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CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2025

HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

HANOI, 2025



CONTENTS

	Trang
1 . CONTENTS	1
2 . CONSOLIDATED BALANCE SHEET	2 - 5
3 . CONSOLIDATED INCOME STATEMENT	6
4 . CONSOLIDATED CASH FLOW STATEMENT	7 - 8
5 . NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS	9 - 33

HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

Address: 3rd Floor, Hoang Cau Skyline Office Building, 36 Hoang Cau, O Cho Dua Ward, Hanoi, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2025

CONSOLIDATED BALANCE SHEET

As at 30 September 2025

Currency: VND

ASSETS		Code	Note	Ending balance	Opening balance
A -	CURRENT ASSETS	100		3,522,468,457,932	4,031,831,689,822
I.	Cash and cash equivalents	110	4.1	38,194,449,242	22,015,726,372
1.	Cash	111		10,878,410,624	17,587,311,342
2.	Cash equivalents	112		27,316,038,618	4,428,415,030
II.	Short-term financial investments	120		399,435,000	-
1.	Securities held for trading	121		-	-
2.	Provision for securities	122		-	-
3.	Held-to-maturity investments	123		399,435,000	-
III.	Short-term receivables	130		3,152,638,827,520	3,851,123,155,797
1.	Short-term trade receivables	131	4.2	2,123,980,906,844	2,355,811,761,211
2.	Short-term advances to suppliers	132	4.3	313,999,987,234	607,594,611,084
3.	Short-term internal receivables	133		-	-
4.	Receivables by the Scheduled Progress of Construction	134		-	-
5.	Short-term loans receivables	135	4.4	222,091,000,000	1,000,008,000,000
6.	Other short-term receivables	136	4.5	494,074,082,992	165,502,430,420
7.	Provision for doubtful receivables	137		(1,507,149,550)	(277,793,646,918)
8.	Pending assets	139		-	-
IV.	Inventories	140		327,459,934,080	147,767,804,744
1.	Inventories	141	4.6	327,459,934,080	147,767,804,744
2.	Provision for devaluation of inventories	149		-	-
V.	Other current assets	150		3,775,812,090	10,925,002,909
1.	Short-term prepaid expenses	151	4.8	2,665,382,475	9,708,259,592
2.	Value-added tax deductible	152		1,110,429,615	1,216,743,317
3.	Taxes and Receivables from State Budget	153		-	-
4.	Repurchase Government Bonds Transactions	154		-	-
5.	Other current assets	155		-	-

CONSOLIDATED BALANCE SHEET (CONTINUED)

ASSETS		Code	Note	Ending balance	Opening balance
B -	NON-CURRENT ASSETS	200		1,591,134,471,878	1,569,385,634,670
I.	Non-current receivables	210		642,915,975,000	541,650,950,000
1.	Long-term receivables from customers	211		-	-
2.	Long-term advances to suppliers	212		-	-
3.	Capital invested in subsidiaries	213		-	-
4.	Long-term intra-company receivables	214		-	-
5.	Long-term loan receivable	215		-	-
6.	Other long-term receivables	216	4.5	643,957,809,000	549,229,784,000
7.	Provision for doubtful receivables	219		(1,041,834,000)	(7,578,834,000)
II.	Fixed assets	220		25,650,463,976	24,364,914,312
1.	Tangible fixed assets	221	4.9	15,662,924,876	14,377,375,212
	<i>The original price</i>	222		37,484,757,222	34,335,901,024
	<i>Accumulated depreciation</i>	223		(21,821,832,346)	(19,958,525,812)
2.	Financial lease assets	224		-	-
	<i>The original price</i>	225		-	-
	<i>Accumulated depreciation</i>	226		-	-
3.	Intangible fixed assets	227		9,987,539,100	9,987,539,100
	<i>The original price</i>	228		9,987,539,100	9,987,539,100
	<i>Accumulated depreciation</i>	229		-	-
III.	Invested real estate	230		-	-
	<i>The original price</i>	231		-	-
	<i>Accumulated depreciation</i>	232		-	-
IV.	Long-term assets in progress	240		7,567,648,097	182,143,062,505
1.	Long-term Work in progress	241	4.7	-	182,143,062,505
2.	Long-term construction in progress	242		7,567,648,097	-
V.	Long-term-financial investments	250		908,555,868,401	817,987,590,812
1.	Subsidiary company investments	251		-	-
2.	Investment in joint – ventures, associates	252	4.10	701,352,992,901	737,939,330,812
3.	Equity investments in other entities	253	4.11	220,549,375,500	93,421,875,000
4.	Provision for long-term investments	254		(13,346,500,000)	(13,373,615,000)
5.	Held-to-maturity investments	255		-	-
VI.	Other long-term assets	260		6,444,516,404	3,239,117,041
1.	Long-term prepaid expenses	261	4.8	4,613,400,217	721,524,996
2.	Deferred income tax assets	262		-	-
3.	Long-term Equipment and Spare Parts	263		-	-
4.	Other long-term assets	268		-	-
5.	Goodwill	269		1,831,116,187	2,517,592,045
TOTAL ASSETS		270		5,113,602,929,810	5,601,217,324,492

CONSOLIDATED BALANCE SHEET (CONTINUED)

