

HANOI FOOD JOINT STOCK COMPANY

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The first 6 months of the financial year ending 31 December 2026 have been reviewed by

NHAN TAM VIET AUDITING COMPANY LIMITED – HANOI BRANCH

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REPORT OF THE MANAGEMENT BOARD

The Management Board of Hanoi Food Joint Stock Company (hereinafter referred to as the "Company") presents its report together with the reviewed interim consolidated Financial Statements for the first six months of the financial year ended 31 December 2026.

Overview of the Company

Hanoi Food Joint Stock Company (hereinafter referred to as the "Company"), formerly Hanoi Food One Member Company Limited, was equitized in accordance with Plan No. 191/KH-UBND dated 30 December 2013 of the Hanoi People's Committee on the restructuring and reform of 100% state-owned enterprises under the Hanoi People's Committee in 2014 and Decision No. 5965/QĐ-UBND dated 13 November 2014 on the approval of the enterprise value and equitization plan of Hanoi Food One Member Company Limited under Hanoi Trade Corporation.

The Company officially became a Joint Stock Company under the Enterprise Registration Certificate for a joint stock company with enterprise registration number 0100106803, first registered on 30 June 2005 and amended for the 18th time on 16 April 2026.

Charter capital according to the 18th Enterprise Registration Certificate: VND 145,000,000,000

Actual contributed charter capital as at 30 June 2026: VND 145,000,000,000

Head office:

Address : No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City
Tax code : 0 1 0 0 1 0 6 8 0 3

Interim Financial Position and Business Performance

The interim financial position as at 30 June 2026, the interim results of operations and interim cash flows for the first six months of the financial year ending 31 December 2026 of the Company are presented in the accompanying interim consolidated Financial Statements from page 07 to page 50 of this report.

Events after the reporting date of the Interim Consolidated Financial Statements

The Management confirms that there have been no events occurring up to the date of this report that have not been considered for adjustment of the figures or disclosure in the interim consolidated Financial Statements.

BOARD OF DIRECTORS AND MANAGEMENT BOARD

The Board of Directors and Management Board of the Company during the period and up to the date of this report comprise:

Board of Directors

Full name	Position	Date of appointment/dismissal
Ms. Duong Thi Lam	Chairwoman	
Ms. Phan Thi Thu Hien	Member	
Mr. Nguyen Hai Dang	Member	
Ms. Tran Hue Linh	Member	Dismissed on 9/01/2026
Ms. Lai Ha Phuong	Member	Dismissed on 9/01/2026

HANOI FOOD JOINT STOCK COMPANY
REPORT OF THE MANAGEMENT (CONTINUED)

Board of Supervisors

Full name	Head of the Board of Supervisors	Date of appointment/dismissal
Mr. Dao Manh Hung	Member	
Mr. Nguyen Viet Hung	Member	
Ms. Tran Thi Hai Phuong	Member	Appointed on 9/01/2026
Mr. Nguyen Viet Thang	Member	Dismissed on 9/01/2026

Board of Management

Full name	Position	Date of appointment/dismissal
	Director	Appointed on 20/4/2026
Mr. Chu Viet Cuong	Deputy Director	Dismissed on 20/4/2026
Mr. Nguyen Thai Dung	Director	Dismissed on 20/4/2026

Chief Accountant

Full name	Position
Ms. Vu Thi Mai Hong	Chief Accountant

Legal representative of the Company: Ms. Duong Thi Lam

AUDITORS

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

STATEMENT OF THE MANAGEMENT'S RESPONSIBILITIES FOR THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS

The Management Board of the Company is responsible for preparing the Interim Consolidated Financial Statements that give a true and fair view of the Company's interim financial position, interim business performance and interim cash flows for the period. In preparing these Interim Consolidated Financial Statements, the Management Board shall:

- Establishing and maintaining internal controls that the Management Board of the Company determines to be necessary to ensure that the preparation and presentation of the Interim Consolidated Financial Statements are free from material misstatements, whether due to fraud or error;
- Selecting appropriate accounting policies and applying such policies consistently;
- Making reasonable and prudent judgments and estimates;
- Clearly stating whether the applicable accounting standards have been complied with, and whether there are any material departures requiring disclosure and explanation in the Interim Consolidated Financial Statements;
- Preparing and presenting the Interim Consolidated Financial Statements in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant legal regulations applicable to the preparation and presentation of the Interim Consolidated Financial Statements;
- Preparing the Interim Consolidated Financial Statements on the basis of the going concern assumption, except in cases where it is considered inappropriate to assume that the Company will continue its operations.

The Management Board of the Company ensures that the accounting books are maintained to reflect the financial position of the Company with a reasonable degree of accuracy and fairness at any time and

HANOI FOOD JOINT STOCK COMPANY
REPORT OF THE MANAGEMENT (CONTINUED)

ensures that the Interim Consolidated Financial Statements comply with the prevailing regulations of the State. The Management Board is also responsible for safeguarding the Company's assets and for taking appropriate measures to prevent and detect fraud and other violations.

The Management Board of the Company undertakes that the Interim Consolidated Financial Statements give a true and fair view of the Company's interim financial position, interim business performance and interim cash flows for the six-month period of the financial year ending 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations on the preparation and presentation of Interim Consolidated Financial Statements.

Other commitments

The Management commits that the Company complies with Securities Law No. 54/2019/QH14 dated 26 November 2019, amended Securities Law No. 56/2024/QH15 dated 29 November 2024, and the guiding circulars and decrees on implementation and information disclosure on the securities market.

Hanoi, 24 August 2026

For and on behalf of the Management

Director



Chu Việt Cường

Pursuant to Power of Attorney No. 08/UQ-TPHN-HCNS dated 15 June 2026

No : 1506.02.02/2026/BCTC-NTVHN

REVIEW REPORT

On the Consolidated Financial Statements

The first 6 months of the financial year ending 31 December 2026

To : **Shareholders, Board of Directors, Management Board**
Hanoi Food Joint Stock Company

We have reviewed the accompanying interim consolidated Financial Statements of Hanoi Food Joint Stock Company, prepared on 24 August 2026 from page 07 to page 50, comprising the interim consolidated Statement of Financial Position as at 30 June 2026, the interim consolidated Income Statement, the interim consolidated Statement of Cash Flows for the first six months of the financial year ended 31 December 2026 and the Notes to the interim consolidated Financial Statements.

Responsibilities of the Management Board

The Management Board of Hanoi Food Joint Stock Company is responsible for the preparation and fair presentation of the Interim 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 Interim Separate Financial Statements, and for such internal control as the Management Board determines is necessary to enable the preparation and presentation of Interim Separate Financial Statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of the Auditors

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

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

Basis for Qualified Conclusion

+ Upon reviewing the financial statements for the first six months of the financial year ended 31 December 2026 of Bac Qua Trading and Services Joint Stock Company (a subsidiary of the Company), we were unable to determine the existence and completeness of the amounts payable to Delta Civil and Industrial Construction Company Limited, including trade payables with a balance as at 30 June 2026 of VND 8,473,253,570 (balance as at 1 January 2026 of VND 8,773,253,570) and long-term accrued expenses being late payment interest amounting to VND 8,919,671,660, due to our inability to obtain sufficient appropriate audit evidence. Accordingly, we were unable to determine the effects, if any, of the above matter on the relevant items presented in the Company's interim consolidated Financial Statements.

+ In 2025, Hanoi Food Joint Stock Company recognised compensation expenses amounting to VND 12,706,000,000. To date, we have not been provided with audit evidence supporting the determination of the above compensation expenses. Accordingly, we do not have sufficient basis to assess the appropriateness of these compensation expenses.

Auditor's Conclusion

Based on the results of our review, except for the effects of the matter described in the section "Basis for Qualified Conclusion", nothing has come to our attention that causes us to believe that the accompanying interim consolidated Financial Statements do not present fairly, in all material respects, the consolidated financial position of Hanoi Food Joint Stock Company as at 30 June 2026, its interim consolidated results of operations and interim consolidated cash flows for the first six months of the financial year ended 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime and relevant statutory regulations governing the preparation and presentation of interim consolidated Financial Statements.

Hanoi, 24 August 2026

NHAN TAM VIET AUDITING COMPANY LIMITED – HANOI BRANCH

Deputy Director



Pham Van Tuan

Certificate of Registration No: 4497-
2023-124-1

HANOI FOOD JOINT STOCK COMPANY

Address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

INTERIM CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Unit: VND

INDICATORS	Code	Explan ation	Ending balance	Beginning balance
A - SHORT-TERM ASSETS	100		56,945,817,906	77,317,420,520
I. Cash and cash equivalents	110	V.1	6,020,359,051	4,607,611,319
1. Cash	111		6,020,359,051	4,607,611,319
2. Cash equivalents	112		-	-
II. Short-term financial investment	120		38,202,528,767	49,015,799,999
1. Trading securities	121		-	-
2. Provision for impairment of trading securities	122		-	-
3. Held to maturity investment	123	V.2a	49,330,027,768	60,143,299,000
4. Short-term provision for investments held to maturity	124	V.2a	(11,127,499,001)	(11,127,499,001)
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments	126		-	-
III. Short-term receivables	130		11,346,923,388	10,300,820,292
1. Short-term trade receivables	131	V.3	2,532,540,432	2,220,744,500
2. Short-term vendor advance	132	V.4	2,226,768,940	3,257,150,721
3. Short-term internal receivables	133		-	-
4. Progress billings receivable under construction contracts	134		-	-
5. Other short-term receivables	135	V.5a	25,970,913,530	23,234,285,383
6. Provision for doubtful short-term receivables	136	V.6	(19,383,299,514)	(18,411,360,312)
7. Assets missing pending resolution	137		-	-
IV. Inventory	140	V.7	9,361,615	9,361,615
1. Inventory	141		9,361,615	9,361,615
2. Provision for inventory write-down	142		-	-
V. Short-term biological assets	150		-	-
1. Short-term livestock for one-time product harvesting	151		-	-
2. Short-term seasonal crops or crops for one-time product harvesting	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
VI. Other short-term assets	160		1,366,645,085	13,383,827,295
1. Short-term prepaid expenses	161	V.8a	475,533,890	165,453,988
2. Deductible value added tax	162		889,990,100	10,108,819,411
3. Taxes and other amounts receivable from the State	163	V.15	1,121,095	3,109,553,896
4. Government bond repurchase transaction	164		-	-
5. Other short-term assets	165		-	-

HANOI FOOD JOINT STOCK COMPANY

Address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

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

Interim Consolidated Statement of Financial Position (cont.)

