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CONSOLIDATED FINANCIAL STATEMENTS

Quarter II, 2026

HA NOI GENERAL INVESTMENT
JOINT STOCK COMPANY

HÀ NỘI, NĂM 2026



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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 II, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

ASSETS		Code	Note	Ending balance	Opening balance
A -	CURRENT ASSETS	100		5,136,455,769,139	3,507,083,876,807
I.	Cash and cash equivalents	110	4.1	66,352,169,163	35,994,913,916
1.	Cash	111		42,643,865,702	9,927,902,301
2.	Cash equivalents	112		23,708,303,461	26,067,011,615
II.	Short-term financial investments	120		529,754,412,004	222,490,435,000
1.	Trading securities	121	4.2	319,209,209,209	
2.	Provisions for devaluation of trading securities	122			
3.	Held-to-maturity investments	123	4.3	210,545,202,795	222,490,435,000
4.	Provision for investment held to short-term maturity	124			
5.	Other short-term investments	125			
6.	Provision for losses of other short-term investments	126			
III.	Short-term receivables	130		4,203,291,359,799	2,918,121,055,988
1.	Short-term trade receivables	131	4.4	3,060,779,669,445	2,403,531,620,350
2.	Short-term advances to suppliers	132	4.5	565,603,055,533	5,279,008,576
3.	Short-term internal receivables	133			
4.	Receivables by the Scheduled Progress of Construction (	134			
5.	Other short-term receivables	135	4.6	578,925,998,671	511,327,790,912
6.	Provision for doubtful receivables	136		(2,017,363,850)	(2,017,363,850)
7.	Pending assets	137			
IV.	Inventories	140		334,634,725,439	326,467,185,551
1.	Inventories	141	4.7	334,634,725,439	326,467,185,551
2.	Provision for devaluation of inventories	142			
V.	Short-Term Biological Assets	150			
1.	Pets take short-term one-off products	151			
2.	Seasonal crops or short-term one-off products	152			
3.	Provision for short-term biological property losses	153			
VI.	Other current assets	160		2,423,102,734	4,010,286,352
1.	Short-term allocation pending costs	161	4.8	1,064,222,257	1,323,973,548
2.	Value-added tax deductible	162		1,356,340,413	2,686,312,804
3.	Taxes and Receivables from State Budget	163		2,540,064	
4.	Repurchase Government Bonds Transactions	164			
5.	Other current assets	165			

Consolidated Statement of Financial Position (continued)

ASSETS		Code	Note	Ending balance	Opening balance
B -	NON-CURRENT ASSETS	200		1,274,656,528,869	1,590,668,915,516
I.	Non-current receivables	210		642,915,975,000	642,915,975,000
1.	Long-term receivables from customers	211			
2.	Long-term advances to suppliers	212			
3.	Business capital in affiliated units	213			
4.	Long-term internal receivables	214			
5.	Other long-term receivables	215	4.6	643,957,809,000	643,957,809,000
6.	Provision for doubtful receivables	216		(1,041,834,000)	(1,041,834,000)
II.	Fixed assets	220		25,797,399,727	24,908,117,610
1.	Tangible fixed assets	221	4.9	15,809,860,627	14,920,578,510
	<i>The original price</i>	222		39,391,463,796	37,187,278,413
	<i>Accumulated depreciation</i>	223		(23,581,603,169)	(22,266,699,903)
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.	Long-Term Biological Assets	230			
1.	Pet Animals for Periodic Products	231			
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	<i>Accumulated depreciation</i>	235			
2.	Pets take long-term one-time products	236			
3.	Seasonal crops or long-term one-time crops	237			
4.	Provision for long-term biological property losses	238			
IV.	Invested real estate	240			
	<i>The original price</i>	241			
	<i>Accumulated depreciation</i>	242			
V.	Long-term assets in progress	250		2,131,261,685	8,258,797,758
1.	Long-term Work in progress	251			
2.	Long-term construction in progress	252		2,131,261,685	8,258,797,758
VI.	Long-term-financial investments	260		592,794,164,696	908,763,828,094
1.	Subsidiary company investments	261			
2.	Investments in Associates, Joint-Ventures	262	4.10	221,389,449,281	701,364,602,594
3.	Investments in Other Companies	263	4.11	386,154,815,500	220,549,375,500
4.	Provision for long-term investment losses in other units	264		(14,750,100,085)	(13,150,150,000)
5.	Investments held to long-term maturity dates	265			
6.	Provision for investment held to long-term maturity	266			
VII.	Other long-term assets	270		11,017,727,761	5,822,197,054
1.	Long-term allocation pending costs	271	4.8	9,873,087,432	4,219,906,153
2.	Deferred income tax assets	272			
3.	Long-term Equipment and Spare Parts	273			
4.	Other long-term assets	274			
5.	Good Advantage	279		1,144,640,329	1,602,290,901
TOTAL ASSETS		280		6,411,112,298,008	5,097,752,792,323