RESOURCES		Code	Note	Ending balance	Opening balance
C -	LIABILITIES	300		3,500,013,906,971	4,006,286,815,212
I.	Current liabilities	310		3,500,013,906,971	4,006,286,815,212
1.	Short-term trade payables	311	4.12	223,142,698,934	508,703,715,940
2.	Short-term prepayments from customers	312	4.13	12,934,500,000	1,879,681,953
3.	Taxes and amounts payables to the State budget	313	4.16	5,476,479,999	4,023,616,285
4.	Payables to employees	314		1,466,727,055	2,059,426,483
5.	Accrued expenses	315	4.14	23,388,516,526	9,499,482,038
6.	Payables to intra-company	316		-	-
7.	Payables from construction contract	317		-	-
8.	Short-term unearned revenue	318		-	-
9.	Other short-term payables	319	4.15	71,000,775,634	70,151,172,178
10.	Short-term borrowings and finance lease liabilities	320	4.17	3,155,551,784,365	3,395,546,919,770
11.	Short-term provisions	321		-	8,269,327,092
12.	Bonus and welfare fund	322		7,052,424,458	6,153,473,473
13.	Price stabilisation fund	323		-	-
14.	Repurchase government bonds transactions	324		-	-
II.	Non-current liabilities	330		-	-
1.	Long-term payables to suppliers	331		-	-
2.	Long-term advances received from the customers	332		-	-
3.	Long-term payable expenses	333		-	-
4.	Internal payables of capital	334		-	-
5.	Long-term internal payables	335		-	-
6.	Long-term unrealized revenue	336		-	-
7.	Others long-term payables	337		-	-
8.	Long-term borrowings and finance lease	338		-	-
9.	Convertible bonds	339		-	-
10.	Preferred shares	340		-	-
11.	Payable Deferred Income Tax	341		-	-
12.	Provision of Long-term Payables	342		-	-
13.	Science and Technology Development Fund	343		-	-

CONSOLIDATED BALANCE SHEET (CONTINUED)

RESOURCES		Code	Note	Ending balance	Opening balance
D - OWNERS' EQUITY		400		1,613,589,022,839	1,594,930,509,280
I. Owners' equity		410	4.18	1,613,589,022,839	1,594,930,509,280
1. Owner's contributed capital		411		1,296,071,470,000	1,296,071,470,000
- Common stock with voting right		411a		1,296,071,470,000	1,296,071,470,000
- Preferred stock capital		411b		-	-
2. Share premium		412		16,350,914,364	16,350,914,364
3. The Right to convert the Convertible Bonds to shares		413		-	-
4. Other owners' capital		414		-	-
5. Treasury shares		415		-	-
6. Differences upon asset revaluation		416		-	-
7. Exchange rate difference		417		-	-
8. Investment and development fund		418		6,139,824,104	6,139,824,104
9. Company Arrangement Support Fund		419		-	-
10. Other Funds		420		-	-
11. Retained earnings		421		275,858,876,479	267,067,766,503
- Accumulated Undistributed Profit by The End of The P		421a		266,132,240,498	258,307,576,042
- Undistributed Profit of the Current Period		421b		9,726,635,981	8,760,190,461
12. Capital Construction Investment		422		-	-
13. Non-controlling interest		429		19,167,937,892	9,300,534,309
II. Budget resources and funds		430		-	-
1. Funding sources		431		-	-
2. Funds used for fixed asset acquisition		432		-	-
TOTAL LIABILITIES AND SHAREHOLDERS' E	440			5,113,602,929,810	5,601,217,324,492

Preparer

Chief Accountant

Date reported: October 28, 2025

General Director

Vu Thi Thao

Vu Thi Thao

Luu Anh Tuan



HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

Address: 3rd Floor, Hoang Cau Skyline Office Building, 36 Hoang Cau, O Cho Dua Ward, Hanoi, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2025

CONSOLIDATED INCOME STATEMENT

Quarter III, 2025

				Currency: VND	
				Accumulated from the beginning of the year to the end of this quarter	Accumulated from the beginning of the year to the end of this quarter
ITEMS	Code	Note	Quarter III, 2025	Quarter III, 2024	(Prior year)
1. Gross revenue from goods sold and services rendered	01	5.1	421,104,965,257	534,329,436,479	2,565,072,658,100
2. Deductions	02		-	-	-
3. Net revenue from goods sold and services rendered	10		421,104,965,257	534,329,436,479	2,565,072,658,100
4. Costs of goods sold and services rendered	11	5.2	413,462,889,514	525,537,595,463	2,526,817,054,078
5. Gross profit from sale of goods and rendering of services	20		7,642,075,743	8,791,841,016	38,255,604,022
6. Financial income	21	5.3	65,812,054,859	68,332,834,458	204,214,255,875
7. Financial expenses	22	5.4	66,808,745,076	67,455,002,512	198,237,933,861
<i>In which: Interest expenses</i>	23		55,732,886,842	54,556,142,768	147,438,268,397
8. Profit sharing from associates	24		-	-	(921,486)
9. Selling expenses	25	5.5	4,385,927,577	2,526,142,155	7,425,374,784
10. General and administrative expenses	26	5.6	7,048,284,057	5,913,122,346	16,187,403,722
11. Net profit from operating activities	30		(4,788,826,108)	1,230,408,461	20,618,226,044
12. Other income	31		1,305,809,205	5,791,273	27,196,465
13. Other expenses	32		79,018,282	377,662,684	8,840,100,965
14. Other profit	40		1,226,790,923	(371,871,411)	(8,812,904,500)
15. Profit before tax	50		(3,562,035,185)	858,537,050	11,805,321,544
16. Current corporate income tax	51		(377,551,351)	221,670,354	2,717,931,868
17. Deferred corporate income tax income/(expenses)	52		-	-	-
18. Profit after tax	60		(3,184,483,834)	636,866,696	9,087,389,676
18.1 Profit attributable for parent's shareholder	61		(2,978,056,564)	507,977,961	9,054,081,728
18.2 Profit attributable for NCI	62		(206,427,270)	128,888,735	33,307,948
19. Basic earnings per share	70	5.7	(22.98)	3.92	69.86
20. Diluted earnings per share	71	5.7	(22.98)	3.92	69.86

Preparer

Chief Accountant

Date Reported: October 28, 2025
General Director

General Director

Vu Thi Thao

Vu Thi Thao

Lưu Anh Tuan

HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

Address: 3rd Floor, Hoang Cau Skyline Office Building, 36 Hoang Cau, O Cho Dua Ward, Hanoi, Vietnam

CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2025

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)

The first 9 months of 2025

Đơn vị tính: VND

ITEMS	Cod e	Note	The first 9 months of 2025	The first 9 months of 2024
I. Cash Flows from Operating activities				
1. <i>Net profit before tax</i>	01		12,673,292,075	11,805,321,544
2. <i>Adjustments for:</i>				
- Depreciation and amortisation	02		2,729,124,295	1,510,518,144
- Provisions	03		(1,296,442,092)	8,073,827,592
- Unrealised foreign exchange gain/ (loss)	04		(211,584,851)	(4,721,274)
- (Profits)/losses from investing activities	05		(44,363,224,496)	(66,440,730,013)
- Interest expenses	06	5.4	166,586,414,871	147,438,268,397
- Other adjustment	07		-	-
3. <i>Operating income before changes in working capital</i>	08		136,117,579,802	102,382,484,390
- Decrease/(increase) in receivables	09		63,350,045,793	1,089,824,621,613
- Decrease/(increase) in inventories	10		1,927,384,377	(142,676,949,372)
- Decrease/(increase) in payables	11		(260,991,062,234)	(1,005,405,872,524)
- Decrease/(Increase) in prepaid expenses	12		3,151,001,896	13,539,344,063
- Decrease/(Increase) in securities held for trading	13		-	-
- Interest paid	14		(154,153,062,201)	(162,724,855,989)
- Corporate income tax paid	15		(3,092,596,154)	(1,280,008,735)
- Other proceeds from operating activities	16		-	27,991,302
- Other payments for operating activities	17		(63,069,100)	(333,389,380)
<i>Net cash flow from operating activities</i>	20		<u>(213,753,777,821)</u>	<u>(106,646,634,632)</u>
II. Cash Flows from Investing activities				
1. Payment for purchases or construction of fixed assets and other long-term assets	21		(10,372,297,406)	(1,911,518,528)
2. Proceeds from disposals of assets	22		180,000,000	21,405,191
3. Loans to and payments for purchase of debt instruments of other entities	23		(399,435,000)	(307,896,000,000)
4. Collections from borrowers and proceeds from disposal of debt instruments of other entities	24		541,892,000,000	753,971,182,801
5. Payments for investments in other entities	25		(127,127,500,500)	(78,749,375,000)
6. Proceeds from disposal of investments in other entities	26		35,000,000,000	-
7. Interests and dividends received	27		30,853,133,593	119,855,564,041
<i>Net cash flow from investing activities</i>	30		<u>470,025,900,687</u>	<u>485,291,258,505</u>

Consolidated Cash Flow Statement (continued)

ITEMS	Cod e	Note	The first 9 months of 2025	The first 9 months of 2024
III. Cash Flows from Financing activities				
1. Proceeds from share issuance, capital contribution	31		-	-
2. Capital redemption and payments for purchase of treasury shares	32		-	-
3. Proceeds from bond issuance and borrowings	33		3,894,170,064,085	4,885,054,894,297
4. Repayments of borrowings	34		(4,134,165,199,490)	(5,167,837,689,522)
5. Payments for principal of finance leaser	35		-	-
6. Dividends paid to shareholders	36		(101,200,000)	(202,400,000)
<i>Net cash flow from financing activities</i>	<i>40</i>		<i>(240,096,335,405)</i>	<i>(282,985,195,225)</i>
Net increase/(decrease) in cash and cash equivalents	50		16,175,787,461	95,659,428,648
Cash and cash equivalents at the beginning of the year	60	4.1	22,015,726,372	121,572,824,896
Impact of exchange rate fluctuation	61		2,935,409	4,721,274
Cash and cash equivalents at the end of the year	70	4.1	<u>38,194,449,242</u>	<u>217,236,974,818</u>

Preparer 

Vu Thi Thao

Chief Accountant

Vu Thi Thao

Date reported: October 28, 2025

General Director



Luu Anh Tuan

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2025

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. GENERAL INFORMATION

1.1 Structure of ownership

Ha Noi Investment General Corporation is established and operating in Vietnam under the Certificate of Business Registration No. 0102287094 for the first time on 30 March 2007, and the 36th amendment dated 07/8/2025 issued by the Hanoi Department of Planning and Investment.

The Company's charter capital according to the 36th amended Certificate of Business Registration is VND 1,296,071,470,000. The total number of shares is 129,607,147 shares.

1.2 Business area

The Company's main business area are trading, services and real estate business.

1.3 Business activities

The Company's main business activities include:

- Wholesale of solid, liquid and gaseous fuels and related products. Detail: Wholesale of coal, lignite, peat, charcoal, coke, bran coal; Wholesale of solid materials: Wholesale of coal and coal products; Wholesale of crude oil; Wholesale of petroleum, oil and related products; Wholesale of gas and related products;
- Trading of own or rented property and land use rights. Detail:
 - + Buying and selling of residential buildings and residential land use right;
 - + Buying and selling of non-residential buildings and non-residential land use right;
 - + Renting, operating and management of residential buildings and land;
 - + Renting, operating and management of non-residential buildings and land;
 - + Other real estate activities. (According to the Law on Real Estate Business)
- Car and other motor vehicle dealerships

1.4 Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months.

1.5 Characteristics of the business activities in the year which have impact on the consolidated financial statements

During the period, there are no activities that have a significant impact on the indicators on the Company's consolidated financial statements.

1.6 Disclosure of information comparability in the consolidated financial statements

The figures presented in the Consolidated Financial Statements of this period are comparable with the corresponding figures of the previous period.

