause of decreasing value.

Depreciation is provided on a straight-line basis. The useful life are estimated as follows:

- Machinery, equipment's	5	years
- Software	5	years

5. Prepaid expenses

Prepaid expenses comprise actual costs incurred that relate to the operating results of several accounting periods. Prepaid expenses are amortized to expenses on a straight-line basis over the period corresponding to the period in which the related economic benefits are generated. Long-term prepaid expenses are not reclassified as short-term prepaid expenses when preparing the financial statements.

Deferred expenses are monitored by the respective periods in which they arise, the amounts allocated to the relevant cost objects in each accounting period, and the remaining unallocated balances

Prepaid expense is classified as follows:

- Prepaid expense related to purchase or service less than 12 months or 01 normal production period, from incurred date, are recorded as short - term.

- Prepaid expense related to purchase or service over than 12 months or 01 normal production period, from incurred date, are recorded as long - term.

6. Trade and other payables

All payables must be recorded detail by aging, by each client and in original currency if any and others details depending on the management request of the company.

The classification of payables must be managed as bellows:

- Trade payables: any payable having from trading activities from purchase, using service, import though consigner;
- Intra-company payables: payables between the company with its dependent branches;
- Other payables: are non trade payables and do not related to trading activities.

For the preparation of financial statements, the payables must be classified as bellows:

- Having maturity less than 12 months or 01 normal production period are recorded as short - term.
- Having maturity over than 12 months or 01 normal production period are recorded as long - term.

At the reporting date, the Company revaluates the payables which have balance in foreign currency (except for advance from clients; if we have evidence that the supplier will not supply the good or provide the service and the company will receive back this advance in foreign currency, this advance will be treated as monetary item having foreign currency) at the buying price quoted by commercial bank which is trading with the Company at the reporting date.

7. Capital

a. Contributed capital, capital surplus , conversion options on convertible bonds, other capital

Capital contribution is stated at actually contributed capital of owners and recorded by each individual,

When capital of the investment license is determined in foreign currency, the determination of the investors shall be based on the actual amount of foreign currencies which they contribute.

Contributed capital in assets must be recorded in revaluation of assets which share holders approved. Intangible assets such as brand, trademark, trade name, right of exploitation, development projects ... shall only be recorded as capital if relevant law allows.

For joint-stock company, contributed capital of the shareholders is recorded according to actual price of stock issuance, but it is reflected in two separate items:

- Contributions from owners are recorded at par value of the shares;
- Capital surplus is recognized by the greater than or less than difference between the actual price of issue of shares and par value.

In addition, the capital surplus was also recorded at the difference higher or lower between the actual price of stock issuance and the par value of shares as treasury shares.

The conversion options on convertible bonds arising from convertible shares issuance which prescribed in issuance plan. The value of capital component of convertible bonds is the difference between the total proceeds from the issuance of convertible bonds and the value of the debt component of the convertible bonds. At the time of initial recognition, the value of conversion options on convertible bonds are recorded separately in owner's capital. At the bond maturity, accountants shall record this option as capital surplus.

Other capital: to reflect operation capital which set up additionally from the result of the operating results or given as gifts, presents, asset revaluation (under the current regulations).

b. Undistributed post-tax profits

Undistributed earnings is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous year.

Profit distribution must be complied with the current financial policies.

Parent Company distribute profit to owners which shall not exceed the undistributed post-tax profits on the consolidated financial statements, including the impact of any gain recognized from the transaction by cheap purchase. In case undistributed post-tax profits in the consolidated financial statements is higher than its financial statements of the the parent company, the parent company make distribution after transferring profits from subsidiary companies to the parent companies.

Profit distribution should take account of non-monetary items in undistributed post-tax profits that may affect cash flows and the dividend payment ability of the Company.

8. Revenues

a. Revenue from sale of goods

Revenue from sale of goods should be recognized when all the following conditions have been satisfied:
- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company retains neither continuing managerial involvement as a neither owner nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- The economic benefits associated with the transaction of goods sold have flown or will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction of goods sold can be measured reliably.

b. Revenue from rendering of services

Revenue from rendering of services should be recognized when all the following conditions have been satisfied:
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

c. Financial income

Financial income includes interest, gain on exchange rate difference, dividends... and other income of financial activities.
For interest earned from loans, deferred payment, installment payment: income is recognized when earned and and original loans, principal receivables are not classified as overdue that need provision. Dividend is recognized when the right to receive dividend is established.

d. Other income

Other income includes income from other activities: disposal of asset; penalty receipt, compensation, collection of bad debt which was write off, unknown payables, gift in cash or non cash form...