Consolidated Statement of Financial Position (continued)

NGUỒN VỐN		Code	Note	Ending balance	Opening balance
C -	LIABILITIES	300		4,804,792,154,793	3,490,740,809,627
I.	Short-term debt	310		4,804,792,154,793	3,490,740,809,627
1.	Short-term trade payables	311	4.12	1,347,643,643,647	659,939,731,469
2.	Short-term prepaid buyers	312	4.13	27,301,982,174	31,291,963,840
3.	Payable dividends and profits	313			
4.	Taxes and amounts payable to the State	314	4.16	1,543,585,301	3,965,829,691
5.	Payables to employees	315		1,577,577,190	3,983,327,508
6.	Short-term accrued expenses	316	4.14	47,767,581,135	15,528,477,317
7.	Payables to intra-company	317			
8.	Payables from construction contract	318			
9.	Revenue pending short-term attribution	319			
10.	Other short-term payables	320	4.15	80,829,197,434	70,332,726,039
11.	Short-term borrowings and financial leases	321	4.17	3,290,565,554,396	2,698,714,294,555
12.	Short-term provisions	322			
13.	Bonus and welfare fund	323		7,563,033,516	6,984,459,208
14.	Price stabilisation fund	324			
15.	Repurchase government bonds transactions	325			
II.	Non-current liabilities	330			
1.	Long-term payables to suppliers	331			
2.	Long-term advances received from the customers	332			
3.	Taxes and long-term payables to the State	333			
4.	Long-term payable expenses	334			
5.	Internal payables of capital	335			
6.	Long-term internal payables	336			
7.	Revenue pending long-term attribution	337			
8.	Others long-term payables	338			
9.	Long-term borrowings and finance lease	339			
10.	Convertible bonds	340			
11.	Preferred shares	341			
12.	Payable Deferred Income Tax	342			
13.	Provision of Long-term Payables	343			
14.	Science and Technology Development Fund	344			

Consolidated Statement of Financial Position (continued)

RESOURCES	Code	Note	Ending balance	Opening balance
D - OWNERS' EQUITY	400	4.18	1,606,320,143,215	1,607,011,982,696
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. Capital surplus	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. Own redemption 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. Other Funds	419			
10. Retained earnings	420		270,446,704,831	269,526,292,539
- Retained earnings of the previous period	420a		268,980,597,152	266,132,240,498
- Retained earnings of the current period	420b		1,466,107,679	3,394,052,041
12. Non-controlling shareholder interests	429		17,311,229,916	18,923,481,689
TOTAL LIABILITIES AND SHAREHOLDERS' E	440		6,411,112,298,008	5,097,752,792,323