1.7 The Company's structure

The Company has the following subsidiaries:

No.	Name of Company	Place of incorporation and operation	Proportion of ownership and voting power held (%)	Principal activities
1	Vietnam Product Import & Export Company Limited	Hanoi	100.00	Other specialized wholesale
2	No.6 Inland Waterway Management Joint Stock Company	Hanoi	69.19	Support for waterway transport services
3	GT Vietnam New Energy Joint Stock Company	Hung Yen	55	Production of energy-efficient products

The Company has the following associate companies:

No.	Name of Company	Place of incorporation and operation	Proportion of ownership and voting power held (%)	Principal activities
1	Mai Trang Linh Joint Stock Company	Hanoi	34.37	Real estate business
2	Geleximco Hoa Binh Company Limited	Hoa Binh	30.00	Real estate business
3	Daso (Hai Phong) Joint Stock Company	Hai Phong	37.81	Real estate business, cosmetics business

The company has the following dependent accounting units:

No.	Name of Unit	Place of incorporation and operation	Principal activities
1	Branch of Ha Noi Investment General Corporation – Hanic Real Estate Exchange	Hanoi	Real estate business
2	Branch of Ha Noi Investment General Corporation – Hanic 2 Labor export center	Bac Ninh	Labor export

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1. Accounting convention

The accompanying consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2. Going concern assumption

There are no events that raise significant doubt about the going concern assumption, and the Company has neither the intention nor the obligation to cease operations or significantly downsize its business scale.

2.3. Financial year

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIE

3.1 Estimate

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires The Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the consolidated financial statements and the reported amounts of revenues and expenses during the financial year (reporting period). Although these accounting estimates are based on The Board of Management's best knowledge, actual results may differ from those estimates.

3.2 Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of income from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

3.3 Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

3.4 Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Interests in associates are carried in the statement of financial position at cost as adjusted by post-acquisition changes in the Company's share of the net assets of the associate. Losses of an associate in excess of the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognised.

Where a group entity transacts with an associate of the Company, unrealised profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

3.5 Goodwill

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition. Goodwill is amortised on the straight-line basis over its estimated period of benefit of 10 years (per VAS 11 - Business Combination, the maximum estimated useful life should not exceed 10 years).

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. Goodwill arising on the acquisition of subsidiaries is presented separately as an asset in the consolidated statement of financial position.

On disposal of a subsidiary, associate or jointly controlled entity, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

3.6 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.7 Financial investments

Held-to-maturity investment

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price Total directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the statement of income on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less allowance for doubtful debts.

Allowance for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less allowances for doubtful debts. Allowance for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the statement of income. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries, joint ventures and associates are carried in the Statement of Financial Position at cost less allowance for impairment of such investments (if any). Allowance for impairment of investments in subsidiaries, joint ventures and associates are made when there is reliable evidence for declining in value of these investments at the statement of financial position date.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less allowance for impairment.

3.8 Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for each doubtful debt based on the age of the debt or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.9 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method and is accounted for using the perpetual inventory method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard

inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

3.10 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of acquired tangible fixed assets includes the purchase price and all directly attributable costs necessary to bring the asset to its intended use.

	Useful life (years)
Buildings and structures	10
Machinery and equipment	03 - 10
Transportation and transmission assets	06 - 10
Perennial trees	06

3.11 Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

3.12 Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses:

Tools and equipment

The tools and equipment have been put into use and are amortized to expense under the straight-line method to time allocation no more than 3 years.

Other expenses

Other expenses are allocated to expenses using the straight-line method with an allocation period of no more than 03 years.

3.13 Accounts payable and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company.
- 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 insufficient supporting accounting documentation. They also include amounts payable to employees for accrued leave and other production and business expenses that need to be recognized in advance. When these expenses are incurred in reality, any differences between the actual amount and the accrued amount are adjusted accordingly by recognizing additional expenses or reversing previously accrued expenses to reflect the variance.

- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

3.14 Borrowings and finance lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

3.15 Borrowing costs

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

3.16 Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

3.17 Distribution of net profits

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General Meeting of Shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and there is a list of shareholders entitled to receive dividends.

3.18 Revenue and earnings

Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the statement of financial position date of that period. The outcome of a transaction can be measured reliably when all following conditions are satisfied:

- The amount of revenue can be measured reliably.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the statement of financial position date can be measured reliably; and.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

Dividends and profits received

Dividends and profit shared are recognized when the Company receive the notice of dividends or profit from the capital contribution. Dividends which received by shares, only follow up the number of shares increases, no recognition of the value of shares.

3.19 General and administration expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

3.20 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the Income Statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are not taxable or deductible.

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The Company's income tax determination is based on the current tax regulations. However, these regulations are subject to change from time to time and the ultimate determination of corporate income tax depends on the results of the tax authorities' examination.

3.21 Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

	<u>Ending balance</u>	<u>Opening balance</u>
Cash	2,124,399,985	2,012,838,911
Demand bank deposits	8,754,010,639	15,574,472,431
Cash equivalents	27,316,038,618	4,428,415,030
Total	<u>38,194,449,242</u>	<u>22,015,726,372</u>

4.2 Short-term trade receivables

	<u>Ending balance</u>	<u>Opening balance</u>
Thang Long Thermal Power Joint Stock Company	2,062,408,446,407	2,294,586,025,539
Other Customers	61,572,460,437	61,225,735,672
Total	<u>2,123,980,906,844</u>	<u>2,355,811,761,211</u>

4.3 Short-term advances to suppliers

	<u>Ending balance</u>	<u>Opening balance</u>
Gelexim Trading Investment Joint Stock Company		300,000,000,000
TBIC Joint Stock Company		300,000,000,000
Hoang Cau Infrastructure Investment and Construction Joint Stock Company (i)	310,000,000,000	
Other Suppliers	3,999,987,234	7,594,611,084
Total	<u>313,999,987,234</u>	<u>607,594,611,084</u>