INDICATORS	Code	Explan ation	Ending balance	Beginning balance
B - LONG-TERM ASSETS	200		193,830,280,034	187,472,694,803
I. Long-term receivables	210		915,498,455	290,030,959
1. Long-term receivables from customers	211		-	-
2. Long-term prepayment to seller	212		-	-
3. Working capital in affiliated units	213		-	-
4. Long-term internal receivables	214		-	-
5. Other long-term receivables	215	V.5b	915,498,455	290,030,959
6. Provision for doubtful long-term receivables	216		-	-
II. Fixed assets	220		40,704,827,399	42,593,386,065
1. Tangible fixed assets	221	V.9	40,704,827,399	42,593,386,065
- Original price	222		130,271,400,462	130,271,400,462
- Accumulated depreciation	223		(89,566,573,063)	(87,678,014,397)
2. Financial lease fixed assets	224		-	-
- Original price	225		-	-
- Accumulated depreciation	226		-	-
3. Intangible fixed assets	227	V.10	-	-
- Original price	228		227,000,000	227,000,000
- Accumulated depreciation	229		(227,000,000)	(227,000,000)
III. Long-term biological assets	230		-	-
1. Livestock for periodic product harvesting	231		-	-
a) Livestock for periodic product harvesting not yet reaching maturity	232		-	-
b) Livestock for periodic product harvesting reaching maturity	233		-	-
- Original Cost	234		-	-
- Accumulated depreciation	235		-	-
2. Long-term livestock for one-time product harvesting	236		-	-
3. Long-term seasonal crops or crops for one-time product harvesting	237		-	-
4. Provision for impairment of long-term biological assets	238		-	-
IV. Investment real estate	240		-	-
- Original price	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term unfinished assets	250		151,109,753,073	143,636,550,295
1. Long-term unfinished production and business costs	251		-	-
2. Cost of unfinished basic construction	252	V.11	151,109,753,073	143,636,550,295
VI. Long-term financial investment	260	V.2b	521,834,041	586,857,209
1. Investment in subsidiaries	261		-	-
2. Investment in joint ventures and associates	262		357,129,751	357,129,751
3. Investing in other entities	263		1,173,049,254	1,173,049,254
4. Provision for impairment of long-term investments in other entities	264		(1,008,344,964)	(943,321,796)
5. Held to maturity investment	265		-	-
6. Provision for long-term investments held to maturity	266		-	-
VII Other long-term assets	270		578,367,066	365,870,275
1. Long-term prepaid expenses	271	V.8b	578,367,066	365,870,275
2. Deferred income tax assets	272		-	-
3. Long-term replacement equipment, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
5. Lợi thế thương mại	279		-	-
TOTAL ASSET	280		250,776,097,940	264,790,115,323

HANOI FOOD JOINT STOCK COMPANY

Address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

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

Interim Consolidated Statement of Financial Position (cont.)

INDICATORS	Code	Explan ation	Ending balance	Beginning balance
C - LIABILITIES PAYABLE	300		149,469,156,688	157,338,157,825
I. Short-term debt	310		125,245,550,213	133,495,976,950
1. Short-term trade payables	311	V.12a	11,102,786,132	8,192,840,937
2. Short-term advance payment buyer	312	V.13	15,379,117	63,629,117
3. Dividends and profit payable	313	V.14	42,047,350	621,223,000
4. Taxes and other payments to the State	314	V.15	1,090,464,714	854,150,975
5. Payable to workers	315		433,149,854	550,773,622
6. Short-term payable expenses	316	V.16a	203,823,363	138,912,258
7. Short-term internal payables	317		-	-
8. Payable according to construction contract progress schedule	318		-	-
9. Short-term unearned revenue	319	V.17	1,840,541,366	1,827,112,300
10. Other short-term payables	320	V.18a	30,717,120,755	26,447,097,179
11. Short-term loans and finance leases	321	V.19	79,640,200,000	94,640,200,000
12. Provision for short-term payables	322		-	-
13. Bonus and welfare fund	323		160,037,562	160,037,562
14. Price stabilization fund	324		-	-
15. Government bond repurchase transaction	325		-	-
II. Long-term debt	330		24,223,606,475	23,842,180,875
1. Long-term trade payables	331	V.12b	8,473,253,570	8,773,253,570
2. Long term prepayment buyer	332		-	-
3. Long-term taxes and other payables to the State	333		-	-
4. Long-term payable expenses	334	V.16b	8,919,671,660	8,919,671,660
5. Internal payable on working capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term unrealized revenue	337		-	-
8. Other long-term payables	338	V.18b	6,830,681,245	6,149,255,645
9. Long-term loans and financial leases	339		-	-
10. Convertible bonds	340		-	-
11. Preferred stock	341		-	-
12. Deferred income tax payable	342		-	-
13. Long-term payables provision	343		-	-
14. Science and Technology Development Fund	344		-	-

HANOI FOOD JOINT STOCK COMPANY

Address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

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

Interim Consolidated Statement of Financial Position (cont.)

INDICATORS	Code	Explan ation	Ending balance	Beginning balance
D - OWNER'S EQUITY	400	V.20	101,306,941,252	107,451,957,498
1. Owner's equity	411		145,000,000,000	145,000,000,000
- Common shares with voting rights	411a		145,000,000,000	145,000,000,000
- Preferred stock	411b		-	-
2. Capital surplus	412		285,291,856	285,291,856
3. Bond conversion option	413		-	-
4. Other owners' equity	414		-	-
5. Treasury shares	415		-	-
6. Asset revaluation difference	416		(466,433,001)	(466,433,001)
7. Exchange rate difference	417		-	-
8. Development investment fund	418		784,749,635	784,749,635
9. Other equity funds	419		-	-
10. Undistributed profit after tax	420		(121,723,428,678)	(117,958,081,524)
<i>Undistributed profit after tax accumulated to the end of</i>				
- <i>previous period</i>	420a		(117,958,081,524)	(86,551,461,090)
- <i>Undistributed profit this period</i>	420b		(3,765,347,154)	(31,406,620,434)
11 Non-controlling interests	429		77,426,761,440	79,806,430,532
TOTAL CAPITAL	440		250,776,097,940	264,790,115,323



Phung Thi Thuy
Prepared by



Vu Thi Mai Hong
Chief Accountant



Prepared on 24 August 2026

Chu Viet Cuong
Director

HANOI FOOD JOINT STOCK COMPANY

Address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

INTERIM CONSOLIDATED INCOME STATEMENT

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

Unit: VND

Accumulated from the beginning of the
year to the end of this period

INDICATORS	Code	Explanations	This year	Last year
1. Sales and service revenue	01	VI.1	22,523,265,975	35,983,676,505
2. Revenue deductions	02		-	1,382,175
3. Net revenue from sales and services	10		22,523,265,975	35,982,294,330
4. Cost of goods sold	11	VI.2	11,203,281,954	17,582,120,475
5. Gross profit from sales and service provision	20		11,319,984,021	18,400,173,855
6. Gain/loss from disposal and liquidation of investment property	21		-	-
7. Financial revenue	22	VI.3	1,539,570,926	1,638,965,580
8. Financial costs	23	VI.4	4,995,533,806	4,344,209,269
Including: borrowing costs	24		4,930,510,638	4,344,209,269
9. Cost of sales	25	VI.5	1,590,631,897	2,975,526,341
10. Business management costs	26	VI.6	11,238,364,126	19,710,264,074
11. Share of profit or loss in joint ventures and associates	27		-	(177,365,448)
12. Net operating profit	30		(4,964,974,882)	(7,168,225,697)
13. Other income	31	VI.7	20,378	456,365,784
14. Other costs	32	VI.8	1,079,461,742	36,860,741
15. Other profits	40		(1,079,441,364)	419,505,043
16. Total accounting profit before tax	50		(6,044,416,246)	(6,748,720,654)
17. Current corporate income tax expense	51	VI.9	100,600,000	65,600,000
18. Deferred corporate income tax expense	52		-	-
19. Profit after corporate income tax	60		(6,145,016,246)	(6,814,320,654)
20. Profit after tax attributable to owners of the parent company	61		(3,765,347,154)	(4,013,401,112)
21. Profit after tax attributable to non-controlling interests	62		(2,379,669,092)	(2,800,919,542)
22. Basic earnings per share	70	VI.10	(260)	(277)
23. Diluted earnings per share	71	VI.10	(260)	(277)

Prepared on 24 August 2026


Phung Thi Thuy
 Prepared by


Vu Thi Mai Hong
 Chief Accountant


Chu Viet Cuong
 Director

HANOI FOOD JOINT STOCK COMPANY

Address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

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

INTERIM CONSOLIDATED CASH FLOW STATEMENT**(By indirect method)****For the six-month period of the financial year ending 31 December 2026**

Unit: VND

Accumulated from the beginning of the
year to the end of this period

INDICATORS	Code	Explan ation	Accumulated from the beginning of the year to the end of this period	
			This year	Last year
I. Cash Flows from Operating Activities				
1. Profit before tax	01		(6,044,416,246)	(6,748,720,654)
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		1,888,558,666	2,239,113,859
- Provisions	03		1,036,962,370	2,100,663,004
- Foreign exchange gains/losses from revaluation of monetary items denominated in foreign currencies	04		-	-
- Gains/losses from investing activities	05		(1,539,570,926)	(1,656,490,611)
- Borrowing costs	06		4,930,510,638	4,344,209,269
- Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	08		272,044,502	278,774,867
- Increase/decrease in receivables	09		9,688,252,318	(1,892,669,482)
- Increase/decrease in inventories	10		-	3,066,769,030
- Increase/decrease in payables	11		994,309,751	6,676,008,108
- Increase/decrease in prepaid expenses	12		(522,576,693)	3,069,994,714
- Increase/decrease in trading securities	13		-	-
- Interest paid	14		(1,017,808,218)	-
- Corporate income tax paid	15		(394,949,437)	(155,773,677)
- Other cash receipts from operating activities	16		-	-
- Other cash payments for operating activities	17		-	-
Net cash flows from operating activities	20		9,019,272,223	11,043,103,560
II. Cash Flows from Investing Activities				
1. Cash paid for purchases and construction of fixed assets and other long-term assets	21		(4,380,190,999)	(8,913,336,254)
2. Cash received from disposal of fixed assets and other long-term assets	22		-	225,000,000
3. Cash paid for loans and purchases of debt instruments of other entities	23		(37,500,000,000)	(57,700,000,000)
4. Cash received from loan collections and sale of debt instruments of other entities	24		48,500,000,000	38,300,000,000
5. Cash paid for investments in other entities	25		-	-
6. Cash received from capital withdrawals from other entities	26		-	-
7. Interest received, dividends and profits received	27		1,352,842,158	1,494,469,792
Net cash flows from investing activities	30		7,972,651,159	(26,593,866,462)

HANOI FOOD JOINT STOCK COMPANY

Address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

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

Interim Consolidated Cash flow statement (Cont.)