Preparer



Nguyen Thi Thanh Huyen

Chief Accountant



Nguyen Thi Thanh Huyen

Approval, July 30, 2026

Legal representative



Vu Thang

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 II, 2026

CONSOLIDATED INCOME STATEMENT

Quarter II, 2026

ITEMS					Currency: VND	
	Code	Note	Quarter II, 2026	Quarter II, 2025	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Prior year)
1. Revenue from sale of goods and rendering of services	01	5.1	1,912,721,009,666	1,106,174,859,491	3,019,887,656,707	2,215,730,071,191
2. Deductions	02		-	-	-	-
3. Net revenue from sale of goods and rendering of services	10		1,912,721,009,666	1,106,174,859,491	3,019,887,656,707	2,215,730,071,191
4. Costs of goods sold and services rendered	11	5.2	1,885,654,109,812	1,091,098,402,558	2,977,289,782,562	2,186,875,479,940
5. Gross profit from sale of goods and rendering of services	20		27,066,899,854	15,076,456,933	42,597,874,145	28,854,591,251
6. Profit/loss of sale and liquidation of investment real estate	21		-	-	-	-
7. Income from financial activities	22	5.3	76,687,425,492	69,192,989,747	145,753,962,348	138,745,240,730
8. Expenses from financial activities	23	5.4	100,417,677,278	60,640,292,347	173,497,952,830	129,151,625,349
<i>In which: borrowing costs</i>	24		81,834,090,797	53,932,960,625	149,211,432,819	110,853,528,029
9. Selling expenses	25	5.5	5,132,680,335	4,350,569,576	10,315,214,089	7,782,383,513
10. General and administrative expenses	26	5.6	7,587,475,737	8,051,970,021	13,248,329,148	13,585,484,681
11. Profit sharing from associates	27		5,298,451	(1,699,607,383)	5,298,451	(1,699,607,383)
12. Net profit from operating activities	30		(9,378,209,553)	9,527,007,353	(8,704,361,123)	15,380,731,055
13. Other income	31		11,501,840,206	23,851,855	11,596,986,489	1,011,556,830
14. Other expenses	32		1,586,453,055	127,803,259	1,587,379,878	1,011,556,830
15. Other profit	40		9,915,387,151	(103,951,404)	10,009,606,611	156,960,625
16. Profit before tax	50		537,177,598	9,423,055,949	1,305,245,488	854,596,205
17. Current corporate income tax	51		678,006,361	2,276,314,601	1,157,143,711	16,235,327,260
18. Deferred corporate income tax income/(expenses)	52		-	-	-	4,774,859,782
19. Profit after tax	60		(140,828,763)	7,146,741,348	148,101,777	11,460,467,478
20. Profit attributable for parent's shareholder	61		537,204,257	8,301,035,422	1,466,107,679	12,704,692,545
21. Profit attributable for NCI	62		(678,033,020)	(1,154,294,074)	(1,318,005,902)	(1,244,225,067)
22. Basic earnings per share	70	5.7	4.14	64.05	11.31	93.81
23. Diluted earnings per share	71	5.7	4.14	64.05	11.31	93.81

Chief Accountant

Approval: July 30, 2026
Legal representative

M.S.D.N.1012267094

CÔNG TY CỔ PHẦN ĐẦU TƯ TỔNG HỢP HÀ NỘI

THANH PHỐ HÀ NỘI

Yêu Thương

Nguyễn Thị Thanh Huyền

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Nguyễn Thị Thanh Huyền

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 II, 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Indirect method)

For the 6-month period ended 30 June 2026

Currency: VND

ITEMS	Co de	Note	The first 6 months of 2026	The first 6 months of 2025
I. Cash Flows from Operating activities				
1. <i>Net profit before tax</i>	01		1,305,245,488	16,235,327,260
2. <i>Adjustments for:</i>				
- Depreciation of fixed assets and investment properties	02		1,921,581,929	1,767,915,880
- Provisions	03		(2,903,598,151)	(27,115,000)
- Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04		(48,729,896)	(22,899,878)
- Profits and losses from investment and financial activities	05		(26,666,862,995)	(33,111,757,573)
- Borrowing costs	06	5.4	149,211,432,819	110,853,528,029
- Other adjustment	07		-	-
3. <i>Operating profit/ (loss) before changes of working capital</i>	08		122,819,069,194	95,694,998,718
- Increase/ (decrease) of receivables	09		(1,257,609,703,110)	(188,158,152,662)
- Increase/ (decrease) of inventories	10		(9,632,450,798)	(2,753,444,508)
- Increase/ (decrease) of payables	11		690,678,724,560	(166,168,520,434)
- Increase and decrease the cost of waiting for allocation	12		127,830,128	145,602,890
- Increase/ (decrease) of trading securities	13		(319,209,209,209)	-
- Borrowing costs paid	14		(116,889,244,436)	(106,137,986,955)
- Corporate income tax paid	15		(3,376,449,620)	(3,092,596,154)
- Other cash inflows	16		-	-
- Other cash outflows	17		(58,966,950)	(38,643,000)
<i>Net cash flows from operating activities</i>	20		<u>(893,150,400,241)</u>	<u>(370,508,742,105)</u>
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21		-	(5,409,309,469)
2. Proceeds from disposals of fixed assets and other long-term assets	22		509,090,909	180,000,000
3. Cash outflow for lending, buying debt instruments of other entities	23		-	(399,435,000)
4. Cash recovered from lending, selling debt instruments of other entities	24		11,968,000,000	541,892,000,000
5. Investments into other entities	25		-	(127,127,500,500)
6. Withdrawals of investments in other entities	26		318,878,560,000	35,000,000,000
7. Interest earned, dividends and profits received	27		503,144,738	30,708,090,129
<i>Net cash flows from investing activities</i>	30		<u>331,858,795,647</u>	<u>474,843,845,160</u>