- (i) Advance of the coal purchase and sale contract No. 2304/2025/HDMB/SHN-HC dated 23/4/2025 between Hanoi General Investment Joint Stock Company and Hoang Cau Infrastructure Investment and Construction Joint Stock Company:
- Temporary contract value: 636,680,000,000 VND;
 - Contract implementation period: From the date of signing to the end of 31/12/2025

4.4 Short-term loans receivables

	Ending balance	Opening balance
Mr. Nguyen Anh Quan	-	235,700,000,000
Ha Long Dream Hotel Joint Stock Company	74,968,000,000	74,968,000,000
Prosperity General Investment Joint Stock Company	144,123,000,000	144,123,000,000
Mr. Dao Xuan Long	-	541,892,000,000
Receivables from other loans	3,000,000,000	3,325,000,000
Total	222,091,000,000	1,000,008,000,000

4.5 Other receivables

4.5.1 Other short-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Advance	3,429,235,160		2,983,177,516	
Deposit, Margin	5,428,007,762		1,563,800,029	
Receivable interest on deposits, loans, deferred payment interest, purchase advance interest	129,211,354,158		120,472,463,677	
- Thang Long Thermal Power Joint Stock Company	73,187,290,138		79,364,828,471	
- Ha Long Dream Hotel Joint Stock Company	29,213,232,338		23,325,676,937	
- TBIC Joint Stock Company			9,712,960,000	
- Prosperity General Investment Joint Stock Company	14,951,778,333		7,945,031,385	
- Hoang Cau Infrastructure Investment and Construction Joint Stock Company	11,592,863,014			
- Kim Boi Mineral Joint Stock Company Hai Duong Branch	224,383,561		109,726,027	
- Interest on bank receipts	41,806,774		14,240,857	
Mr. Vu Van Hai	354,000,000,000			
Other short-term receivables	2,005,485,912		40,482,989,198 (37,076,910,601)	
Total	494,074,082,992		165,502,430,420 (37,076,910,601)	

4.5.2 Other long-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Deposit, Margin				
- GELEXIMCO Group - Joint Stock Company - Hoa Binh New Urban Area Project			92,000,000,000	
- GELEXIMCO Group - Office lease deposit	150,000,000		444,975,000	
- Da Nang - Hanoi Import-Export Joint Stock Company: Deposit for office rental	360,000,000			
- Labor export margin	1,000,000,000		1,000,000,000	
- Tan Hoang Cau Joint Stock Company - Deposit for office lease contract	127,875,000		127,875,000	
Other receivables				
- Geleximco Group - Joint Stock Company - Hotel Projects (1)	446,800,000,000		446,800,000,000	
- Kim Giang Infrastructure Development Investment Joint Stock Company			6,537,000,000	(6,537,000,000)
- An An Hoa Industrial and Urban Park Joint Stock Company (2)	193,200,000,000			
Other Subjects	2,319,934,000	(1,041,834,000)	2,319,934,000	(1,041,834,000)
Total	643,957,809,000	(1,041,834,000)	549,229,784,000	(7,578,834,000)

- (1) The receivables under the Cooperation Contract No. 01/2021/HTKD/GELE - SHN dated March 30, 2021, the two parties cooperate to contribute capital to invest, build and operate the Hotel Project in the KS land, located in Giao Luu City Urban Area, Co Nhue 1 Ward, Bac Tu Liem district - Mai Dich ward, Cau Giay district, Hanoi is invested by Geleximco Group - Joint Stock Company. The division of investment results will be agreed upon after the project completes the construction investment phase and moves to the operation and exploitation stage.
- (2) Receivables under the Cooperation Contract No. 17.02/2025/HTDT/AAH-SHN dated 17/02/2025, the two parties cooperate to contribute capital to invest, build, trade and exploit products of the project "*Investment in construction and business of infrastructure of Tam Anh – An Hoa Industrial Park*", Tam Anh Nam and Tam Anh Bac communes, Nui Thanh district, Quang Nam province. The specific distribution of profits will be based on the ratio of capital contributed by the parties to the total investment value of the Project or according to the written agreement between the two parties based on market developments and decisions of the parties in each period.

4.6 Inventories

	Ending balance		Opening balance	
	Original price	Redundancy	Original price	Redundancy
Raw materials and materials	970,000		2,522,000	
Tools and tools	224,994,696		17,813,103	
Unfinished production and business expenses	318,471,571,393		133,078,701,888	
- Hoang Lien Project, Kim Tan Ward, Lao Cai City (i)	132,936,538,923		130,966,143,133	
- SaPa Park Project	943,605,680		938,802,680	
- D1 Vo Nguyen Giap Project, Binh Minh Ward, Lao Cai City (ii)	184,210,923,670			
- Other projects	380,503,120		1,173,756,075	
Commodities	8,762,397,991		14,668,767,753	
Total	327,459,934,080		147,767,804,744	

- (i) Project of service and commercial complex combined with high-rise housing on Hoang Lien street, Kim Tan Ward, Lao Cai City is approved under Investment policy acceptance No. 2260/QĐ-UBND dated 14 September 2023, by the People's Committee of Lao Cai Province, with the following details:
- Investor selection: Auction of assets on land associated with land use rights (the decision recognizing the auction result has been issued).
 - Project scale: Expected land area for use: 7,629.4 m²
 - Population scale: Approximately 2,080 people.
- (ii) The project is approved in the Decision approving the investment policy No. 1358/QĐ-UBND dated June 16, 2022 of the People's Committee of Lao Cai province and adjusted according to the Decision approving the adjustment of investment policy No. 2030/QĐ-UBND dated June 23, 2025.
- Some details are as follows:
- Form of investor selection: Auction of land use rights in accordance with the law on land (there has been a Decision on recognition of auction winning results);
 - Project scale: Land area: 9,549.6 m²; 94 commercial houses with a height of 3.5 floors, the maximum is not more than 14.8m.
 - Project implementation schedule: Completed before 13/10/2027.