INDICATORS	Code	Explanation	Accumulated from the beginning of the year to the end of this period	
			This year	Last year
III. Cash flows from financing activities				
1. Cash received from issuance of shares and capital contributions from owners	31		-	-
2. Cash paid to return capital to owners or to repurchase issued shares	32		-	-
3. Cash received from borrowings	33		-	-
4. Repayment of principal on borrowings	34		(15,000,000,000)	-
5. Repayment of principal on finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		(579,175,650)	(682,821,500)
<i>Net cash flows from financing activities</i>	40		<u>(15,579,175,650)</u>	<u>(682,821,500)</u>
Net cash flow during the period	50		1,412,747,732	(16,233,584,402)
Cash and cash equivalents at the beginning of the period	60	V.1	4,607,611,319	34,894,594,293
Effect of exchange rate changes on foreign currency cash balances	61		-	-
Cash and cash equivalents at the end of the period	70	V.1	<u>6,020,359,051</u>	<u>18,661,009,891</u>



Phung Thi Thuy
Prepared by



Vu Thi Mai Hong
Chief Accountant

Prepared on 24 August 2026



Chu Viet Cuong
Director

HANOI FOOD JOINT STOCK COMPANY

Address: No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

First six months of the financial year ended 31 December 2026

NOTES TO THE CONSOLIDATED INTERIM FINANCIAL STATEMENTS

The first 6 months of the financial year ended 31 December 2026

I. GENERAL INFORMATION ABOUT THE COMPANY

1. Form of ownership:

Hanoi Food Joint Stock Company (hereinafter referred to as the "Company") is a Joint Stock Company.

2. Overview of the Company:

Hanoi Food Joint Stock Company (hereinafter referred to as the "Company"), formerly Hanoi Food One Member Limited Liability Company, was equitized under Plan No. 191/KH-UBND dated 30 December 2013 of the Hanoi People's Committee on the arrangement and restructuring of 100% State-owned enterprises under the Hanoi People's Committee in 2014 and Decision No. 5965/QĐ-UBND dated 13 November 2014 on the approval of the enterprise value and equitization plan of Hanoi Food One Member Limited Liability Company under Hanoi Trade Corporation.

The Company officially became a Joint Stock Company under the Certificate of Registration of Joint Stock Company with Enterprise Registration No. 0100106803, first registered on 30 June 2005 and 18th amended registration on 16 April 2026.

Charter capital according to the 18th amended Enterprise Registration Certificate: VND 145,000,000,000

Paid-in charter capital as at 30 June 2026: VND 145,000,000,000

Head office:

Address : No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City

Tax code : 0 1 0 0 1 0 6 8 0 3

3. Business sector: Provision of services and food trading.

4. Business lines:

The Company's principal business activities during the period include:

- Processing, preservation and production of meat and meat products;
- Processing, preservation and production of aquatic products and products thereof;
- Processing and preservation of fruits and vegetables;
- Manufacture of bakery products from flour;
- Manufacture of other food products not elsewhere classified;
- Production of prepared meals and food;
- Wholesale of agricultural and forestry raw materials (except wood, bamboo and neohouzeaua) and live animals. Details: Wholesale of paddy, maize and other cereal grains. Wholesale of animal, poultry and aquatic feed and feed ingredients;
- Wholesale of rice;
- Wholesale of food products;
- Wholesale of beverages;
- Wholesale of tobacco and pipe tobacco products;
- Wholesale of other household goods;
- Retail sale of food, foodstuffs, beverages, tobacco and pipe tobacco, which account for a large proportion of the goods sold in general stores;
- Other retail sale in general stores;
- Retail sale of food in specialized stores;

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Notes to the Interim Consolidated Financial Statements (continued)

- Retail sale of food products in specialized stores;
- Retail sale of beverages in specialized stores;
- Retail sale of tobacco and pipe tobacco products in specialized stores;
- Retail sale of fabrics, wool, yarn, sewing thread and other textiles in specialized stores;
- Retail sale of hardware, paints, glass and other installation equipment for construction in specialized stores. Details: Retail sale of hardware and paints in specialized stores. Retail sale of paints, pigments and varnishes in specialized stores;
- Retail sale of carpets, rugs, mattresses, blankets, curtains, wall and floor coverings in specialized stores;
- Retail sale of household electrical appliances, beds, cabinets, tables, chairs and similar furniture, lamps and lighting fixtures, and other household goods not elsewhere classified in specialized stores;
- Retail sale of books, newspapers, periodicals and stationery in specialized stores;
- Retail sale of sports equipment and sporting goods in specialized stores;
- Restaurants and mobile food service activities;
- Contract food service activities on an occasional basis (catering for parties, meetings, weddings, etc.)
- Other food service activities;
- Beverage serving activities;
- General wholesale;
- Other remaining business support service activities not elsewhere classified. Details: Import and export of goods traded by the Company;
- Retail sale of other new goods in specialized stores. Details: Retail sale of watches, spectacles, cameras, photographic film and photographic materials;
- Other support activities for transportation;
- Warehousing and storage of goods;
- Short-term accommodation services. Details: Hotels, villas or apartments, guesthouses and lodging houses providing short-term accommodation services;
- Real estate business, involving property owned, used or leased by the owner;
- Support activities directly related to rail and road transport. Details: Operation of car parks, bicycle and motorcycle parking areas.

5. **Normal production and business cycle:** Within 12 months

6. **Corporate structure:**
Consolidated Subsidiaries:

<i>Company name</i>	<i>Head office address</i>	<i>Principal activities</i>	<i>Actual capital contribution ratio</i>	<i>Ratio according to the Enterprise Registration Certificate</i>
Bac Qua Trading Service Joint Stock Company	No. 19 Hang Khoai Street, Hoan Kiem Ward, Hanoi City	Construction of non-residential buildings	55,57%	55,57%
Lang Yen Trading Joint Stock Company	No. 21 Tran Khanh Du Street, Hai Ba Trung Ward, Hanoi City	Details: Investment in and construction of technical infrastructure for shopping centers and office buildings	51,00%	51,00%

The subsidiaries are currently operating normally.

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

First six months of the financial year ended 31 December 2026

Notes to the Interim Consolidated Financial Statements (continued)

<i>Associates and joint ventures accounted for using the equity method:</i>				
<i>Joint ventures and associates</i>	<i>Joint ventures and associates</i>	<i>Joint ventures and associates</i>	<i>Joint ventures and associates</i>	<i>Joint ventures and associates</i>
Livestock and Poultry Production and Trading Joint Stock Company	Hapro Industrial Park, Thuan An Commune, Hanoi City	Food production	37,04%	37,04%
Hanoi Cuisine Joint Stock Company	24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City	Restaurants and mobile food service activities	27,59%	27,59%

Currently, the joint ventures and associates are operating normally.

7. **Statement on the comparability of the interim separate financial statements:** As presented in Note III.1, from 01 January 2026, the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. The provisions of this new Enterprise Accounting Regime do not have a material impact on the Company's figures, and the Company has restated the comparative figures in the Statement of Financial Position as at 01 January 2026. Therefore, the financial statement figures for the first six months of the financial year ending 31 December 2026 are fully consistent and comparable with the financial statement figures for the first six months of the financial year ending 31 December 2025 and the financial statement figures for the financial year ending 31 December 2025.

8. **Employees**

As at the end of the accounting period, the Company had 41 employees (beginning of the year: 43 employees).

II. ACCOUNTING YEAR, ACCOUNTING CURRENCY

1. **Financial year**

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

2. **Accounting currency**

The accounting currency is Vietnam Dong (VND), as the Company's receipts and payments are primarily made in VND.

III. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

1. **Applicable accounting regulations**

The Company applies the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC ("Circular 99") guiding the accounting regime for enterprises issued by the Ministry of Finance on 27 October 2025 and other circulars guiding the implementation of accounting standards and regulations issued by the Ministry of Finance.

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

First six months of the financial year ended 31 December 2026

Notes to the Interim Consolidated Financial Statements (continued)

2. Statement of compliance with accounting standards and regulations

The Board of Management ensures that the requirements of the accounting standards, the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as the circulars guiding the implementation of accounting standards issued by the Ministry of Finance, have been complied with in the preparation of the Financial Statements.

3. Accounting method applied

The Company uses the General Journal accounting method on a computerized system.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis of preparation of the interim consolidated Financial Statements

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

The consolidated Financial Statements comprise the Financial Statements of Hanoi Food Joint Stock Company (the parent company) and its subsidiaries. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the ability to directly or indirectly govern the financial and operating policies of the subsidiary in order to obtain economic benefits from its activities. When assessing control, currently exercisable or convertible potential voting rights are taken into consideration.

The operating results of subsidiaries acquired or disposed of during the year are presented in the consolidated Income Statement from the date of acquisition or up to the date of disposal of the investment in the subsidiary.

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

Inter-company balances in the balance sheets between entities within the Group, inter-company transactions and unrealised gains arising from such transactions are eliminated in the preparation of the consolidated Financial Statements. Unrealised losses arising from inter-company transactions are also eliminated unless the cost giving rise to the loss cannot be recovered.

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

2. Business combinations

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

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

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

First six months of the financial year ended 31 December 2026

Notes to the Interim Consolidated Financial Statements (continued)

3. Principles for recognition of cash and cash equivalents

Cash comprises cash on hand, demand deposits at banks, and monetary gold used for value storage purposes, excluding gold classified as inventories and used as raw materials for production or goods for sale.

Cash equivalents are short-term investments with an original maturity of no more than 3 months from the date of acquisition, readily convertible into a known amount of cash and subject to insignificant risk of changes in value.

4. Financial investments

Held-to-maturity investments

Held-to-maturity investments comprise term deposits at banks, negotiable instruments (including treasury bills, promissory notes and certificates of deposit), bonds, preferred shares classified as liabilities, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments or investments of a similar nature, excluding derivative instruments.

Held-to-maturity investments are recorded in the accounting records at cost. Cost is determined based on the actual value of the payments at the transaction date.

Loans are recognized as the outstanding amounts of loans under agreements between the parties and are not traded on the market as securities.

Loans are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to the Company's loans is made in accordance with prevailing accounting regulations.

Investments in subsidiaries, joint ventures and associates

Subsidiaries

A subsidiary is an entity controlled by the Company. Control is achieved when the Company has the ability to control the financial and operating policies of the investee in order to obtain economic benefits from its activities.

Associates

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is demonstrated by the power to participate in the financial and operating policy-making decisions of the investee but not to control those policies.

Investments in subsidiaries, joint ventures and associates are initially recognized at cost, comprising the purchase price or capital contribution plus directly attributable costs related to the investment. In cases where the investment is made by non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the date of the transaction.