Consolidated Cash Flow Statement (continued)

ITEMS	Co de	Note	The first 6 months of 2026	The first 6 months of 2025
III. Cash flows from financing activities				
1. Proceeds from issuing stocks and capital contributions from owners	31		-	-
2. Repayment for capital contributions and re-purchases of stocks already issued	32		-	-
3. Proceeds from borrowings	33		3,501,766,859,147	3,382,327,704,944
4. Repayment for loan principal	34		(2,909,915,599,306)	(3,487,608,978,837)
5. Payments for financial leased assets	35		-	-
6. Dividends and profit paid to the owners	36		(202,400,000)	(101,200,000)
<i>Net cash flows from financing activities</i>	40		591,648,859,841	(105,382,473,893)
Net cash flows during the period	50		30,357,255,247	(1,047,370,838)
Beginning cash and cash equivalents	60	4.1	35,994,913,916	22,015,726,372
Effects of fluctuations in foreign exchange rates	61		-	40,902,551
Ending cash and cash equivalents	70	4.1	66,352,169,163	21,009,258,085

Preparer



Nguyen Thi Thanh Huyen

Chief Accountant



Nguyen Thi Thanh Huyen

Approval, July 30, 2026

Legal representative



Vu Thang

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

Quarter II, 2026

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 37th amendment dated 03/02/2026 issued by the Hanoi Department of Planning and Investment.

The Company's charter capital according to the 37th 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 average production and business cycle of the Company's real estate business activities starts from the time of applying for investment licenses, performing site clearance, and basic construction until the time of completion. Therefore, the production and business cycle of the Company's real estate business activities is within 36 months to 60 months.

The production and business cycle of other activities of the Company is usually within 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

The company has the following branches:

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. 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.

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 atatement 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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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 Allocation pending costs

Expenses pending allocation include actual expenses that have been incurred but are related to the results of production and business activities of many fiscal years. The Company's pending allocation costs include the following costs:

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.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

- 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

	Ending balance	Opening balance
Cash	1,085,340,450	2,231,832,403
Demand deposits	41,558,525,252	7,696,069,898
Cash equivalents	23,708,303,461	26,067,011,615
Total	66,352,169,163	35,994,913,916

4.2 Trading securities

	Ending balance	Opening balance
<i>Stocks</i>	<i>319,209,209,209</i>	
Dien May Joint Stock Company	319,209,209,209	
Plus	319,209,209,209	-

4.3 Investments held to maturity

	Ending balance		Opening balance	
	Values	Redundancy	Values	Redundancy
<i>Short Term</i>				
Term Deposits	422,202,795	-	399,435,000	-
Loans	210,123,000,000	-	222,091,000,000	-
- Hotel Joint Stock Company	74,968,000,000	-	74,968,000,000	-
Ha Long Dream				
- Investment Joint Stock Company	133,535,000,000	-	144,123,000,000	-
Prosperity Synthesis				
- Other loan receivables	1,620,000,000	-	3,000,000,000	-
Plus	210,545,202,795	-	222,490,435,000	-