4.7 Long-term Work in progress

	Ending balance	Opening balance
D1 Vo Nguyen Giap Project, Binh Minh Ward, Lao Cai City		182,143,062,505
Total		182,143,062,505

The project was approved in the Decision No. 1358/QĐ-UBND dated 16 June 2022 on Investment policy acceptance, by the People's Committee of Lao Cai Province, with the following details:

- Investor selection: Auction of land use rights according to the provisions of Land Law (the decision recognizing the auction result has been issued).

- Project scale: Land area used: 9,549.6 m²; 94 commercial housing units with a height of 5 floors.

4.8 Prepaid expenses

4.8.1 Short-term prepaid expenses

	<u>Ending balance</u>	<u>Opening balance</u>
Tools and tools for export	33,226,502	36,802,510
Other short-term prepaid expenses	<u>2,632,155,973</u>	<u>9,671,457,082</u>
Total	<u>2,665,382,475</u>	<u>9,708,259,592</u>

4.8.2 Long-term prepaid expenses

	<u>Ending balance</u>	<u>Opening balance</u>
Tools and tools for export	359,263,983	379,312,442
Other long-term upfront costs	<u>4,254,136,234</u>	<u>342,212,554</u>
Total	<u>4,613,400,217</u>	<u>721,524,996</u>

HA NOI INVESTMENT GENERAL CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.9	Increase/decrease of tangible fixed assets	Houses and objects architecture	Machinery and Equipment	Means of transport and transmission	Perennials	Total
Original cost						
	Opening balance	1,133,474,862	220,802,381	24,081,623,781	8,900,000,000	34,335,901,024
	Increase due to transfer from goods to			523,548,792		523,548,792
	Increase due to new purchases	219,896,367		2,584,752,942		2,804,649,309
	Liquidation, sale			(179,341,903)		(179,341,903)
	Ending balance	1,353,371,229	220,802,381	27,010,583,612	8,900,000,000	37,484,757,222
Wear value						
	Opening balance	1,133,474,862	220,802,381	18,480,637,458	123,611,111	19,958,525,812
	Depreciation in the period	18,813,355		911,335,083	1,112,499,999	2,042,648,437
	Liquidation, sale			(179,341,903)		(179,341,903)
	Ending balance	1,152,288,217	220,802,381	19,212,630,638	1,236,111,110	21,821,832,346
Residual value						
	Opening balance			5,600,986,323	8,776,388,889	14,377,375,212
	Ending balance	201,083,012		7,797,952,974	7,663,888,890	15,662,924,876

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.10 Investment in joint – ventures, associates

	Ending balance		Opening balance	
	Book value	Carrying amount under the equity method	Book value	Carrying amount under the equity method
<i>Investment in joint ventures and associates</i>				
Mai Trang Linh Joint Stock Company	181,480,000,000	180,882,934,205	216,480,000,000	215,779,412,134
Geleximco Hoa Binh Co., Ltd,	40,500,000,000	40,501,912,817	40,500,000,000	40,501,842,165
Daso Joint Stock Company (Hai Phong)	484,484,000,000	479,968,145,879	484,484,000,000	481,658,076,513
Total	706,464,000,000	701,352,992,901	741,464,000,000	737,939,330,812

4.11 Equity investments in other entities

	Ending balance		Opening balance	
	Original price	Redundancy	Fair value	Original price
<i>Investing in contributing capital to other units</i>				
Hanoi Securities Joint Stock Company	2,100,000,000	(2,100,000,000)	(*)	2,100,000,000
Petroleum Machinery and Equipment Joint Stock Company	1,572,500,000	(246,500,000)	1,326,000,000	1,572,500,000
An Hoa Paper Joint Stock Company	205,876,875,500		(*)	78,749,375,000
Kim Giang Infrastructure Development Joint Stock Company	11,000,000,000	(11,000,000,000)	(*)	11,000,000,000
Total	220,549,375,500	(13,346,500,000)	1,326,000,000	93,421,875,000
				(13,373,615,000)
				1,298,885,000

(*) The Company does not present the fair value of the investments contributed to the other units mentioned above in the Consolidated Financial Statements because these Companies are not listed, so there is no market listing price for this investment and the Vietnam Accounting Standards and Vietnam Corporate Accounting Regime currently do not have guidance on how to calculate fair value using valuation techniques

4.12 Short-term trade payables

	Ending balance	Opening balance
TBIC Joint Stock Company	-	75,772,386,949
Vietnam Coal and Mineral Industry Group	94,480,671,225	241,105,029,295
Northeast Corporation	-	53,233,186,251
DHA General Services and Manufacturing Co., Ltd.	73,077,265,431	73,077,265,431
Other Suppliers	55,584,762,278	65,515,848,014
Total	223,142,698,934	508,703,715,940

4.13 Short-term prepayments from customers

	Ending balance	Opening balance
Van Huong Investment and Tourism Joint Stock Company	-	1,026,480,491
Prosperity General Investment Joint Stock Company	-	779,154,483
Northern Maritime and Waterway Sub-Department	3,173,600,000	
Other Customers	9,760,900,000	74,046,979
Total	12,934,500,000	1,879,681,953

4.14 Accrued expenses

	Ending balance	Opening balance
Interest expenses payable	21,888,516,526	9,455,163,856
Other short-term costs	1,500,000,000	44,318,182
Total	23,388,516,526	9,499,482,038

4.15 Other short-term payables

	Ending balance	Opening balance
Trade union funding	111,418,240	
Social Insurance	477,610,920	
Health Insurance	142,170,616	
Unemployment Insurance	38,403,680	
Receive margin, short-term staking	45,000,000,000	45,000,000,000
- <i>Thang Long Thermal Power Joint Stock Company</i> <i>(i)</i>	45,000,000,000	45,000,000,000
Other short-term payables	25,231,172,178	25,151,172,178
Total	71,000,775,634	70,151,172,178

- (i) The deposit for the performance guarantee of the coal purchase contract of TLP. The guarantee amount will be refunded when both parties complete their obligations under the coal purchase and sale contract each year.