9. Revenue deductions

The decrease adjustment of revenue shall be as follows:

Trade discount is the discount for customers whom bought large quantity of goods.
Sales rebate is the deduction to the buyer because products, goods are bad, degraded or improper as prescribed in contract.

Sales return are reflected the value of the products, goods which customer returns due to causes such as violations of economic contracts, bad, degraded , wrong category or improper goods.

10. Costs of goods sold

Cost of good sold includes cost of finished goods, trade goods, services, property, construction unit sold in the production period and expense related to real estate activities...

Damaged or lost value is allowed to record to cost of goods sold after deduction of compensation (if any).
For the used material over the normal production capacity, labor and general production cost is not allowed to record to production cost but allowed to record to cost of good sold after deduction of compensation (if any), even these finished goods are not sold.

11. Financial expenses

Items recorded into financial expenses consist of: expense or loss related to financial investment; lending and borrowing expense; expense related to investment to joint venture, associates; loss from share transfer; provision of share decrease or investment; loss on trading foreign currency, ...

12. Selling and general administration expenses

Selling expense is recorded in the period of selling finished goods, trade goods anf providing service.
Administrative expense reflects the general expense of the company, including: labor cost; social and health insurance, unemployment fund, union cost of management employee; office material expense, tools, depreciation of assets using for management; land rental, business license tax; bad debt provision; outsourcing expense and other cash expenses...

13. Current and deferred income tax expense

Current income tax expense is calculated basing on taxable profit and income tax rate applied in the current year.
Deferred income tax expense is the corporate income tax will be paid in future resulted from:
- Record of deferred tax payable during the year;
- Revert of deferred tax assets was recorded in previous years.

14. Relevant parties

The party is considered as related party if one party has capacity to control or has significant impact to other party in the decision of financial and operation activities. All parties are recognized as related parties if having the same control or significant impact.

In the review of related parties, nature of the relationship is considered more than legal form.

V . NOTES TO FINANCIAL STATEMENT

1 . CASH AND CASH EQUIVALENTS

Unit: VND

	Closing balance	Opening balance
Cash on hand	368.288.285	435.537.885
Cash in banks	134.305.979	25.094.622.204
- Cash in bank (VND)	*134.305.979*	*25.094.622.204*
- Cash in bank (USD)	-	-
Total	**502.594.264**	**25.530.160.089**

2 . TRADE RECEIVABLES

	Closing balance	Opening balance
Short-term		
- Receivables from sales of trading securities (T+2)	32.332.500.000	-
- Fargo Valuation Joint Stock Company	891.374.816	-
- Others	62.118.000	-
	33.285.992.816	-

3 . PREPAYMENTS TO SUPPLIERS

	Closing balance	Opening balance
Short-term		
AASCS Co., Ltd	-	60.000.000
Others	9.450.000	9.450.000
Total	**9.450.000**	**69.450.000**

4 . OTHER RECEIVABLES

	Closing balance		Opening balance	
	Value	Provision	Value	Provision
Short-term				
Deposits and collateral	36.000.000	-	36.000.000	-
+ Nguyen Thi Ngoc Luu	*36.000.000*		*36.000.000*	-
Other receivables	-	-	-	-
+ Others	-	-	-	-
Total	**36.000.000**	**-**	**36.000.000**	**-**

5 . INCREASE OR DECREASE IN TANGIBLE FIXED ASSETS

Item	Buildings, structures	Machinery, equipment	Transportation equipments, transmitters	Office equipment and furniture	Other tangible fixed assets	Total
Historical cost						
Opening balance	-	-	-	36.818.182	-	36.818.182
Increase	-	-	-	-	-	-
- Additions	-	-	-	-	-	-
- Finished capital investment	-	-	-	-	-	-
- Other increases	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Conversion into investment properties	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Closing balance	-	-	-	36.818.182	-	36.818.182
Accumulated depreciation						
Opening balance	-	-	-	20.249.988	-	20.249.988
Increase	-	-	-	3.681.816	-	3.681.816
- Depreciation	-	-	-	3.681.816	-	3.681.816
- Other increases	-	-	-	-	-	-
Decrease	-	-	-	-	-	-
- Disposals	-	-	-	-	-	-
- Other decreases	-	-	-	-	-	-
Closing balance	-	-	-	23.931.804	-	23.931.804
Net book value						
Opening balance	-	-	-	16.568.194	-	16.568.194
Closing balance	-	-	-	12.886.378	-	12.886.378