Dividends and profits from periods prior to the acquisition of the investment are accounted for as a reduction in the carrying amount of the investment. Dividends and profits from periods after the acquisition of the investment are recognized as income. Dividends received in the form of shares are only recorded in terms of the increase in the number of shares, with no value assigned to the shares received/recognized at par value.

Provision for impairment of investments in subsidiaries, joint ventures and associates is made when the subsidiary, joint venture or associate incurs losses, at an amount equal to the difference between the actual contributed capital of the parties in the subsidiary, joint venture or associate and its actual equity multiplied by the Company's ownership ratio to the total actual contributed capital of the parties in the subsidiary, joint venture or associate. If the subsidiary, joint venture or associate

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Notes to the Interim Consolidated Financial Statements (continued)

is required to prepare consolidated financial statements, the basis for determining the provision for impairment is the consolidated financial statements.

Changes in the provision for impairment of investments in subsidiaries, joint ventures and associates required to be made at the end of the financial year are recognized in financial expenses.

Investments in other entities

Investments in equity instruments of other entities comprise investments in equity instruments over which the Company does not have control, joint control or significant influence over the investee. Such investments are initially recognized at cost, comprising the purchase price and directly attributable acquisition costs.

Dividends and profits from periods prior to the acquisition of the investment are accounted for as a reduction in the carrying amount of the investment. Dividends and profits from periods after the acquisition of the investment are recognized as income. Dividends received in the form of shares are recognized only in terms of the number of shares received, with no increase in the carrying amount of the investment or financial income recognized.

Provision for impairment of investments in equity instruments of other entities is made as follows:

- For investments in listed shares or investments for which fair value can be reliably determined, provision is made based on the market value of the shares.
- For investments for which fair value cannot be reliably determined at the reporting date, provision is made based on the loss incurred by the investee, at an amount equal to the difference between the actual contributed capital of the parties in the other entity and its actual equity multiplied by the Company's ownership ratio to the total actual contributed capital of the parties in the other entity.

Accounting methods for other transactions related to financial investments.

5. Receivables

Receivables are classified as trade receivables, internal receivables and other receivables based on the following principles:

- Trade receivables represent receivables of a commercial nature arising from purchase and sale transactions between the Company and buyers that are independent entities, including receivables from sales proceeds for goods exported under entrustment arrangements for other entities.
- Other receivables represent non-commercial receivables that are not related to purchase and sale transactions.

Provision for doubtful debts is made for each doubtful receivable based on the overdue age of the receivable or the estimated amount of potential loss, as follows:

- For overdue receivables:
 - 30% of the value for receivables overdue from more than 6 months to less than 1 year;
 - 50% of the value for receivables overdue from 1 year to less than 2 years;
 - 70% of the value for receivables overdue from 2 years to less than 3 years;
 - 100% of the value for receivables overdue for 3 years or more.
- For receivables that are not yet overdue but are unlikely to be collected: provision is made based on the estimated amount of loss.

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First six months of the financial year ended 31 December 2026

Notes to the Interim Consolidated Financial Statements (continued)

6. Inventory recognition principles

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

Original Cost of inventories is determined as follows:

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

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

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

Provision for diminution in value of inventories is made for each inventory item whose Original Cost is higher than its Net realisable value. For work in progress services, the provision is determined for each type of service with a separate price. Increases or decreases in the balance of Provision for diminution in value of inventories required to be made at the end of the financial year are recognised in Cost of sales.

7. Tangible fixed asset

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprises all costs incurred by the Company to acquire the assets up to the date when the assets are ready for use. Subsequent expenditure is capitalized as part of the cost of a fixed asset only when it is probable that such expenditure will result in future economic benefits from the use of the asset. Other subsequent expenditure that does not meet these criteria is recognized as production and business expenses in the period.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized as income or expense in the year.

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

<u>Fixed assets</u>	<u>Number of years</u>
Buildings and structures	05 - 50 years
Machinery and equipment	03 - 08 years
Motor vehicles and transmission equipment	06 - 10 years
Management equipment and tools	03 - 10 years

8. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of intangible fixed assets comprises all costs incurred by the Company to acquire the assets up to the date when the assets are ready for use. Expenditure relating to intangible fixed

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First six months of the financial year ended 31 December 2026

Notes to the Interim Consolidated Financial Statements (continued)

assets incurred after initial recognition is recognized as production and business expenses in the period unless such expenditure is associated with a specific intangible fixed asset and increases the economic benefits derived from such assets.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortization are derecognized, and any resulting gain or loss is recognized as income or expense in the year.

The Company's intangible fixed assets comprise:

Software programs

Costs related to computer software that is not an integral part of the related hardware are capitalized. The cost of computer software comprises all costs incurred by the Company up to the date when the software is ready for use. Computer software is amortized using the straight-line method over 05 years.

9. Construction in progress expenses

Construction in progress expenses comprise directly attributable costs (including related borrowing costs in accordance with the Company's accounting policies) incurred in connection with assets under construction, machinery and equipment being installed for production, rental and management purposes, as well as costs related to ongoing repairs of fixed assets. These assets are stated at cost and are not depreciated.

10. Accounting principles for deferred expenses

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

Tools and equipment

Tools and equipment put into use are amortized to expenses using the straight-line method over a period of no more than 03 years.

Other expenses

Other expenses are amortized to expenses using the straight-line method over a period of no more than 03 years

11. Accounting principles for liabilities and accrued expenses

Liabilities and accrued expenses are recognized for the amounts payable in the future in respect of goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

Payables are classified as trade payables, accrued expenses, internal payables and other payables based on the following principles:

- Trade payables represent commercial payables arising from transactions involving the purchase of goods, services and assets from sellers that are independent entities, including payables arising from imports through entrusted importers.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or sufficient accounting

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Notes to the Interim Consolidated Financial Statements (continued)

records and documents, as well as amounts payable to employees for annual leave payments and production and business expenses that are required to be accrued.

- Other payables represent non-commercial payables that are not related to transactions involving the purchase, sale or provision of goods and services.

12. Principles for recognition of dividends and profits payable

Dividends and profits payable are recognized for the amounts payable in the future in respect of dividends and profits payable (in cash or non-monetary assets) and the settlement of dividends and profits payable in cash to the Company's shareholders and capital-contributing members.

13. Principles for recognition of borrowings and finance lease liabilities

The Company shall monitor in detail the repayment terms of borrowings and finance lease liabilities. Amounts with a repayment term of more than 12 months from the date of preparation of the financial statements are presented as long-term borrowings and finance lease liabilities. Amounts due for repayment within the following 12 months from the date of preparation of the financial statements are presented as short-term borrowings and finance lease liabilities to facilitate payment planning.

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

Borrowings and liabilities denominated in foreign currencies are translated into the accounting currency at the actual transaction exchange rate at the date of the transaction;

- When repaying foreign currency borrowings and liabilities, the debit balance of Account 341 is translated using the actual book exchange rate specifically determined for each item;
- When preparing the Financial Statements, the balances of foreign currency borrowings and finance lease liabilities shall be revalued at the actual transaction exchange rate at the date of preparation of the Financial Statements.
- Foreign exchange differences arising from the settlement and year-end revaluation of foreign currency borrowings and finance lease liabilities are recognized in financial income or financial expenses.

14. Principles for recognition of owners' equity

Owners' contributed capital

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

Share premium

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

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First six months of the financial year ended 31 December 2026

Notes to the Interim Consolidated Financial Statements (continued)

Appropriation of funds

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

15. Profit distribution

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

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

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

16. Revenue and income recognition

Revenue from sale of goods

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

- The Company has transferred to the buyer substantially all the risks and rewards associated with ownership of the products or goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods.
- Revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is recognized only when such specific conditions no longer exist and the buyer no longer has the right to return the products or goods (except where the customer has the right to return goods in exchange for other goods or services).
- The Company has received or will receive the economic benefits from the sales transaction.
- The costs incurred or to be incurred in respect of the sales transaction can be reliably measured.

Revenue from rendering of services

Revenue from a service transaction is recognized when the outcome of the transaction can be reliably measured. Where services are rendered over several periods, revenue is recognized in each period based on the results of the portion of work completed at the end of the accounting period. The outcome of a service transaction can be reliably measured when all of the following conditions are satisfied:

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

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Notes to the Interim Consolidated Financial Statements (continued)

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

Interest income

Interest income is recognized on an accrual basis, based on the balances of deposit accounts and the actual interest rates applicable in each period.

17. Accounting principles for cost of goods sold.

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

For abnormally wasted direct materials, labor costs and fixed production overheads that are not allocated to the cost of products received into inventory, the accounting department shall immediately recognize such costs in cost of goods sold (after deducting any compensation, if any), even when the products or goods have not yet been determined as sold.

Provision for diminution in value of inventories is included in cost of goods sold based on the quantity of inventories and the difference between their net realizable value and cost, where the net realizable value is lower than cost. When determining the quantity of inventories requiring provision for diminution in value, the accounting department shall exclude inventories for which sales contracts have been signed (with net realizable value not lower than carrying value) but which have not yet been delivered to customers, provided there is reliable evidence that the customers will not withdraw from fulfilling the contracts.

18. Accounting principles for financial expenses

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

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

Selling expenses represent actual costs incurred in the process of selling products and goods and rendering services, including costs of sales solicitation, product introduction, product advertising, sales commissions, product and goods warranty expenses (except for construction and installation activities), storage, packaging and transportation costs, salaries and other remuneration of sales department employees (salaries, wages, allowances, etc.); social insurance, health insurance, trade union funds and unemployment insurance of sales employees; depreciation of fixed assets used for sales activities; land rental expenses, etc.

General and administrative expenses represent general management costs of the Company, including salaries and other remuneration of management department employees (salaries, wages, allowances, etc.); social insurance, health insurance, trade union funds and unemployment insurance of management employees; office supplies, labor tools, depreciation of fixed assets used for management purposes; land rental expenses, business license tax; provision for doubtful debts; outsourced services (electricity, water, telephone, fax, property and fire insurance, etc.); and other cash expenses (business entertainment, customer conferences, etc.).

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Notes to the Interim Consolidated Financial Statements (continued)

20. Corporate income tax

Current income tax

Current income tax is the amount of tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatment, non-deductible expenses, non-taxable income and tax losses carried forward

21. Financial instruments

a) Financial assets

Classification of financial assets

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

Financial assets at fair value through profit or loss

Financial assets are classified as financial assets at fair value through profit or loss if they are held for trading or are designated as financial assets at fair value through profit or loss upon initial recognition.

Financial assets are classified as securities held for trading if:

- Acquired or incurred principally for the purpose of selling or repurchasing in the near term;
- The Company intends to hold them for the purpose of earning short-term gains;
- Financial derivatives (except for financial derivatives designated as financial guarantee contracts or effective hedging instruments).