4.16 Taxes and amounts payables to the State budget

	Opening balance	Amount payable in the period	Amount actually paid/cleared in the period	Ending balance
VAT on goods sold domestically	808,080,917	254,652,590,592	(254,488,903,638)	971,767,871
VAT on imported goods		724,245,213	(724,245,213)	
Corporate Income Tax	3,092,596,153	4,397,308,431	(3,092,596,154)	4,397,308,430
Personal Income Tax	122,939,215	1,065,562,252	(1,081,097,769)	107,403,698
Other taxes		8,000,000	(8,000,000)	
Fees, fees and other payables		14,590,967	(14,590,967)	
Total	4,023,616,285	260,862,297,455	(259,409,433,741)	5,476,479,999

The determination of corporate income tax payable by the Company is based on current tax regulations. However, these regulations change from time to time or other objective reasons, and the tax regulations for various types of transactions can be interpreted in different ways. Therefore, the tax amount presented on the financial statements may change when the tax authority inspects.

HA NOI INVESTMENT GENERAL CORPORATION

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.17 Borrowings and finance lease liabilities	Opening balance		During the		Ending balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
An Binh Commercial Joint Stock Bank - Hanoi Branch	2,049,845,230,090	2,049,845,230,090	1,850,712,699,085	2,062,345,230,090	1,838,212,699,085	1,838,212,699,085
Vietnam Prosperity Joint Stock Commercial Bank	992,984,000,000	992,984,000,000	1,481,655,000,000	1,485,534,000,000	989,105,000,000	989,105,000,000
VietinBank - Ba Dinh Branch - Hoang Dieu Transaction Office			36,502,365,000	20,985,969,400	15,516,395,600	15,516,395,600
Geleximco Group - Joint Stock Company	50,000,000,000	50,000,000,000	215,300,000,000	265,300,000,000	-	-
New Generation Trading and Service Joint Stock Company	300,000,000,000	300,000,000,000	-	300,000,000,000	-	-
Van Phuc Trading Investment Joint Stock Company			310,000,000,000	-	310,000,000,000	310,000,000,000
Other subjects	2,717,689,680	2,717,689,680	-	-	2,717,689,680	2,717,689,680
Total	3,395,546,919,770	3,395,546,919,770	3,894,170,064,085	4,134,165,199,490	3,155,551,784,365	3,155,551,784,365

HA NOI INVESTMENT GENERAL CORPORATION
NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.18 Owner's equity

4.18.1 Reconciliation table of equity

	Owner's contributed capital	Share premium	Investment and development fund	Retained earnings	Non-controlling interest	Total
Number at the beginning of last year	1,296,071,470,000	16,350,914,364	6,139,824,104	258,707,297,571	9,403,231,531	1,586,672,737,570
Profit in the previous year				8,760,190,461	127,694,080	8,887,884,541
Dividend Distribution				(393,721,530)	(202,400,000)	(202,400,000)
Setting up funds				(5,999,999)	(27,991,302)	(421,712,832)
Other Adjustments						(5,999,999)
Balance at the end of the previous year	1,296,071,470,000	16,350,914,364	6,139,824,104	267,067,766,503	9,300,534,309	1,594,930,509,280
Balance at the beginning of this year	1,296,071,470,000	16,350,914,364	6,139,824,104	267,067,766,503	9,300,534,309	1,594,930,509,280
Increase due to investment in subsidiaries					11,445,750,000	11,445,750,000
Dividend Distribution				-	(101,200,000)	(101,200,000)
Setting up funds				(935,526,005)	(26,494,080)	(962,020,085)
Profit in the period				9,726,635,981	(1,450,652,337)	8,275,983,644
Balance at the end of this period	1,296,071,470,000	16,350,914,364	6,139,824,104	275,858,876,479	19,167,937,892	1,613,589,022,839

4.18.2 Shares

	Ending balance	Opening balance
Number of shares registered for issuance	129,607,147	129,607,147
Number of shares issued/sold to the public	129,607,147	129,607,147
- Common stock	129,607,147	129,607,147
- Preferred stock		
Number of shares repurchased	-	-
- Common stock		
- Preferred stock		
Number of shares outstanding	129,607,147	129,607,147
- Common stock	129,607,147	129,607,147
- Preferred stock		

The par value of outstanding shares is 10,000 VND.

4.19 Items off a Balance Sheet

Bad debts have been settled

Object Name	Years Handled	Final Numbers	New Year's Numbers
Receivables from short-term loans		236,025,000,000	-
Nguyen Anh Quan	2025	235,700,000,000	-
Tran Tien Thanh	2025	325,000,000	-
Short-term receivables of customers		3,184,586,767	-
892 Traffic Construction Company Limited	2025	2,282,578,971	-
Short-term receivables of other subjects	2025	902,007,796	-
Other short-term receivables		37,076,910,601	-
Le Song Hao	2025	13,965,491,231	-
Nguyen Trung Kien	2025	12,831,501,573	-
An Sinh Joint Stock Company	2025	6,251,147,700	-
Short-term receivables of other subjects	2025	4,028,770,097	-
Other long-term receivables		6,537,000,000	
Kim Giang Infrastructure Development Joint Stock Company	2025	6,537,000,000	
Plus		282,823,497,368	-

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE CONSOLIDATED STATEMENT OF INCOME

5.1 Revenue from goods sold and services rendered

	Quarter III, 2025	Quarter III, 2024
Revenue from sales of goods	407,633,785,560	521,794,437,585
Revenue from service provision	13,471,179,697	12,534,998,894
Total	421,104,965,257	534,329,436,479