4.4 Short-term trade receivables

	Ending balance	Opening balance
Thang Long Thermal Power Joint Stock Company	2,925,192,524,804	2,339,159,878,616
Other Customers	135,587,144,641	64,371,741,734
Total	3,060,779,669,445	2,403,531,620,350

4.5 Short-term advances to suppliers

	Ending balance	Opening balance
Hoang Cau Infrastructure Construction and Investment Joint Stock Company	250,000,000,000	
Hoang Long HL610 Joint Stock Company	310,000,000,000	
Other Suppliers	5,603,055,533	5,279,008,576
Total	565,603,055,533	5,279,008,576

4.6 Other receivables

4.6.1 Other short-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Advance	4,726,182,131		1,415,385,849	
Deposit, Margin	8,195,697,106		2,667,891,400	
Receivable interest on deposits, loans, deferred payment interest, purchase advance interest	211,887,957,634		151,185,187,411	
- Thang Long Thermal Power Joint Stock Company	136,806,601,209		102,336,999,360	
- Ha Long Dream Hotel Joint Stock Company	36,164,717,161		31,197,316,942	
- Thanh Vuong General Investment Joint Stock Company	24,338,772,962		17,313,026,385	
- Kim Boi Mineral Joint Stock Company Hai Duong Branch	432,509,589		300,000,000	
- Hoang Cau Infrastructure Construction and Investment Joint Stock Company	14,138,630,137			
- Interest on bank receipts	6,726,576		37,844,724	
Mr. Vu Van Hai	354,000,000,000		354,000,000,000	
Other short-term	116,161,800		2,059,326,252	

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
receivables				
Total	578,925,998,671		511,327,790,912	

4.6.2 Other long-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Deposit, Margin				
- GELEXIMCO Group - Office lease deposit	150,000,000		150,000,000	
- Da Nang - Hanoi Import-Export Joint Stock Company: Deposit for office rental	360,000,000		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	
- An An Hoa Industrial and Urban Park Joint Stock Company (2)	193,200,000,000		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)	643,957,809,000	(1,041,834,000)

- (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.

4.7 Inventories

	Ending balance		Opening balance	
	Original price	Redundancy	Original price	Redundancy
Raw materials and materials	598,883,565		540,668,544	
Tools and tools	233,485,137		222,800,344	
Unfinished production and business expenses	323,792,795,134		319,470,349,197	
- <i>Hoang Lien Project, Kim Tan Ward, Lao Cai City (i)</i>	136,033,072,659		133,705,735,312	
- <i>SaPa Park Project</i>	943,605,680		943,605,680	
- <i>D1 Vo Nguyen Giap Project, Binh Minh Ward, Lao Cai City (ii)</i>	185,995,421,070		184,794,225,670	
- <i>Other projects</i>	820,695,725		26,782,535	
Finished Products	431,974,520		177,909,969	
Commodities	9,577,587,083		6,055,457,497	
Total	334,634,725,439		326,467,185,551	

- (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/QD-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/QD-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/QD-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.

4.8 Allocation pending costs

4.8.1 Short-term allocation pending costs

	<u>Ending balance</u>	<u>Opening balance</u>
Tools and tools for export	32,207,387	36,380,973
Other short-term prepaid expenses	1,032,014,870	1,287,592,575
Total	<u>1,064,222,257</u>	<u>1,323,973,548</u>

4.8.2 Long-term allocation pending costs

	<u>Ending balance</u>	<u>Opening balance</u>
Tools and tools for export	328,094,769	351,048,456
Other long-term upfront costs	9,544,992,663	3,868,857,697
Total	<u>9,873,087,432</u>	<u>4,219,906,153</u>

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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	1,353,371,229	220,802,381	26,713,104,803	8,900,000,000	37,187,278,413
	Increase due to the transfer from goods to		2,881,117,042	78,703,704		2,959,820,746
	Liquidation and sale			(755,635,363)		(755,635,363)
	Ending balance	1,353,371,229	3,101,919,423	26,036,173,144	8,900,000,000	39,391,463,796
Wear value						
	Opening balance	1,163,283,034	220,802,381	19,275,670,045	1,606,944,443	22,266,699,903
	Depreciation in the period	21,989,634	230,489	700,044,568	741,666,666	1,463,931,357
	Liquidation and sale			(149,028,091)		(149,028,091)
	Ending balance	1,185,272,668	221,032,870	19,826,686,522	2,348,611,109	23,581,603,169
Residual value						
	Opening balance	190,088,195	-	7,437,434,758	7,293,055,557	14,920,578,510
	Ending balance	168,098,561	2,880,886,553	6,209,486,622	6,551,388,891	15,809,860,627

