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SEPARATE FINANCIAL STATEMENTS

Quarter II, 2026

HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

HANOI, 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

SEPARATE FINANCIAL STATEMENTS

Quarter II, 2026

SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

ASSETS		Code	Note	Ending balance	Opening balance
A -	CURRENT ASSETS	100		5,100,623,227,889	3,471,520,829,642
I.	Cash and cash equivalents	110	4.1	49,058,671,828	16,524,359,852
1.	Cash	111		40,620,325,345	6,413,618,081
2.	Cash equivalents	112		8,438,346,483	10,110,741,771
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		4,189,637,265,379	2,905,276,660,800
1.	Short-term trade receivables	131	4.4	3,060,846,396,898	2,396,955,657,961
2.	Short-term advances to suppliers	132	4.5	564,881,361,466	3,826,955,186
3.	Short-term internal receivables	133		-	-
4.	Receivables by the Scheduled Progress of Construction	134		-	-
5.	Other short-term receivables	135	4.6	567,962,135,622	508,546,676,260
6.	Provision for doubtful receivables	136		(4,052,628,607)	(4,052,628,607)
7.	Pending assets	137		-	-
IV.	Inventories	140		331,701,129,460	325,066,432,156
1.	Inventories	141	4.7	331,701,129,460	325,066,432,156
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		471,749,218	2,162,941,834
1.	Short-term allocation pending costs	161	4.8	469,799,418	589,713,797
2.	Value-added tax deductible	162		1,949,800	1,573,228,037
3.	Taxes and Receivables from State Budget	163		-	-
4.	Repurchase Government Bonds Transactions	164		-	-
5.	Other current assets	165		-	-

Separate Statement of Financial Position (continued)

ASSETS		Code	Note	Ending balance	Opening balance
B -	NON-CURRENT ASSETS	200		1,291,081,107,090	1,607,414,568,856
I.	Non-current receivables	210		642,555,975,000	642,555,975,000
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	643,597,809,000	643,597,809,000
6.	Provision for doubtful receivables	216		(1,041,834,000)	(1,041,834,000)
II.	Fixed assets	220		8,466,010,044	10,126,489,742
1.	Tangible fixed assets	221	4.9	8,466,010,044	10,126,489,742
	<i>The original price</i>	222		13,290,608,307	14,046,243,670
	<i>Accumulated depreciation</i>	223		(4,824,598,263)	(3,919,753,928)
2.	Financial lease assets	224		-	-
	<i>The original price</i>	225		-	-
	<i>Accumulated depreciation</i>	226		-	-
3.	Intangible fixed assets	227		-	-
	<i>The original price</i>	228		-	-
	<i>Accumulated depreciation</i>	229		-	-
IV.	Invested real estate	240		-	-
	<i>The original price</i>	241		-	-
	<i>Accumulated depreciation</i>	242		-	-
V.	Long-term assets in progress	250		2,042,075,455	-
1.	Long-term Work in progress	251		-	-
2.	Long-term construction in progress	252		2,042,075,455	-
VI.	Long-term-financial investments	260	4.10	633,153,965,215	950,868,546,896
1.	Subsidiary company investments	261		46,538,370,000	46,538,370,000
2.	Investments in Associates, Joint-Ventures	262		221,980,000,000	706,464,000,000
3.	Investments in Other Companies	263		386,154,815,500	220,549,375,500
4.	Provision for long-term investment losses in other units	264		(21,519,220,285)	(22,683,198,604)
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		4,863,081,376	3,863,557,218
1.	Long-term allocation pending costs	271	4.8	4,863,081,376	3,863,557,218
2.	Deferred income tax assets	272		-	-
3.	Long-term Equipment and Spare Parts	273		-	-
4.	Other long-term assets	274		-	-
TOTAL ASSETS		280		6,391,704,334,979	5,078,935,398,498

Separate Statement of Financial Position (continued)

RESOURCES		Code	Note	Ending balance	Opening balance
C -	LIABILITIES	300		4,794,215,839,767	3,483,252,570,668
I.	Short-term debt	310		4,794,215,839,767	3,483,252,570,668
1.	Short-term trade payables	311	4.11	1,345,084,764,967	656,328,245,731
2.	Short-term prepaid buyers	312	4.12	20,761,125,431	31,193,563,840
3.	Payable dividends and profits	313		-	-
4.	Taxes and amounts payable to the State	314	4.15	877,217,734	2,739,115,937
5.	Payables to employees	315		1,188,341,400	1,581,325,000
6.	Short-term accrued expenses	316	4.13	47,720,663,970	15,482,959,135
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	4.14	80,762,926,234	70,297,226,039
11.	Short-term borrowings and financial leases	321	4.16	3,290,565,554,396	2,698,714,294,555
12.	Short-term provisions	322		-	-
13.	Bonus and welfare fund	323		7,255,245,635	6,915,840,431
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		-	-