Held-to-maturity investments

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

Loans and receivables

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

Available-for-sale financial assets

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

Initial carrying amount of financial assets

Financial assets are recognized on the purchase date and derecognized on the sale date. At initial recognition, financial assets are measured at the purchase price/issuance cost plus other costs directly attributable to the acquisition or issuance of such financial assets.

b) Financial liabilities

The Company classifies financial liabilities into the following categories: financial liabilities at fair value through profit or loss and financial liabilities measured at amortized cost. The classification of financial liabilities depends on the nature and purpose of the financial liabilities and is determined at initial recognition.

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Financial liabilities at fair value through profit or loss

Financial liabilities are classified as financial liabilities at fair value through profit or loss if they are held for trading or are designated as financial liabilities at fair value through profit or loss upon initial recognition.

Financial liabilities are classified as securities held for trading if:

- Issued or incurred principally for the purpose of repurchasing in the near term;
- The Company intends to hold them for the purpose of earning short-term gains;
- Financial derivatives (except for financial derivatives designated as financial guarantee contracts or effective hedging instruments).

Financial liabilities measured at amortized cost

Financial liabilities measured at amortized cost are determined as the initial carrying amount of the financial liability less principal repayments, plus or minus the cumulative amortization calculated using the effective interest method of the difference between the initial carrying amount and the maturity amount, less any reduction for impairment or uncollectibility (directly or through the use of an allowance account).

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

Initial carrying amount of financial liabilities

At initial recognition, financial liabilities are measured at the issue price plus costs directly attributable to the issuance of such financial liabilities.

22. Related parties

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

In considering related party relationships, the substance of the relationship is given greater emphasis than its legal form.

Transactions with related parties during the year are disclosed in Note VII.1

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

1. Cash and cash equivalents

	Ending Balance	Beginning Balance
Cash	280,186,367	213,796,215
Demand deposits at banks	5,740,172,684	4,393,815,104
SeABank	3,319,697,808	1,557,894,747
Asia Commercial Joint Stock Bank	2,420,474,876	2,816,390,525
Joint Stock Commercial Bank for Foreign Trade of Vietnam	-	19,529,832
Total	6,020,359,051	4,607,611,319

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2. Financial investments

a) Short-term held-to-maturity investments

	Ending Balance		Beginning Balance	
	Original Cost	Provision	Original Cost	Provision
<i>Related parties</i>				
Loans to Livestock and Poultry Production and Business Joint Stock Company	9,161,944,446	(9,161,944,446)	9,161,944,446	(9,161,944,446)
Interest on loans to Livestock and Poultry Production and Business Joint Stock Company	3,500,000,000	(3,500,000,000)	3,500,000,000	(3,500,000,000)
<i>Other organizations</i>				
Term deposits at banks	5,661,944,446	(5,661,944,446)	5,661,944,446	(5,661,944,446)
6-month term deposits at Southeast Asia Commercial Joint Stock Bank, interest rate of 8%/year	40,168,083,322	(1,965,554,555)	50,981,354,554	(1,965,554,555)
6-month term deposits at Asia Commercial Joint Stock Bank, interest rate of 6.9%/year-7.9%/year	37,500,000,000	-	48,500,000,000	-
Interest on term bank deposits	20,000,000,000	-	32,500,000,000	-
Loans to Hanoi Supermarket Development Joint Stock Company	17,500,000,000	-	16,000,000,000	-
Interest on loans to Hanoi Supermarket Development Joint Stock Company	702,528,767	-	515,799,999	-
Interest on loans to Hanoi Supermarket Development Joint Stock Company	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)
Total	965,554,555	(965,554,555)	965,554,555	(965,554,555)
	49,330,027,768	(11,127,499,001)	60,143,299,000	(11,127,499,001)

(*) Loan receivables from Livestock and Poultry Production and Business Joint Stock Company under the following contracts:

- Under Contract No. 17/HDTD dated 07/12/2012, the loan amount was VND 2,000,000,000, the loan term was 3 months, the lending interest rate was 15%/year, and the purpose of the loan was to serve production and business activities. Under Appendix No. 06-17/PLHDTD dated 01/11/2014, the interest rate was amended to 9%/year from 01/11/2014, and under Appendix No. 07-17/PLHDTD dated 02/01/2015, the loan term was extended to 30/06/2015. Under Appendix to the short-term loan agreement No. 08-17/PLHDTD dated 16/06/2026, it was agreed to adjust the lending interest rate to 0% from 01/01/2026.

- Under Contract No. 55/HDTD dated 26/08/2014, the loan amount was VND 1,500,000,000, the loan term was 12 months, the lending interest rate was 10%/year, and the purpose of the loan was to serve production and business activities. Under Appendix No. 01-55/PLHDTD dated 01/11/2014, the interest rate was amended to 9%/year from 01/11/2014. Under Appendix to the short-term loan agreement No. 02-55/PLHDTD dated 16/06/2026, it was agreed to adjust the lending interest rate to 0% from 01/01/2026.

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(**) Under Contract No. 60/HĐVV-PTST dated 01/06/2013 with Hanoi Supermarket Development Joint Stock Company, the loan amount was VND 1,000,000,000, the loan term was 3 months, the lending interest rate was 13%/year, and the purpose of the loan was to serve production and business activities. Under Appendix No. 04-60/PLHĐVV-PTST, the interest rate was amended to 9%/year and the loan term was extended to 31/12/2015. Under Appendix to the short-term loan agreement No. 05-60/PLHĐVV-PTST dated 16/06/2026, it was agreed to adjust the lending interest rate to 0% from 01/01/2026.

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Notes to the Interim Consolidated Financial Statements (continued)**b) Long-term financial investments*****Investments in associates***

	Ending Balance		Beginning Balance	
	Original Cost	Value under the equity method	Original Cost	Value under the equity method
Livestock and Poultry Production and Business Joint Stock Company (1)	17,500,000,000	-	17,500,000,000	-
Hanoi Culinary Joint Stock Company (2)	400,000,000	357,129,751	400,000,000	357,129,751
Total	17,900,000,000	357,129,751	17,900,000,000	357,129,751

(1) Livestock and Poultry Production and Business Joint Stock Company was established and first registered on 17/01/2007, with Mr. Tran Duy Hien as its legal representative. The charter capital as at 30/06/2026 was VND 47,250,000,000. To date, the Company has contributed VND 17,500,000,000, equivalent to 37.04% of the charter capital. The principal business activity of Livestock and Poultry Production and Business Joint Stock Company is food production.

This investment is adjusted to be accounted for under the equity method as follows:

	Ending Balance	Beginning Balance
Cost of investment	17,500,000,000	17,500,000,000
Ownership percentage	37,04%	37,04%
Increase/decrease in the value of the investment due to consolidation under the equity method	(17,500,000,000)	(17,500,000,000)
Investment value at the end of the accounting period	-	-

(2) Hanoi Culinary Joint Stock Company was established and first registered on 23/03/2013, with Ms. Vu Thi Thu Huong as its legal representative. The charter capital as at 30/06/2026 was VND 1,450,000,000. To date, the Company has contributed VND 400,000,000, equivalent to 27.59% of the charter capital. The principal business activity of Hanoi Culinary Joint Stock Company is restaurant business and mobile food service activities.

This investment is adjusted to be accounted for under the equity method as follows:

	Ending Balance	Beginning Balance
Cost of investment	400,000,000	400,000,000
Ownership percentage	27,59%	27,59%
Increase/decrease in the value of the investment due to consolidation under the equity method	(42,870,249)	(42,870,249)
Investment value at the end of the accounting period	357,129,751	357,129,751

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Notes to the Interim Consolidated Financial Statements (continued)**Investments in other entities**

	Ending Balance		Beginning Balance	
	Original Cost	Provision	Original Cost	Provision
Kien Giang Seafood Joint Stock Company	100,000,000	-	100,000,000	-
Hanoi Food Production and Processing Joint Stock Company	1,073,049,254	(1,008,344,964)	1,073,049,254	(943,321,796)
Total	1,173,049,254	(1,008,344,964)	1,173,049,254	(943,321,796)

3. Short-term trade receivables

	Ending Balance	Beginning Balance
Other trade receivables	2,532,540,432	2,220,744,500
Asia Pacific Tourism and Trading Company Limited	842,670,752	842,670,752
International Restaurant Joint Stock Company	287,301,547	287,301,547
Ivory Company Limited	157,500,000	-
Vietnam Retail and Supermarket Company Limited	117,050,010	90,962,447
Hanoi Import-Export and Consumer Goods Retail Company Limited	115,682,946	102,682,532
Other customers	1,012,335,177	897,127,222
Total	2,532,540,432	2,220,744,500

4. Short-term prepayments to suppliers

	Ending Balance	Beginning Balance
Prepayments to related parties	312,692,923	312,692,923
Livestock and Poultry Production and Business Joint Stock Company	312,692,923	312,692,923
Prepayments to other suppliers	1,914,076,017	2,944,457,798
Hoa Phuong ME System Installation Company Limited	-	902,330,932
HAECO Electromechanical Joint Stock Company	643,069,530	643,069,530
Other suppliers	1,271,006,487	1,399,057,336
Total	2,226,768,940	3,257,150,721

5. Other receivables**a) Other short-term receivables**

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
Other receivables from organizations and individuals	25,970,913,530	(16,691,856,531)	23,234,285,383	(15,719,917,329)
Advances	11,561,686,243	(8,125,679,663)	11,562,914,243	(8,125,679,663)
Other receivables	14,409,227,287	(8,566,176,868)	11,671,371,140	(7,594,237,666)
Mr. Nguyen Quoc Hung (*)	2,260,864,514	(2,260,864,514)	2,260,864,514	(2,260,864,514)
Receivables for land rental payments made on behalf	11,858,270,790	(6,045,639,021)	9,142,333,293	(5,073,699,819)
Other short-term receivables	290,091,983	(259,673,333)	268,173,333	(259,673,333)
Total	25,970,913,530	(16,691,856,531)	23,234,285,383	(15,719,917,329)

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(*) Receivable from Mr. Nguyen Quoc Hung in respect of the shortage of assets of the General Food Business Center following the termination of its operations, which Mr. Nguyen Quoc Hung is responsible for recovering and reimbursing to the Company in accordance with the Minutes of Working Session dated 24/05/2017 of Hanoi Food Joint Stock Company.

b) Other long-term receivables

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
<i>Other receivables from other organizations and individuals</i>	915,498,455	-	290,030,959	-
Deposits and security deposits	737,322,455	-	111,854,959	-
Delta Civil and Industrial Construction Company Limited	178,176,000	-	178,176,000	-
Total	915,498,455	-	290,030,959	-