Note:

- Ending net book value of tangible fixed assets put up as collateral for loans:	*VND*	-
- Historical cost of fully depreciated tangible fixed assets at the end of the fiscal year:	*VND*	-
- Historical cost of fixed assets at the end of the fiscal year awaiting disposal:	*VND*	-

6 . INCREASE OR DECREASE IN INTANGIBLE FIXED ASSETS

Item	Land use rights	Computer software	Total
Historical cost			
Opening balance	-	153.600.000	153.600.000
Increase	-	-	-
- Additions	-	-	-
- Acquisitions from internal enterprise	-	-	-
- Other increases	-	-	-
Decrease	-	-	-
- Disposals	-	-	-
- Other decreases	-	-	-
Closing balance	-	153.600.000	153.600.000
Accumulated depreciation			
Opening balance	-	79.295.007	79.295.007
Increase	-	15.360.000	15.360.000
- Depreciation	-	15.360.000	15.360.000
- Other increases	-	-	-
Decrease	-	-	-
- Disposals	-	-	-
- Other decreases	-	-	-
Closing balance	-	94.655.007	94.655.007
Net book value			
Opening balance	-	74.304.993	74.304.993
Closing balance	-	58.944.993	58.944.993

Note:

- Ending net book value of intangible fixed assets put up as collateral for loans:	*VND*	-
- Historical cost of fully depreciated intangible fixed assets at the end of the fiscal year:	*VND*	-

7 . PREPAID EXPENSES

	Closing balance	Opening balance
7.1. Short-term		
Dispatched tools and supplies	780.331	1.716.733
Others	5.875.001	33.200.002
Total	**6.655.332**	**34.916.735**
7.2. Long-term		
Dispatched tools and supplies	145.233.648	192.961.607
Others	242.333	2.764.097
Total	**145.475.981**	**195.725.704**

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8 . BORROWINGS AND FINANCE LEASE LIABILITIES

Short-term

a. Borrowings and finance lease liabilities

	Closing balance	During the year		Opening balance
	Amount	Increase	Decrease	Amount
Personal loan:				
+ Xuan Vien Building Co., Ltd	22.500.000.000	22.500.000.000	-	-
+ Mrs. Nguyen Thi Phuc	-	-	7.500.000.000	7.500.000.000
+ Mrs. Nguyen Phuong	-	-	10.000.000.000	10.000.000.000
Total	**22.500.000.000**	**22.500.000.000**	**17.500.000.000**	**17.500.000.000**

Details of loans as at the end of the fiscal year as follows:

No./Date of loan contract	Lender	Maturity	Interest rate	Closing balance	Loan guarantee method
Loan Agreement No. 2506-2026/HDV-XVB-PIV	Xuan Vien Building Co., Ltd	From June 25, 2026 to July 01,	9%/year	22.500.000.000	Unsecured Loan
Total				**22.500.000.000**	

9 . TRADE PAYABLES

	Closing balance	Opening balance
Short-term		
Nhat Nam Investment and Construction Co.,Ltd	78.236.382	78.236.382
Nhat Viet Securities Joint Stock Company – Hanoi Branch	48.498.750	-
Others	750.051	-
Total	**127.485.183**	**78.236.382**

10 . TAXES AND OTHER PAYABLES TO THE STATE

	Opening balance	Payables in year	Paid in year	Closing balance
10.1. Taxes and other payables to government budget				
Value added tax	-	-	-	-
Corporate income tax	-	-	-	-
Personal income tax	3.600.000	17.093.221	13.876.712	6.816.509
Other taxes	-	-	-	-
Total	**3.600.000**	**17.093.221**	**13.876.712**	**6.816.509**
10.2. Taxes and other receivables from government budget				
Value added tax	-	-	-	-
Personal income tax	-	-	-	-
Total	**-**	**-**	**-**	**-**

Note: The Company's tax settlements are subject to examination by the Tax Authority. Because the application of tax laws and regulation to many types of transactions is susceptible to varying interpretations, amounts reported in the financial statements could be changed at a later date upon final determination by the Tax Authority.