Separate Statement of Financial Position (continued)

RESOURCES		Code	Note	Ending balance	Opening balance
D - OWNERS' EQUITY		400	4.17	1,597,488,495,212	1,595,682,827,830
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		278,926,286,744	277,120,619,362
-	Retained earnings of the previous period	420a		276,781,214,158	273,243,221,224
-	Retained earnings of the current period	420b		2,145,072,586	3,877,398,138
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY				6,391,704,334,979	5,078,935,398,498

Preparer

Chief Accountant

Approval, July 30, 2026

Legal representative


 Nguyen Thi Thanh Huyen


 Nguyen Thi Thanh Huyen


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

SEPARATE FINANCIAL STATEMENTS

Quarter II, 2026

SEPARATE INCOME STATEMENT

Quarter II, 2026

ITEMS		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)
					Đơn vị tính: VND		
1.	Revenue from sale of goods and rendering of services	01	5.1	1,904,348,440,515	1,099,397,571,098	3,010,938,033,517	2,208,478,433,945
2.	Deductions	02		-	-	-	-
3.	Net revenue from sale of goods and rendering of services	10		1,904,348,440,515	1,099,397,571,098	3,010,938,033,517	2,208,478,433,945
4.	Costs of goods sold and services rendered	11	5.2	1,878,885,576,285	1,085,994,541,399	2,969,709,290,863	2,181,553,619,045
5.	Gross profit from sale of goods and rendering of services	20		25,462,864,230	13,403,029,699	41,228,742,654	26,924,814,900
6.	Profit/loss of sale and liquidation of investment real estate	21		-	-	-	-
7.	Income from financial activities	22	5.3	77,029,009,132	69,193,333,083	145,879,713,746	138,685,278,751
8.	Expenses from financial activities	23	5.4	101,475,761,808	63,809,808,894	175,233,710,355	132,321,141,896
	In which: borrowing costs	24		81,834,090,797	53,932,960,625	149,211,432,819	110,853,528,029
9.	Selling expenses	25	5.5	4,890,472,042	4,089,122,222	9,850,309,143	7,520,936,159
10.	General and administrative expenses	26	5.6	4,752,268,674	4,068,138,301	8,916,352,906	8,584,778,884
11.	Net profit from operating activities	30		(8,626,629,162)	10,629,293,365	(6,891,916,004)	17,183,236,712
12.	Other income	31		11,501,798,715	23,851,855	11,596,944,998	831,556,830
13.	Other expenses	32		1,501,739,876	7,803,259	1,502,666,649	36,434,716
14.	Other profit	40		10,000,058,839	16,048,596	10,094,278,349	795,122,114
15.	Profit before tax	50		1,373,429,677	10,645,341,961	3,202,362,345	17,978,358,826
16.	Current corporate income tax	51	4.15	578,152,409	2,204,890,897	1,057,289,759	4,703,436,078
17.	Deferred corporate income tax income/(expenses)	52		-	-	-	-
18.	Profit after tax	60		795,277,268	8,440,451,064	2,145,072,586	13,274,922,748

Chief Accountant

Preparer



Handwritten signature of the Chief Accountant.

Handwritten signature of the Preparer.

Nguyen Thi Thanh Huyen

Nguyen Thi Thanh Huyen

HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

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

SEPARATE FINANCIAL STATEMENTS

Quarter II, 2026

SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the 6-month period ended 30 June 2026

Currency: VND

ITEMS	Cod e	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		3,202,362,345	17,978,358,826
2. <i>Adjustments for:</i>				
- Depreciation of fixed assets and investment properties	02		1,053,872,426	896,845,938
- Provisions	03		(1,163,978,319)	3,142,401,547
- Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04		(481,674)	14,876,264
- Profits and losses from investment and financial activities	05		(26,835,863,794)	(34,609,344,799)
- 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		125,467,343,803	98,276,665,805
- Increase/ (decrease) of receivables	09		(1,256,537,382,141)	(184,816,350,502)
- Increase/ (decrease) of inventories	10		(8,099,608,214)	(1,919,917,416)
- Increase/ (decrease) of payables	11		688,046,467,285	(178,902,246,374)
- Increase and decrease the cost of waiting for allocation	12		(879,609,779)	596,862,459
- 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		(3,230,024,244)	(2,956,813,514)
- Other cash inflows	16		-	-
- Other cash outflows	17		-	-
<i>Net cash flows from operating activities</i>	20		<u>(891,331,266,935)</u>	<u>(375,859,786,497)</u>
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21		-	(1,779,235,305)
2. Proceeds from disposals of fixed assets and other long-term assets	22		509,090,909	-
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		-	(131,834,451,369)
6. Withdrawals of investments in other entities	26		318,878,560,000	35,000,000,000
7. Interest earned, dividends and profits received	27		658,668,161	30,822,143,329
<i>Net cash flows from investing activities</i>	30		<u>332,014,319,070</u>	<u>473,701,021,655</u>