6. Provision for short-term doubtful receivables

Movements in provisions during the period:

	Short-term receivables and loans	Long-term receivables and loans	Total
Beginning Balance	(18,411,360,312)	-	(18,411,360,312)
Provision recognized	(971,939,202)	-	(971,939,202)
Ending Balance	(19,383,299,514)	-	(19,383,299,514)

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

7. Inventories

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
Merchandise	9,361,615	-	9,361,615	-
Total	9,361,615	-	9,361,615	-

8. Deferred expenses**a) Short-term deferred expenses**

	Ending Balance	Beginning Balance
Rent expense	369,854,938	-
Other short-term deferred expenses	105,678,952	165,453,988
Total	475,533,890	165,453,988

b) Long-term deferred expenses

	Ending Balance	Beginning Balance
Tools and equipment	5,632,083	16,444,923
Other long-term deferred expenses	572,734,983	349,425,352
Total	578,367,066	365,870,275

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Notes to the Interim Consolidated Financial Statements (continued)**9. Tangible fixed assets**

	Buildings and structures	Machinery and equipment	Motor vehicles and transmission equipment	Office equipment and tools	Total
Original Cost					
Beginning Balance	121,547,685,208	3,970,802,737	2,626,236,348	2,126,676,169	130,271,400,462
Ending Balance	121,547,685,208	3,970,802,737	2,626,236,348	2,126,676,169	130,271,400,462
<i>Including:</i>					
<i>Fully depreciated but still in use</i>	33,933,649,822	2,389,905,977	2,626,236,348	1,396,107,152	40,345,899,299
Accumulated depreciation					
Beginning Balance	79,605,956,640	3,688,368,296	2,626,236,348	1,757,453,113	87,678,014,397
Depreciation for the period	1,795,280,478	41,758,691	-	51,519,497	1,888,558,666
Ending Balance	81,401,237,118	3,730,126,987	2,626,236,348	1,808,972,610	89,566,573,063
Remaining value					
Beginning Balance	41,941,728,568	282,434,441	-	369,223,056	42,593,386,065
Ending Balance	40,146,448,090	240,675,750	-	317,703,559	40,704,827,399

10. Intangible fixed assets

The intangible fixed asset consisting of computer software that has been fully amortised but is still in use amounted to VND 227,000,000.

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Notes to the Interim Consolidated Financial Statements (continued)**11. Construction in progress costs**

	Beginning Balance	Expenses incurred during the period	Transferred to fixed assets during the period	Ending Balance
Construction in progress	3,307,864,029	7,416,952,778	-	3,307,864,029
<i>Project: "Investment in construction of Residential Area" at No. 54, Alley 459 Bach Mai Street, Hai Ba Trung, Hanoi (1)</i>	1,239,269,981	-	-	1,239,269,981
<i>Project: "Cuu Long Commercial and Service Center" at No. 253 Pho Vong Street, Dong Tam, Hai Ba Trung, Hanoi (2)</i>	2,068,594,048	-	-	2,068,594,048
<i>Bac Qua Commercial and Service Supermarket Project (3)</i>	136,240,986,471	7,416,952,778	-	143,657,939,249
<i>HFC - Lang Yen Commercial Building</i>	4,087,699,795	-	-	4,087,699,795
Major repairs of fixed assets	-	56,250,000	-	56,250,000
Total	143,636,550,295	14,890,155,556	-	151,109,753,073

(1) Pursuant to Business Cooperation Contract No. 629/2009/HANOIFOOD-COTANA dated 02/11/2009 between Hanoi Food Company Limited, formerly a State-owned Single-Member Company Limited (now Hanoi Food Joint Stock Company), hereinafter referred to as Party (A), and Thanh Nam Investment and Construction Joint Stock Company (now Cotana Group Joint Stock Company), hereinafter referred to as Party (B). The purpose of the contract is to cooperate in the investment and construction of a project on the land located at Alley 459 Bach Mai, Bach Mai Ward, Hanoi City, to implement the project to construct an apartment building on this land, with the expected construction scale as follows: total land area of 2,085.9 m²; construction density of 50%; construction area of the 25-storey apartment building of 1,000 m²; construction area of gardens and internal roads of 1,085.9 m².

(2) Pursuant to Business Cooperation Contract No. 103/HĐKTKD dated 13/09/2010 between Hanoi Food Company Limited, formerly a State-owned Single-Member Company Limited (now Hanoi Food Joint Stock Company), hereinafter referred to as Party (A), and the Joint Venture between Delta Civil and Industrial Construction Company Limited and New Technology Investment, Construction Consultancy and Application Joint Stock Company (Vinaconex R&D), represented by Delta Civil and Industrial Construction Company Limited, hereinafter referred to as Party (B). The land plot is the land area at No. 253 Pho Vong Street, Bach Mai Ward, Hanoi City, with an area of 3,255.7 m², the actual area being determined according to the land handover minutes. The purpose of the business cooperation contract is to jointly implement the Project, exploit and conduct business on the project premises after investment, and share profits from activities on the above land plot. The products under this contract are areas measured in m² of apartments, offices and other useful areas within the land plot, as well as profitable services that may arise over time.

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(3) The Bac Qua Commercial Supermarket Investment Project was licensed under Investment Certificate No. 01121000877 dated 06/10/2010 issued by the Hanoi People's Committee at 19 Hang Khoai Street, Hoan Kiem Ward, Hanoi City. Project purpose: Construction of a new commercial supermarket. In 2025, the Company's "Bac Qua Commercial and Service Supermarket" Investment Project was accepted for fire prevention and firefighting works under Document No. 617/NT-PCCC dated 31/07/2025; the Department of Construction approved the completion acceptance results for the project under Document No. 1240/TB-SXD dated 23/10/2025.

As at 20/01/2026, the Company registered the assets attached to the land on Land Use Rights Certificate No. BD 985789 issued on 28/12/2011; pursuant to Construction Permit No. 105/GPXD dated 24/08/2011 and Document No. 5392/SXD-CP dated 05/07/2024 concerning the Appendix to Construction Permit No. 105/GPXD dated 24/08/2011 issued by the Department of Construction, with the following contents:

- Project: Bac Qua Commercial and Service Supermarket;
- Gross floor area: 2 basement floors with an area of 4,137 m² and 4 above-ground floors with a total area of 5,874 m²;
- At Land Plot No. 16, Map Sheet No. 15 according to the Project Master Plan;

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Notes to the Interim Consolidated Financial Statements (continued)**12. Trade payables****a) Short-term trade payables**

	Ending Balance	Beginning Balance
<i>Other trade payables</i>	11,102,786,132	8,192,840,937
Hanoi Construction Joint Stock Company No. 3	3,292,371,216	4,592,371,216
ALC Investment Services and Technology Joint Stock Company	2,287,176,171	207,585,205
Hoa Phuong ME System Installation Company Limited	2,184,397,922	-
Kone Vietnam Company Limited	549,720,000	549,720,000
Other suppliers	2,789,120,823	2,843,164,516
Total	11,102,786,132	8,192,840,937

b) Long-term trade payables

	Ending Balance	Beginning Balance
<i>Other trade payables</i>	8,473,253,570	8,773,253,570
Delta Civil Construction Company Limited	8,473,253,570	8,773,253,570
Total	8,473,253,570	8,773,253,570

13. Short-term advances from customers

	Ending Balance	Beginning Balance
<i>Advances from other customers</i>	15,379,117	63,629,117
Hiep Thao Business Household	-	47,250,000
Vincommerce General Trading Services Joint Stock Company	8,623,855	8,623,855
Dong Hung Integration and Development One Member Company Limited - Branch	5,378,734	5,378,734
Other customers	1,376,528	2,376,528
Total	15,379,117	63,629,117

14. Dividends and profits payable

	Ending Balance	Beginning Balance
<i>Payables to related parties</i>	-	60,000,000
Hanoi Trade Corporation - Joint Stock Company	-	60,000,000
Payables to other parties	42,047,350	561,223,000
Other shareholders	42,047,350	561,223,000
Total	42,047,350	621,223,000

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Notes to the Interim Consolidated Financial Statements (continued)**15. Taxes and other payables to the State**

	Beginning Balance		Movements during the period		Ending Balance	
	Payables	Receivables	Amount payable	Amount paid	Payables	Receivables
Value-added tax on domestic sales	106,732,433	-	941,088,699	(700,430,273)	347,390,859	-
Corporate income tax	346,249,437	1,121,095	100,600,000	(394,949,437)	51,900,000	1,121,095
Personal income tax	65,068,836	-	106,531,092	(141,331,301)	30,268,627	-
Land and housing tax, land rental	-	3,108,432,801	14,209,452,851	(10,776,215,091)	324,804,959	-
Other taxes	336,100,269	-	-	-	336,100,269	-
Total	854,150,975	3,109,553,896	15,357,672,642	(12,012,926,102)	1,090,464,714	1,121,095

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

The Company's tax finalization is subject to examination by the tax authorities. As the application of tax laws and regulations to different types of transactions may be interpreted in different ways, the tax amounts presented in the interim consolidated financial statements may be changed upon the decision of the tax authorities.

Value-added tax

The Company pays value-added tax using the credit method.

The value-added tax rates are 5%, 8%, and 10%.

Corporate income tax

The Company is required to pay corporate income tax on taxable income.

Details of corporate income tax payable during the period are presented in Note VI.9.

Other taxes

The Company declares and pays taxes in accordance with regulations.