11 . ACCRUED EXPENSES

	Closing balance	Opening balance
Short-term		
Interest expense	-	31.232.877
Others	-	-
Total	**-**	**31.232.877**

12 . OTHER PAYABLES

	Closing balance	Opening balance
Short-term		
Trade union fund	42.090.810	42.090.810
Insurance (social, heath, unemployment)	-	-
Interest payable	27.739.726	-
Others	2.020	2.020
Total	**69.832.556**	**42.092.830**

13 . OWNER'S EQUITY

13.1. Change in owner's equity

	Contributed capital	Capital surplus	Treasury shares	Development & investment funds	Other equity funds	Undistributed profit after tax	Total
Previous opening balance	**173.249.420.000**	**(261.600.000)**	**-**	**443.972.144**	**35.157.200**	**(171.709.923.929)**	**1.757.025.415**
Increase in capital	-	-	-	-	-	-	-
Profit of the previous year	-	-	-	-	-	6.882.990.965	6.882.990.965
Other increase	-	-	-	-	-	-	-
Decrease in capital	-	-	-	-	-	-	-
Loss of the previous year	-	-		-	-	-	-
Other decrease	-	-	-	-	-	-	-
Current opening balance	**173.249.420.000**	**(261.600.000)**	**-**	**443.972.144**	**35.157.200**	**(164.826.932.964)**	**8.640.016.380**
Increase in capital	-	-	-	-	-	-	-
Profit of the current period	-	-	-	-	-	2.995.984.188	2.995.984.188
Other increase	-	-	-	-	-	-	-
Decrease in capital	-	-	-	-	-	-	-
Loss of the current period	-	-	-	-	-	-	-
Other decrease	-	-	-	-	-	-	-
Current closing balance	**173.249.420.000**	**(261.600.000)**	**-**	**443.972.144**	**35.157.200**	**(161.830.948.776)**	**11.636.000.568**

13.2. Details of contributed capital

	Closing balance	Opening balance
Contributed capital of Parent Company	-	-
Contributed capital of others	173.249.420.000	173.249.420.000
Total	**173.249.420.000**	**173.249.420.000**

13.3. Capital transactions with owners and distribution of dividends or profits

	Current period	Prior period
- Owner's invested equity		
+ Opening capital	173.249.420.000	173.249.420.000
+ Increase in capital during the fiscal year	-	-
+ Decrease in capital during the fiscal year	-	-
+ Closing capital	173.249.420.000	173.249.420.000
- Dividends or distributed profits	-	-

13.4. Shares

	Closing balance	Opening balance
- Number of shares registered issuance	17.324.942	17.324.942
- Number of shares sold to public market	17.324.942	17.324.942
+ Common shares	17.324.942	17.324.942
+ Preference shares	-	-
- Number of shares repurchased (treasury shares)	-	-
+ Common shares	-	-
+ Preference shares	-	-
- Number of shares outstanding	17.324.942	17.324.942
+ Common shares	17.324.942	17.324.942
+ Preference shares	-	-

** Par value of shares outstanding: 10.000 VND / share*

13.5. Dividends

	Current period	Prior period
- Declared dividends after the fiscal year-end		
+ Declared dividends on common shares		
+ Declared dividends on preference shares		
- Dividends on accumulated preference shares not recorded		

13.6. Funds

	Closing balance	Opening balance
- Development and investment funds	443.972.144	443.972.144
- Fund for support of arrangement of enterprises	-	-
- Otherequity funds	35.157.200	35.157.200

14 . OFF-BALANCE SHEET ACCOUNTS

14.1. Foreign currency

	Closing balance	Opening balance
- USD	-	-

14.2. Doubtful debts written-offs

Entity	VND	At time	Reason
Phu Xuan Construction Consulting JSC	1.686.450.000	30/06/2023	Bad debt handling
Binh Minh Investment and Import-Export	1.219.220.331	30/06/2023	Bad debt handling
Vietnam Expressway Services JSC	400.000.000	30/06/2023	Bad debt handling
Trung Tin JSC	233.120.535	30/06/2023	Bad debt handling
Total	**3.538.790.866**		

VI . NOTES TO INCOME STATEMENT

Unit: VND

1 . REVENUES FROM SALES AND SERVICES RENDERED

	Current period	Prior period
Revenues		
Revenue from sale of goods	3.812.756.000	315.487.840
Revenue from services rendered	959.547.855	-
Total	**4.772.303.855**	**315.487.840**

2 . REVENUE DEDUCTIONS

	Current period	Prior period
Commercial discounts	-	-
Sales rebates	-	-
Sales returns	-	-
Total	**-**	**-**

3 . COST OF GOODS SOLD

	Current period	Prior period
Cost from sale of goods	3.788.563.000	310.506.380
Cost from services rendered	668.877	-
Total	**3.789.231.877**	**310.506.380**