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

4.10 Investment in joint – ventures, associates

	Book value	Ending balance Carrying amount under the equity method	Book value	Opening balance Carrying amount under the equity method
<i>Investment in joint ventures and associates</i>				
Mai Trang Linh Joint Stock Company	181,480,000,000	180,871,707,849	181,480,000,000	180,881,932,801
Geleximco Hoa Binh Co., Ltd,	40,500,000,000	40,517,741,432	40,500,000,000	40,502,218,029
Daso Joint Stock Company (Hai Phong)		-	484,484,000,000	479,980,451,764
Total	221,980,000,000	221,389,449,281	706,464,000,000	701,364,602,594

4.11 Equity investments in other entities

	Original price	Ending balance Redundancy	Fair value	Original price	Opening balance Redundancy	Fair value
<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	(2,100,000,000)	(*)
Petroleum Machinery and Equipment Joint Stock Company	1,572,500,000	-	1,572,500,000	1,572,500,000	(50,150,000)	1,522,350,000
An Hoa Paper Joint Stock Company	205,876,875,500		(*)	205,876,875,500		(*)
Daso Joint Stock Company (Hai Phong)	165,605,440,000	(1,650,100,085)	(*)			
Kim Giang Infrastructure Development Joint Stock Company	11,000,000,000	(11,000,000,000)	(*)	11,000,000,000	(11,000,000,000)	(*)
Total	386,154,815,500	(14,750,100,085)	1,572,500,000	220,549,375,500	(13,150,150,000)	1,522,350,000

(*) 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

	<u>Ending balance</u>	<u>Opening balance</u>
TBIC Joint Stock Company	936,549,284,395	-
Vietnam Coal and Mineral Industry Group	112,723,127,278	267,339,475,393
Hoang Long HL610 Joint Stock Company	266,789,568,302	275,338,396,280
Vina Global Minerals Co., Ltd.	-	72,272,702,720
Other Suppliers	31,581,663,672	44,989,157,076
Total	<u>1,347,643,643,647</u>	<u>659,939,731,469</u>

4.13 Short-term prepaid buyers

	<u>Ending balance</u>	<u>Opening balance</u>
Northern Maritime and Waterway Sub-Department	6,264,000,000	
Lam Son Minerals Joint Stock Company	11,648,427,277	20,303,263,840
Other Customers	9,389,554,897	10,988,700,000
Total	<u>27,301,982,174</u>	<u>31,291,963,840</u>

4.14 Accrued expenses

	<u>Ending balance</u>	<u>Opening balance</u>
Interest expenses payable	47,720,663,970	15,398,475,587
Other short-term costs	46,917,165	130,001,730
Total	<u>47,767,581,135</u>	<u>15,528,477,317</u>

4.15 Other short-term payables

	<u>Ending balance</u>	<u>Opening balance</u>
Trade union funding	114,043,480	
Social Insurance	266,611,170	
Health Insurance	44,719,430	
Unemployment Insurance	21,534,680	
Receive margin, short-term staking	45,000,000,000	45,000,000,000
- <i>Thang Long Thermal Power Joint Stock Company (i)</i>	45,000,000,000	45,000,000,000
Late payment interest must be paid	20,411,882,175	
- <i>Hoang Long HL610 Joint Stock Company</i>	19,304,996,570	
- <i>Lam Son Minerals Joint Stock Company</i>	1,106,885,605	
Other short-term payables	14,970,406,499	25,332,726,039
Total	<u>80,829,197,434</u>	<u>70,332,726,039</u>

- (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 in the period	Ending balance
VAT on goods sold domestically	1,033,493,296	1,386,417,822	(1,603,039,231)	816,871,887
VAT on imported goods		83,696,387	(83,696,387)	
Corporate Income Tax	2,787,371,513	1,157,143,711	(3,376,449,620)	568,065,604
Personal Income Tax	144,964,882	758,424,055	(744,741,127)	158,647,810
Other taxes		124,588,908	(124,588,908)	
Fees, charges and other payables		746,268,228	(746,268,228)	
Total	3,965,829,691	4,256,539,111	(6,678,783,501)	1,543,585,301

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.