5.2 Cost of goods sold and services rendered

	Quarter III, 2025	Quarter III, 2024
Cost of goods and services provided	413,462,889,514	525,537,595,463
Total	413,462,889,514	525,537,595,463

5.3 Financial income

	Quarter III, 2025	Quarter III, 2024
Interest on deposits, loans, deposits, purchase advances	11,251,466,923	16,607,729,985
Interest on exchange rate difference	209,798,186	
Deferred sales profit, payment discount	54,350,789,750	51,725,104,473
Total	65,812,054,859	68,332,834,458

5.4 Financial expenses

	Quarter III, 2025	Quarter III, 2024
Interest expense	55,732,886,842	54,556,142,768
Payment discounts, deferred purchase interest		4,424,813,008
Loss on exchange rate difference	191,000	
Other financial costs	11,075,667,234	8,474,046,736
Total	66,808,745,076	67,455,002,512

5.5 Selling expenses

	Quarter III, 2025	Quarter III, 2024
Employee costs	2,212,888,349	1,386,327,800
Cost of outsourced services	1,221,122,461	1,038,140,400
Other Selling Expenses	951,916,767	101,673,955
Total	4,385,927,577	2,526,142,155

5.6 General and administration expenses

	Quarter III, 2025	Quarter III, 2024
Management staff costs	3,466,488,649	3,175,214,266
Cost of outsourced services	2,488,938,997	1,770,151,175
Other business management expenses	1,092,856,411	967,756,905
Total	7,048,284,057	5,913,122,346

5.7 Basic earnings per share and Diluted earnings per share

	Quarter III, 2025	Quarter III, 2024
Accounting profit after corporate income tax	(2,978,056,564)	507,977,961
Adjustments to increase or decrease accounting profits to determine profits distributed to shareholders owning ordinary shares	-	-
Profits distributed to shareholders who own common shares	(2,978,056,564)	507,977,961
Weighted average number of common shares outstanding in the year/period	129,607,147	129,607,147
Basic Profit/ Declining Earnings Per Share	(22.98)	3.92

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE CONSOLIDATED STATEMENT OF CASH FLOWS

6.1 Actual amounts of borrowings received during the period

	The first 9 months of 2025	The first 9 months of 2024
Proceeds from borrowing under ordinary contracts	3,894,170,064,085	4,885,054,894,297
Total	3,894,170,064,085	4,885,054,894,297

6.2 Actual amounts of principal paid during the period

	The first 9 months of 2025	The first 9 months of 2024
Principal repayment of loans under ordinary contracts	4,134,165,199,490	5,167,837,689,522
Total	4,134,165,199,490	5,167,837,689,522

7. OTHER INFORMATION

7.1. Transactions and balances with other related parties

The related parties with the Company include key management members, the individuals involved with key management members and other related parties.

7.1.1 Transactions and balances with key management members, the individuals involved with key management members.

Key management members include members of The Board of Management, the Board of Supervisors, and the Executive Board (The Board of General Directors / The Board of Directors / General Director, Chief Financial Officer, Chief Accountant). Individuals associated with key management members are close members in the family of key management members.

Income of key management members:

	The first 9 months of 2025	The first 9 months of 2024
Executive Salary	1,759,910,000	2,170,297,100
Remuneration of the Board of Directors, Supervisory Board	409,000,000	465,909,089
Total	2,168,910,000	2,636,206,189

Transactions with key members of management and individuals related to key members of management.

The Company does not incur sales and provision of services as well as other transactions with key management members and individuals related to key management members

Balances with key management members and individuals related to key management members.

	Content	Ending balance	Opening balance
Board of Directors			
Mr. Vu Thang	Advance	900,000,000	1,000,000,000

7.1.2 Transactions and balances with other related parties

Other related parties to the Company include subsidiaries, joint-ventures, associates controlled businesses, individuals with direct or indirect voting rights at the Company and intimately members within their families, businesses run by key management employees and individuals with direct or indirect voting rights of the Company and intimately members of their families.

List of other related parties

Other stakeholders	Relationship
Mai Trang Linh Joint Stock Company	Affiliates
Geleximco Hoa Binh Co., Ltd.	Affiliates
Daso Joint Stock Company (Hai Phong)	Affiliates

Transactions with other related parties

During this fiscal year the company had no transactions with other related parties.

Balance of accounts receivable/(payable) with other related parties

The Company had no balance of receivables/payables with other related parties.


7.2. Information of Department


The departmental information about the Company's business activities for the year is as follows:


	Coal trading (commercial)	Service rendered	Other activities	Total
The first 9 months of 2025				
Net revenue from sales and external service provision	2,506,637,680,198	50,581,274,442	79,616,081,808	2,636,835,036,448
Net revenue from sales and service delivery between departments				
Total net revenue from sales and service provision	2,506,637,680,198	50,581,274,442	79,616,081,808	2,636,835,036,448
Cost of goods sold and service provision	(2,506,637,680,198)	(11,260,861,160)	(82,439,828,096)	(2,600,338,369,454)
Business results by division		39,320,413,282	(2,823,746,288)	36,496,666,994
Non-departmental expenses				(34,501,687,211)
Profit from business activities				1,994,979,783
Revenue from financial activities				204,557,295,589
Financial Costs				(195,960,370,425)
Other income				2,317,366,035
Other expenses				(235,978,907)
Current corporate income tax expenses				(4,397,308,431)
Deferred corporate income tax expenses				
Profit after corporate income tax				8,275,983,644

7.3. Events arising after the end of the year

There are no material events arising after the closing date of the accounting period that require adjustments to figures or disclosure in these Financial Statements.


Preparer
Vu Thi Thao


Chief Accountant
Vu Thi Thao



General Director
Luu Anh Tuan
Hanoi, Vietnam
October 28, 2025