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Notes to the Interim Consolidated Financial Statements (continued)**16. Accrued expenses****a) Short-term accrued expenses**

	Ending Balance	Beginning Balance
<i>Payables to other organizations and individuals</i>	203,823,363	138,912,258
Accrued electricity and water expenses payable	194,179,400	133,205,854
Other short-term accrued expenses	9,643,963	5,706,404
Total	203,823,363	138,912,258

b) Long-term accrued expenses

	Ending Balance	Beginning Balance
<i>Payables to other organizations and individuals</i>	8,919,671,660	8,919,671,660
Late payment interest payable to Delta Civil and Industrial Construction Company Limited	8,919,671,660	8,919,671,660
Total	8,919,671,660	8,919,671,660

17. Short-term deferred revenue

	Ending Balance	Beginning Balance
Prepayments received for leasing fixed assets	1,840,541,366	1,827,112,300
Total	1,840,541,366	1,827,112,300

18. Other payables**a) Other short-term payables**

	Ending Balance	Beginning Balance
<i>Payables to related parties</i>	19,959,884,204	17,679,114,607
Interest payable on loans to Hanoi Trade Corporation - JSC	19,959,884,204	17,679,114,607
<i>Payables to other entities and individuals</i>	10,757,236,551	8,767,982,572
Interest payable on loans to Phu Thinh Trading and Manufacturing Company Limited	10,185,975,895	8,554,043,072
Deposits and security deposits received	298,751,500	-
Other short-term payables	272,509,156	213,939,500
Total	30,717,120,755	26,447,097,179

b) Other long-term payables

These are long-term deposits and security deposits received from individuals and organizations

	Ending Balance	Beginning Balance
<i>Payables to related parties</i>	183,552,600	166,866,000
Hanoi Culinary Joint Stock Company - Deposits	183,552,600	166,866,000
<i>Payables to other organizations and individuals</i>	6,647,128,645	5,982,389,645
Deposits and security deposits received	6,647,128,645	5,982,389,645
Total	6,830,681,245	6,149,255,645

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Notes to the Interim Consolidated Financial Statements (continued)**19. Short-term borrowings and finance lease liabilities**

	Ending Balance		Beginning Balance	
	Value	Debt repayment capacity	Value	Debt repayment capacity
<i>Short-term borrowings and finance lease liabilities payable to related parties</i>	<i>41,812,200,000</i>	<i>41,812,200,000</i>	<i>41,812,200,000</i>	<i>41,812,200,000</i>
Hanoi Trade Corporation - JSC				
(1)	41,812,200,000	41,812,200,000	41,812,200,000	41,812,200,000
<i>Short-term borrowings and finance lease liabilities payable to other organizations and individuals</i>	<i>37,828,000,000</i>	<i>37,828,000,000</i>	<i>52,828,000,000</i>	<i>52,828,000,000</i>
Phu Thinh Trading and Manufacturing Company Limited				
(2)	37,828,000,000	37,828,000,000	52,828,000,000	52,828,000,000
Total	<u>79,640,200,000</u>	<u>79,640,200,000</u>	<u>94,640,200,000</u>	<u>94,640,200,000</u>

(1) The loan from Hanoi Trade Corporation - JSC amounted to VND 41,812,200,000; the purpose of the loan was to serve production and business activities, with an interest rate of 11% per annum. The loan term was 06 months from the disbursement date and was extended to 31/12/2026 under Appendix to Short-term Loan Agreement No. 01/2022/HAPRO-THUCPHAM-PL11 dated 08/01/2026.

(2) The loan from Phu Thinh Trading and Manufacturing Company Limited amounted to VND 37,828,000,000, with a loan term of 01 year and an interest rate of 11% per annum, for the purpose of meeting financial needs. The loan is unsecured. Under Appendix to Short-term Loan Agreement No. 01/2024/HĐVV/PTTNNH-TPHN dated 09/01/2026, the loan term was extended to 31/12/2026.

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

	Beginning Balance	Borrowings arising during the period	Borrowings repaid during the period	Ending Balance
Short-term borrowings from related parties	41,812,200,000	-	-	41,812,200,000
Short-term borrowings from other organizations	52,828,000,000	-	(15,000,000,000)	37,828,000,000
Total	<u>94,640,200,000</u>	<u>-</u>	<u>(15,000,000,000)</u>	<u>79,640,200,000</u>

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Notes to the Interim Consolidated Financial Statements (continued)

20. Equity

a) Statement of changes in equity

	Owner's investment capital	Share premium	Asset revaluation differences	Development investment fund	Undistributed profit after tax	Non- controlling interests	Total
Balance at the beginning of the previous year	145,000,000,000	285,291,856	(466,433,001)	784,749,635	(86,551,461,090)	84,077,756,666	143,129,904,066
Profit for the previous year	-	-	-	-	(31,406,620,434)	(2,997,326,134)	(34,403,946,568)
Dividends and profits distributed by subsidiaries	-	-	-	-	-	(1,274,000,000)	(1,274,000,000)
Balance at the end of the previous year	145,000,000,000	285,291,856	(466,433,001)	784,749,635	(117,958,081,524)	79,806,430,532	107,451,957,498
Balance at the beginning of the current year	145,000,000,000	285,291,856	(466,433,001)	784,749,635	(117,958,081,524)	79,806,430,532	107,451,957,498
Profit for the current period	-	-	-	-	(3,765,347,154)	(2,379,669,092)	(6,145,016,246)
Balance at the end of the current period	145,000,000,000	285,291,856	(466,433,001)	784,749,635	(121,723,428,678)	77,426,761,440	101,306,941,252

b) Details of owner's investment capital

	Ending Balance	Rate	Beginning Balance	Rate
Khanh An Business Development Company Limited	34,197,000,000	23.58%	34,197,000,000	23.58%
New Vision International Design Consultancy Company Limited	33,867,000,000	23.36%	33,867,000,000	23.36%
International Smart Investment Joint Stock Company	33,831,230,000	23.33%	33,831,230,000	23.33%
Hanoi Trade Corporation - Joint Stock Company	28,995,500,000	20.00%	28,995,500,000	20.00%
Other shareholders	14,109,270,000	9.73%	14,109,270,000	9.73%
Total	145,000,000,000	100.00%	145,000,000,000	100.00%

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Notes to the Interim Consolidated Financial Statements (continued)**c) Shares**

	Ending Balance	Beginning Balance
Number of shares issued	14,500,000	14,500,000
Number of shares sold to the public	14,500,000	14,500,000
- Ordinary shares	14,500,000	14,500,000
Number of treasury shares repurchased	-	-
Number of outstanding shares	14,500,000	14,500,000
- Ordinary shares	14,500,000	14,500,000
Par value of outstanding shares: VND 10,000/share.		

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENT OF PROFIT OR LOSS**1. Revenue from sales of goods and rendering of services****a) Total revenue**

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Revenue from sale of goods	-	14,715,787,039
Revenue from rendering of services	22,523,265,975	21,267,889,466
Total	22,523,265,975	35,983,676,505

b) Net revenue from sales of goods and rendering of services to related parties

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Hanoi Trade Corporation - JSC	-	2,333,331
Hanoi Trade Corporation – JSC - Northern Import-Export Center Branch	-	1,724,072
Hanoi Culinary Joint Stock Company	333,732,000	303,392,728
Total	333,732,000	307,450,131

2. Cost of goods sold

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Cost of goods sold	-	13,381,411,997
Cost of services rendered	11,203,281,954	4,200,708,478
Total	11,203,281,954	17,582,120,475

3. Finance income

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Interest income from bank deposits and loans	1,539,570,926	1,638,965,580
Total	1,539,570,926	1,638,965,580

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Notes to the Interim Consolidated Financial Statements (continued)**4. Finance costs**

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Borrowing costs	4,930,510,638	4,344,209,269
Provision/(Reversal of provision) for investment losses	65,023,168	-
Total	4,995,533,806	4,344,209,269

5. Selling expenses

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Employee expenses	729,436,175	1,232,873,964
Depreciation expenses	-	9,654,942
Outsourced service expenses	255,626,983	650,713,206
Other expenses	605,568,739	1,082,284,229
Total	1,590,631,897	2,975,526,341

6. General and administrative expenses

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Employee expenses	2,559,541,080	3,014,590,911
Office supplies expenses	3,988,008	23,878,782
Depreciation expenses	107,418,143	124,654,507
Taxes, fees and charges	5,843,552,162	12,828,447,538
Provision for doubtful receivables	971,939,202	2,100,663,004
Outsourced service expenses	829,564,041	428,288,157
Other expenses	922,361,490	1,189,741,175
Total	11,238,364,126	19,710,264,074

7. Other income

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Gain on disposal of fixed assets	-	194,890,479
Penalty for early termination of contracts	-	152,567,073
Other income	20,378	108,908,232
Total	20,378	456,365,784

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Notes to the Interim Consolidated Financial Statements (continued)**8. Other expenses**

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Penalties and late payment interest	40,503,100	5,294,981
Other expenses	1,038,958,642	31,565,760
Total	1,079,461,742	36,860,741

9. Current corporate income tax expense

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Hanoi Food Joint Stock Company	-	-
Bac Qua Trading and Service Joint Stock Company	-	-
Lang Yen Trading Joint Stock Company	100,600,000	65,600,000
Total current corporate income tax expense	100,600,000	65,600,000

10. Basic/diluted earnings per share

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Profit after corporate income tax	(3,765,347,154)	(4,013,401,112)
Adjustments to increase or decrease accounting profit to determine profit attributable to ordinary shareholders:	-	-
- Appropriation to the reward and welfare fund	-	-
Profit attributable to ordinary shareholders for basic earnings per share	(3,765,347,154)	(4,013,401,112)
Weighted average number of ordinary shares outstanding during the period	14,500,000	14,500,000
Basic/diluted earnings per share	(260)	(277)

The weighted average number of ordinary shares outstanding during the period is calculated as follows:

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Ordinary shares outstanding at the beginning of the year	14,500,000	14,500,000
Effect of ordinary shares issued during the period	-	-
Weighted average number of ordinary shares outstanding during the period	14,500,000	14,500,000

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Notes to the Interim Consolidated Financial Statements (continued)**11. Expenses by nature**

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
Labour costs	3,362,927,094	4,313,378,662
Depreciation expenses	1,888,558,666	2,239,113,859
Provision expenses	971,939,202	2,100,663,004
Taxes, fees and charges	12,028,104,302	12,828,447,538
Outsourced service expenses	3,935,716,570	3,132,870,426
Other expenses	1,845,032,143	2,272,025,404
Total	24,032,277,977	26,886,498,893

VII. OTHER INFORMATION**1. Transactions with related parties**

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

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

Key management personnel comprise members of the Executive Management (Board of Directors and Chief Accountant). Individuals related to key management personnel are close family members of key management personnel.

During the period, the Company had no outstanding balances with key management personnel and individuals related to key management personnel.