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	853,048,554,265	853,048,554,265	1,738,471,254,042	910,592,054,891	1,680,927,753,416	1,680,927,753,416
Vietnam Prosperity Joint Stock Commercial Bank	770,419,335,255	770,419,335,255	1,261,765,000,000	1,116,896,335,255	915,288,000,000	915,288,000,000
VietinBank - Ba Dinh Branch - Hoang Dieu Transaction Office	12,528,715,355	12,528,715,355	12,030,605,105	22,147,209,160	2,412,111,300	2,412,111,300
Geleximco Group - Joint Stock Company	560,000,000,000	560,000,000,000	189,500,000,000	749,500,000,000	-	-
Sapa Vietnam Joint Stock Company	500,000,000,000	500,000,000,000	-	60,780,000,000	439,220,000,000	439,220,000,000
Sapa Van Tao Joint Stock Company	-	-	300,000,000,000	50,000,000,000	250,000,000,000	250,000,000,000
Other subjects	2,717,689,680	2,717,689,680	-	-	2,717,689,680	2,717,689,680
Total	2,698,714,294,555	2,698,714,294,555	3,501,766,859,147	2,909,915,599,306	3,290,565,554,396	3,290,565,554,396

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NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS (CONTINUED)

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4.18 Owner's equity

4.18.1 Reconciliation table of equity

	Owner's contributed capital	Capital surplus	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	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 for the year				3,394,052,041	(1,695,108,540)	1,698,943,501
Balance at the end of the previous year	1,296,071,470,000	16,350,914,364	6,139,824,104	269,526,292,539	18,923,481,689	1,607,011,982,696
Balance at the beginning of this year	1,296,071,470,000	16,350,914,364	6,139,824,104	269,526,292,539	18,923,481,689	1,607,011,982,696
Dividend Distribution				-	(202,400,000)	(202,400,000)
Setting up funds				(545,695,387)	(91,845,871)	(637,541,258)
Profit in the period				1,466,107,679	(1,318,005,902)	148,101,777
Balance at the end of this period	1,296,071,470,000	16,350,914,364	6,139,824,104	270,446,704,831	17,311,229,916	1,606,320,143,215

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 the Consolidated Statement of Financial Position

Bad debts have been settled

Object Name	Years Handled	Ending balance	Opening balance
Receivables from short-term loans		236,025,000,000	236,025,000,000
Nguyen Anh Quan	2025	235,700,000,000	235,700,000,000
Tran Tien Thanh	2025	325,000,000	325,000,000
Short-term receivables of customers		3,184,586,767	3,184,586,767
892 Traffic Construction Company Limited	2025	2,282,578,971	2,282,578,971
Short-term receivables of other subjects	2025	902,007,796	902,007,796
Other short-term receivables		37,076,910,601	37,076,910,601
Le Song Hao	2025	13,965,491,231	13,965,491,231
Nguyen Trung Kien	2025	12,831,501,573	12,831,501,573
An Sinh Joint Stock Company	2025	6,251,147,700	6,251,147,700
Short-term receivables of other subjects	2025	4,028,770,097	4,028,770,097
Other long-term receivables		6,537,000,000	6,537,000,000
Kim Giang Infrastructure Development Joint Stock Company	2025	6,537,000,000	6,537,000,000
Total		282,823,497,368	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 II, 2026	Quarter II, 2025
Revenue from sales of goods	1,880,355,384,557	1,084,627,344,582
Revenue from service provision	32,365,625,109	21,547,514,909
Total	1,912,721,009,666	1,106,174,859,491

5.2 Cost of goods sold and services rendered

	Quarter II, 2026	Quarter II, 2025
Cost of goods and services provided	1,885,654,109,812	1,091,098,402,558
Total	1,885,654,109,812	1,091,098,402,558