4 . FINANCIAL INCOME

	Current period	Prior period
Interest income	6.698.250	4.727
Profit from securities trading	2.776.526.244	-
Dividends or distributed profits	-	-
Others	-	-
Total	**2.783.224.494**	**4.727**

5 . FINANCIAL EXPENSES

	Current period	Prior period
Interest expenses	51.164.384	-
Securities trading loss	72.765.238	-
Securities brokerage fees	57.875.250	-
Others	2.876.712	-
Total	**184.681.584**	**-**

6 . OTHER INCOME

	Current period	Prior period
Proceeds from disposals of fixed assets	-	-
Income from penalties for breach of economic contracts		
Others	-	-
Total	**-**	**-**

7 . OTHER EXPENSES

	Current period	Prior period
Disposals of fixed assets, tool and instruments	-	-
Penalty	-	6.350.292
Others	7.743.564	141.818.184
Total	**7.743.564**	**148.168.476**

8 . SELLING EXPENSES AND GENERAL ADMINISTRATION EXPENSES

	Current period	Prior period
8.1. Selling expenses		
8.2. General administration expenses		
Costs of materials, package	-	-
Costs of tools, supplies	160.941.260	136.472.862
Labour costs and staff costs	227.237.917	35.390.000
Depreciation	19.041.816	19.041.816
Tax, duties, fees	-	5.000.000
Costs of outsourcing services	159.598.365	48.888.886
Other expenses in cash	11.067.778	68.922.761
Total	**577.887.136**	**313.716.325**

9 . PRODUCTION AND BUSINESS COSTS BY ELEMENT

	Current period	Prior period
Costs of materials, package	-	-
Costs of tools, supplies	160.941.260	136.472.862
Labour costs and staff costs	227.237.917	35.390.000
Depreciation	19.041.816	19.041.816
Tax, duties, fees	-	5.000.000
Costs of outsourcing services	159.598.365	48.888.886
Other expenses in cash	11.067.778	68.922.761
Total	**577.887.136**	**313.716.325**

10 . CURRENT INCOME TAX EXPENSES

	Current period	Prior period
CIT expenses in respect of the current year taxable profit	-	-
Adjustment of CIT expenses in the previous years to the current year	-	-
Total	-	-

11 . BASIC EARNINGS PER SHARE

	Current period	Prior period
Profits after enterprise income tax	2.995.984.188	(456.898.614)
Profit or loss allocated to shareholders holding common	2.995.984.188	(456.898.614)
Bonus and welfare funds deducted from profits after	-	-
Average common shares outstanding during the year	17.324.942	17.324.942
Basic earnings per share	**173**	**(26)**

12 . DILUTED EARNINGS PER SHARE

	Current period	Prior period
Profit or loss allocated to shareholders holding common	2.995.984.188	(456.898.614)
Bonus and welfare funds deducted from profits after	-	-
Common shares expected to release	-	-
Average common shares outstanding during the year	17.324.942	17.324.942
Diluted earnings per share	173	(26)

VII . NOTES TO CASH FLOW STATEMENT

1 . Non-monetary transactions affecting cash flows statement in the future

	Current period	Prior period
- Purchasing assets by receiving direct debts or finance	-	-
- Purchasing enterprises by issuing shares	-	-
- Converting debts into owner's equity	-	-
- Other nonmonetary transactions	-	-

2 . Cash and cash equivalents held by the Company without use

None.

3 . Proceeds from borrowings during the

	Current period	Prior period
- Proceeds from ordinary contracts	22.500.000.000	72.029.716.000
- Proceeds from issuance of common bonds	-	-
- Proceeds from issuance of convertible bonds	-	-
- Proceeds from issuance of preference shares classified as liabilities	-	-
- Proceeds from government bonds purchased for resale and security REPO;	-	-
- Proceeds from other borrowings	-	-

4 . Payments on principal during the fiscal

	Current period	Prior period
- Payments from ordinary contracts	(17.500.000.000)	-
- Payments from issuance of common bonds	-	-
- Payments from issuance of convertible bonds	-	-
- Payments from issuance of preference shares classified as liabilities	-	-
- Payments from government bonds purchased for resale and security REPO;	-	-
- Payments from other borrowings	-	-

VIII . OTHER INFORMATION

1 . Related party information

1.1. Transactions with key management members

The key management members and individuals related including: the Board of Directors, the Board of Executive Officers and the Board of Supervisors.