The remuneration of key management personnel is as follows:

Full name	Position	Cumulative from the beginning of the year to the end of this period	
		This year	Previous year
Ms. Duong Thi Lam	Chairman of the Board of Directors	30,000,000	30,000,000
Ms. Phan Thi Thu Hien	Member of the Board of Directors	18,000,000	18,000,000
Mr. Nguyen Hai Dang	Member of the Board of Directors (Appointed on 30/05/2025)	18,000,000	3,000,000
Ms. Tran Hue Linh	Member of the Board of Directors (Dismissed on 09/01/2026)	-	18,000,000
Ms. Lai Ha Phuong	Member of the Board of Directors (Dismissed on 09/01/2026)	-	18,000,000
Ms. Ngo Lan Huong	Member of the Board of Directors (Dismissed on 30/05/2025)	-	15,000,000
Mr. Dao Manh Hung	Head of the Board of Supervisors	12,000,000	12,000,000
Mr. Nguyen Viet Hung	Member of the Board of Supervisors	9,000,000	6,000,000

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Notes to the Interim Consolidated Financial Statements (continued)

Full name	Position	Cumulative from the beginning of the year to the end of this period	
		This year	Previous year
Ms. Tran Thi Hai Phuong	Member of the Board of Supervisors (Appointed on 09/01/2026)	9,000,000	-
Mr. Nguyen Viet Thang	Member of the Board of Supervisors (Dismissed on 09/01/2026)	-	6,000,000
Mr. Chu Viet Cuong	Director (Appointed on 20/04/2026)	200,847,188	179,856,067
Mr. Nguyen Thai Dung	Deputy Director (Dismissed on 20/04/2026)	247,992,949	374,861,000
Ms. Le Thi Ngoc Diep	Director (Dismissed on 20/04/2026)	-	107,828,762
Total		544,840,137	788,545,829

B, Transactions with other related parties

Other related parties of the Company include:

Related party	Relationship
Hanoi Trade Corporation - JSC	Major shareholder
Hanoi Trade Corporation - JSC - Northern Import-Export Center Branch	Branch of the major shareholder
Livestock and Poultry Production and Trading Joint Stock Company	Associate company
Hanoi Culinary Joint Stock Company	Associate company

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

	Cumulative from the beginning of the year to the end of this period	
	This year	Previous year
<i>Hanoi Trade Corporation - JSC</i>		
Interest on borrowings payable	2,280,769,597	2,280,769,597
Trade receivables	-	2,520,000
Cash received from sales	-	2,520,000
Dividend payments	60,000,000	-
<i>Northern Import-Export Center Branch of Hanoi Trade Corporation - JSC</i>		
Trade receivables	-	1,862,000
Cash received from sales	-	1,862,000
<i>Livestock and Poultry Production and Trading Joint Stock Company</i>		
Accrued interest on loans	-	237,562,500
<i>Hanoi Culinary Joint Stock Company</i>		
Rent of premises	367,105,200	333,732,000
Collection of rent of premises	367,105,200	333,732,000
Collection of additional deposits	16,686,600	-

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The prices of goods and services provided to related parties are market prices. The purchase of goods and services from related parties is conducted at market prices.

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

As at the end of the accounting period, balances with related parties are presented in Notes V.2, V.4, V.14, V.18, V.19./.

2. Segment information

Segment information is presented by business segment and geographical area. The primary segment reporting is by business segment based on the Company's internal organizational and management structure and internal financial reporting system, as the Company's business activities are organized and managed according to the nature of the products and services provided by the Company, with each segment being a business unit providing different products and serving different markets, as the Company's risks and rates of return are primarily affected by differences in the products and services provided by the Company.

A, Business segment information

The Company mainly operates in trading and service activities; therefore, the Company does not prepare segment reporting by business segment.

B, Geographical information

Most of the Company's activities are conducted within the territory of Vietnam; therefore, the Company does not prepare segment reporting by geographical area.

3. Financial risk management

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

A, Credit risk

Credit risk is the risk that a party to a contract will be unable to fulfil its obligations, resulting in financial loss to the Company.

The Company's credit risk arises mainly from trade receivables and bank deposits.

Trade receivables

The Company mitigates credit risk by only transacting with financially sound entities, requiring letters of credit to be opened or collateral to be provided for entities with which it transacts for the first time or for which there is no information on their financial capacity. In addition, accounts receivable accountants regularly monitor receivables to expedite collection.

Bank deposits

The Company's term and demand bank deposits are held with domestic banks. Management does not consider these deposits to give rise to any significant credit risk.

B, Liquidity risk

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

Management has the ultimate responsibility for managing liquidity risk. The Company's liquidity risk mainly arises from mismatches in the maturity dates of financial assets and financial liabilities.

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Notes to the Interim Consolidated Financial Statements (continued)

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

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

	Up to 1 year	Over 1 year to 5 years	Over 5 years	Total
Ending Balance				
Borrowings and debt	79,640,200,000	-	-	79,640,200,000
Trade payables	11,102,786,132	8,473,253,570	-	19,576,039,702
Other payables	31,396,141,322	15,750,352,905	-	47,146,494,227
Total	122,139,127,454	24,223,606,475	-	146,362,733,929
Beginning Balance				
Borrowings and debt	94,640,200,000	-	-	94,640,200,000
Trade payables	8,192,840,937	8,773,253,570	-	16,966,094,507
Other payables	27,758,006,059	15,068,927,305	-	42,826,933,364
Total	130,591,046,996	23,842,180,875	-	154,433,227,871

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

C, Market risk

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

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

Foreign currency risk

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

Interest rate risk

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

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

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

Other price risk

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

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Notes to the Interim Consolidated Financial Statements (continued)**4. Fair value of financial assets and liabilities**

	Book Value		Fair Value	
	Ending Balance	Beginning Balance	Ending Balance	Beginning Balance
Financial assets				
Cash and cash equivalents	6,020,359,051	4,607,611,319	6,020,359,051	4,607,611,319
Investments held to maturity	38,202,528,767	49,015,799,999	38,202,528,767	49,015,799,999
Trade receivables	722,939,776	411,143,844	722,939,776	411,143,844
Other receivables	10,194,555,454	7,804,399,013	10,194,555,454	7,804,399,013
Available-for-sale financial assets	521,834,041	586,857,209	521,834,041	586,857,209
Total	55,662,217,089	62,425,811,384	55,662,217,089	62,425,811,384
Financial liabilities				
Borrowings and debt	79,640,200,000	94,640,200,000	79,640,200,000	94,640,200,000
Trade payables	19,576,039,702	16,966,094,507	19,576,039,702	16,966,094,507
Other payables	47,146,494,227	42,826,933,364	47,146,494,227	42,826,933,364
Total	146,362,733,929	154,433,227,871	146,362,733,929	154,433,227,871

The fair value of financial assets and financial liabilities is reflected at the amount at which the financial instrument could be exchanged in a current transaction between knowledgeable and willing parties.

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

- The fair value of cash, short-term bank deposits, trade receivables, trade payables and other short-term liabilities approximates their carrying amounts as these instruments have short maturities.
- The fair value of interest-bearing receivables and loans with fixed or variable interest rates is assessed based on information such as interest rates, credit risk, repayment capacity and the nature of the risks associated with the receivables and loans. Based on this assessment, the Company estimates a provision for the portion that may not be recoverable.

5. Subsequent events after the end of the accounting period

Management confirms that no events have occurred up to the date of this report that have not been considered for adjustment of the amounts or disclosure in the interim consolidated Financial Statements.

6. Comparative information

The comparative figures in the interim consolidated Statement of Financial Position are the figures in the audited 2025 consolidated Financial Statements audited by Nhan Tam Viet Auditing Company Limited.

The comparative figures presented in the Interim Consolidated Statement of Income and the Interim Consolidated Statement of Cash Flows are the figures presented in the interim consolidated financial statements for the six-month period of the financial year ended December 31, 2025, which were reviewed by Nhan Tam Viet Auditing Company Limited.

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Notes to the Interim Consolidated Financial Statements (continued)

As presented in Note III.1, from 1 January 2026, the Company adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. Accordingly, the Company has restated the comparative figures as follows:

Item	Code	Figures according to the previous year's audited Financial Statements	Figures as at 1 January 2026 (reclassified)
Short-term held-to-maturity investments	123	48,500,000,000	60,143,299,000
Short-term provision for investments held to maturity	124	-	(11,127,499,001)
Other short-term receivables	135	30,377,584,383	23,234,285,383
Provision for doubtful short-term receivables	136	(29,538,859,313)	(18,411,360,312)
Dividends and profits payable	313	-	621,223,000
Other short-term payables	320	27,068,320,179	26,447,097,179

Prepared by



Phung Thi Thuy

Chief Accountant



Vu Thi Mai Hong

Prepared on 24 August 2026

Director



Chu Viet Cuong

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Notes to the Interim Consolidated Financial Statements (continued)

Appendix 01: Details of bad debts and provision for doubtful short-term receivables

	Ending Balance		Beginning Balance	
	Overdue period	Original Cost	Overdue period	Original Cost
Short-term trade receivables		1,809,600,656		1,809,600,656
Other organizations and individuals		1,809,600,656		1,809,600,656
<i>Asia Pacific Travel and Trading Company Limited</i>	<i>Difficult to recover</i>	842,670,752	<i>Difficult to recover</i>	842,670,752
<i>International Restaurant Joint Company</i>	<i>Stock Difficult to recover</i>	287,301,547	<i>Difficult to recover</i>	287,301,547
<i>Other entities</i>	<i>Difficult to recover</i>	679,628,357	<i>Difficult to recover</i>	679,628,357
Prepayments to suppliers		881,842,327		881,842,327
Related parties		312,692,923		312,692,923
<i>Livestock and Poultry Production and Trading Joint Stock Company</i>	<i>Difficult to recover</i>	312,692,923	<i>Difficult to recover</i>	312,692,923
<i>Other organizations and individuals</i>	<i>Difficult to recover</i>	569,149,404	<i>Difficult to recover</i>	569,149,404
Other receivables		19,788,550,803		19,269,052,071
Other organizations and individuals		19,788,550,803		19,269,052,071
<i>Advances</i>	<i>Difficult to recover</i>	8,125,679,663	<i>Difficult to recover</i>	8,125,679,663
<i>Nguyen Quoc Hung</i>	<i>Difficult to recover</i>	2,260,864,514	<i>Difficult to recover</i>	2,260,864,514
<i>Land rental paid on behalf of Delta Overdue Construction Group Company Limited</i>	<i>from more than 2 years to less than 3 years</i>	2,349,510,418	<i>from more than 1 year to less than 2 years</i>	-
<i>Land rental paid on behalf of Delta Overdue Construction Group Company Limited</i>	<i>from more than 1 year to less than 2 years</i>	4,056,384,068	<i>from more than 1 year to less than 2 years</i>	4,689,956,989

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First six months of the financial year ended 31 December 2026

Notes to the Interim Consolidated Financial Statements (continued)**Appendix 01: Details of bad debts and provision for doubtful short-term receivables**

	Ending Balance		Beginning Balance	
	Overdue period	Original Cost	Overdue period	Original Cost
	Overdue from more than 6 months to less than 1 year		Overdue from more than 6 months to less than 1 year	
Land rental paid on behalf of Delta Overdue Construction Group Company Limited		519,498,732		1,715,937,497
				(511,781,249)
Land rental for CI Trung Tu paid on behalf of Other entities	Difficult to recover	2,216,940,075	Difficult to recover	2,216,940,075
				(2,216,940,075)
	Difficult to recover	259,673,333	Difficult to recover	259,673,333
				(259,673,333)
Total		22,479,993,786		21,960,495,054
		(19,383,299,514)		(18,411,360,312)