5.3 Financial income

	Quarter II, 2026	Quarter II, 2025
Interest on deposits, loans, deposits, purchase advances	16,205,089,237	13,317,248,846
Profit on the sale of investments		113,269,472
Realized exchange rate difference interest	299,630	165,680
Unrealized exchange rate difference interest	10,158,553	40,902,551
Deferred sales interest, payment discounts	60,471,878,072	55,721,403,198
Total	76,687,425,492	69,192,989,747

5.4 Financial expenses

	Quarter II, 2026	Quarter II, 2025
Interest expense	81,834,090,797	53,932,960,625
Payment discounts, deferred purchase interest	16,890,498,515	2,433,312,036
Loss of exchange rate	3,862,307	18,002,673
Provisions/Reversals for discounts on short-term and long-term investments	(2,903,598,151)	(27,115,000)
Other Financing Costs	4,592,823,810	4,283,132,013
Total	100,417,677,278	60,640,292,347

5.5 Selling expenses

	Quarter II, 2026	Quarter II, 2025
Employee costs	3,100,532,533	2,421,654,020
Cost of outsourced services	807,145,860	1,173,012,045
Other Selling Expenses	1,225,001,942	755,903,511
Total	5,132,680,335	4,350,569,576

5.6 General and administration expenses

	Quarter II, 2026	Quarter II, 2025
Management staff costs	3,915,881,596	4,406,777,215
Cost of outsourced services	1,748,671,437	1,041,673,611
Other business management expenses	1,922,922,704	2,603,519,195
Total	7,587,475,737	8,051,970,021

5.7 Basic earnings per share and Diluted earnings per share

	Quarter II, 2026	Quarter II, 2025
Accounting profit after corporate income tax	537,204,257	8,301,035,422
Adjustments to increase or decrease accounting profits to determine profits distributed to shareholders owning ordinary shares		
- Deduction of reward and welfare funds		
Profits distributed to shareholders who own common shares	537,204,257	8,301,035,422
Weighted average number of common shares outstanding in the year/period	129,607,147	129,607,147
Basic Profit/ Declining Earnings Per Share	4,14	64,05

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 6 months of 2026	The first 6 months of 2025
Proceeds from borrowing under ordinary contracts	3,501,766,859,147	3,382,327,704,944
Total	3,501,766,859,147	3,382,327,704,944

6.2 Actual amounts of principal paid during the period

	The first 6 months of 2026	The first 6 months of 2025
Principal repayment of loans under ordinary contracts	2,909,915,599,306	3,487,608,978,837
Total	2,909,915,599,306	3,487,608,978,837

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 6 months of 2026	The first 6 months of 2025
Executive Salary	1,105,972,800	1,200,555,000
Remuneration of the Board of Directors, Supervisory Board	294,000,000	262,000,000
Total	1,399,972,800	1,462,555,000

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	900,000,000

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

Transactions with other related parties

The company does not incur 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 6 months of 2026				
Net revenue from sales and external service provision	2,934,751,383,722	47,418,934,453	37,717,338,532	3,019,887,656,707
Net revenue from sales and service delivery between departments				
Total net revenue from sales and service provision	2,934,751,383,722	47,418,934,453	37,717,338,532	3,019,887,656,707
Cost of goods sold and service provision	(2,934,201,712,963)	(6,195,483,390)	(36,892,586,209)	(2,977,289,782,562)
Business results by division	549,670,759	41,223,451,063	824,752,323	42,597,874,145
Non-departmental expenses				(23,558,244,786)
Profit from business activities				19,039,629,359
Revenue from financial activities				145,753,962,348
Financial Costs				(173,497,952,830)
Other income				11,596,986,489
Other expenses				(1,587,379,878)
Current corporate income tax expenses				(1,157,143,711)
Deferred corporate income tax expenses				
Profit after corporate income tax				148,101,777

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.

Approval, July 30, 2026

Preparer

Chief Accountant

Legal representative



Nguyen Thi Thanh Huyen

Nguyen Thi Thanh Huyen

Vu Thang

1.C.P.