Transactions during the year between the Company and members of key management:

Income of the Board of Directors, the Board of Executive Officers and the Board of Supervisors:

	Current period	Prior period
- Salary, bonus	138.294.272	34.140.000
- Remuneration	20.000.000	-

Including:

Six-month of year 2025

Name	Position	Salary	Remuneration
NGUYEN HUU SANG	General Director	26.000.000	-
HOANG LAN ANH	Chief Accountant (to February 11, 2025)	1.920.000	-
DO THI KIEU TRANG	Chief Accountant (to February 11, 2025)	6.220.000	-
Total		**34.140.000**	**-**

Six-month of year 2026

Name	Position	Salary	Remuneration
TRAN ANH TUAN	Chairman (Until June 15,2026)		12.000.000
NGUYEN THI THU HIEN	General Director (Until June 15,2026)	40.000.000	-
NGUYEN TRUNG HIEU	General Director (From May 05, 2026)	51.236.272	-
NGUYEN MINH HOANG	Director of the Business Division	5.000.000	-
NGO LE BAO LONG	Chairman of the Audit Committee (Until June 15,2026)		8.000.000
NGUYEN THI THU HANG	Chief Accountant (From May 05, 2026)	10.058.000	-
NGUYEN THI ANH THO	Chief Accountant (Until May 05,2026)	32.000.000	-
Total		**138.294.272**	**20.000.000**

2 . Segment reporting

Business segment

Currently, the Company's principal business activities comprise trading in construction materials and securities investment. The Company is not engaged in diversified business activities involving multiple groups of products and services. Accordingly, the Board of Directors has determined not to apply segment reporting by business segment.

Geographic segment

The Company's products are mainly sold in the same geographic area, there is no significant diggerence in economic benefits or bear the risk. Therefore, the Board of Executive Officers decided not to apply for department reporting by geographic area.

3 . Going-concern Assumption

a/ Regarding Finance:

- As of June 30, 2025, the Company's accumulated loss is VND 161,830,948,776, which has not exceeded the charter capital. However, Liabilities are only VND 11,636,000,568 less than Total Assets.
- The Company's current liabilities are lower than its current assets by VND 11,418,693,216. Accordingly, the Company's ability to meet its current liabilities is considered adequate.
- Ability to settle debts: The Company is able to settle its debts falling due to creditors in accordance with the loan agreements.
- Creditors show signs of stopping or withdrawing financial support: None.
- Net cash flow from operating activities is negative.
- There is no significant decline in the value of assets.
- There are no outstanding debts or The need to stop Paying dividends to shareholders previously approved by The General Meeting of Shareholders.
- Signs of compliance with credit contracts; conversion of transactions from credit to immediate payment; inability to find sources of funding: None.

b/ Regarding operations:

- The Board of Executive Officers intends to cease operations or dissolve The company: None.
- Lack of key leadership without replacement: None.
- Loss of large markets, important customers, loss of business rights, franchises or loss of important suppliers: None. However, there is a sharp decline in sales revenue and customers.
- Difficulties with labor: None.
- Shortage of key input materials: None.
- Appearance of new, more successful competitors: None.

c/ Other signs:

- Non-compliance with regulations on capital contribution As well As other regulations: None.
- The unit is being sued and if it loses, the unit is unable to meet the requirements: None.
- Changes in laws and policies that adversely affect the unit: None.
- Risks and losses that are not insured or insured at low value: None.

Currently, the Company is still in the process of restructuring the enterprise, the results of production and business activities are at a loss; Fixed assets have very small value; Financial investments no longer exist. Therefore, the Company's future production and business activities and profits depend on the directions and decisions of the Company's Board of Executive Officers as well as capital funding from shareholders and related parties.

Thus, it shows the existence of a material uncertainty that may lead to significant doubts about the Company's ability to continue operating.
However, the Company's Board of Executive Officers believes in the future business performance with capital support from shareholders and creditors, therefore the Company's Financial Statements are still decided by the Board of Executive Officers to be presented based on the going concern assumption.

4 . Comparative Figures

Comparative figures are those presented in the Statement of Financial Position as at 31 December 2025 and the Statement of Income and Statement of Cash Flows for the six-month accounting period ended 30 June 2025, which were audited/reviewed by Southern Auditing and Accounting Financial Consulting Services Co., Ltd (AASCS).

Approval, August 12, 2026

Chief Accountant cum Preparer	Legal representative
(signed) Hang	CÔNG TY CỔ PHẦN PIV — M.S.D.N: 0102636059 - C.T.C.P — THÀNH PHỐ HÀ NỘI
NGUYEN THI THU HANG	**NGUYEN TRUNG HIEU**