Quarter II, 2026
Separate Cash Flow Statement (continued)

ITEMS	Cod e	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	6.1	3,501,766,859,147	3,382,327,704,944
4. Repayment for loan principal	34	6.2	(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		-	-
<i>Net cash flows from financing activities</i>	<i>40</i>		<u><i>591,851,259,841</i></u>	<u><i>(105,281,273,893)</i></u>
Net cash flows during the period	50		32,534,311,976	(7,440,038,735)
Beginning cash and cash equivalents	60	4.1	16,524,359,852	16,973,453,624
Effects of fluctuations in foreign exchange rates	61		-	3,126,409
Ending cash and cash equivalents	70	4.1	<u>49,058,671,828</u>	<u>9,536,541,298</u>

Preparer 



Nguyen Thi Thanh Huyen

Chief Accountant



Nguyen Thi Thanh Huyen

Approval, July 30, 2026

Legal representative



Vu Thang

NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Quarter II, 2026

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

1. GENERAL INFORMATION

1.1 Structure of ownership

Hanoi General Investment Joint Stock Company was established and operated under the Business Registration Certificate No. 0102287094 first registered on 30/03/2007 and amended for the 37th time on 03/02/2026 issued by the Department of Planning and Investment of Hanoi City.

The charter capital of the Company according to the 37th amended Business Registration Certificate is VND 1,296,071,470,000. The total number of shares is: 129,607,147 shares.

1.2 Business Area

The company operates in the main business of trading, services and real estate business.

1.3 Business activities

The Company's main business lines include:

- Wholesale of solid, liquid, gaseous fuels and related products. Details: Wholesale coal, young coal, peat, charcoal, coke coal, bran coal; Solid fuel wholesale: Wholesale of coal and coal products; Wholesale crude oil; Wholesale of petroleum and related products; Wholesale of gas and related products;
- Real estate business, land use rights belonging to owners, users or leased. Detail:
 - + Purchase and sale of houses and residential land use rights;
 - + Buying and selling houses and non-residential land use rights;
 - + Leasing, administering and managing houses and residential land;
 - + Leasing, administering and managing houses and land for non-residential purposes;
 - + Other real estate business. (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 The Company's operating characteristics in the year have an effect on the Separate Financial Statements

During the period, there were no activities that had a significant impact on the indicators on the Company's Separate Financial Statements.

1.6 Statement of Comparability on Separate Financial Statements

The figures presented in the separate financial statements of this period are comparable with the corresponding figures of the previous period.

1.7 The Company's structure

The Company has subsidiaries as follows:

STT	Company Name	Place of establishment and operation	Percentage of ownership and voting rights (%)	Main Activities
1	Vietnam Goods Import Export Co., Ltd.	Hanoi	100,00	Other Specialized Wholesale Support for waterway transport services
2	Riverway Management Joint Stock Company 6	Hanoi	69,19	Production of energy-efficient products
3	GT Vietnam New Energy Joint Stock Company	Hung Yen	55	

The company has the following associated companies:

STT	Company Name	Place of establishment and operation	Percentage of ownership and voting rights (%)	Main Activities
1	Mai Trang Linh Joint Stock Company	Hanoi	34,37	Real Estate Business
2	Geleximco Hoa Binh Co., Ltd.	Hoa Binh	30,00	Real Estate Business

The company has Branches as follows:

STT	Unit Name	Place of establishment and operation	Main Activities
1	Branch of Hanoi General Investment Joint Stock Company – Hanic Real Estate Exchange	Hanoi	Real Estate Business

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1. Accounting convention

The accompanying separate 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 separate 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 separate 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 separate 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 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.

3.3 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 subsidiaries

A subsidiary is an entity over which the Company has control. 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.

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.

3.4 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.

3.5 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.

3.6 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)
Transportation and transmission assets	06 – 10
Perennial trees	06

3.7 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.

3.8 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.

3.9 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.

3.10 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.

3.11 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.

3.12 Owner's equity

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

3.13 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.

3.14 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.

3.15 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.

3.16 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.

3.17 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 SEPARATE STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

	Ending balance	Opening balance
Cash	1,006,048,623	2,090,926,843
Demand deposits	39,614,276,722	4,322,691,238
Cash equivalents	8,438,346,483	10,110,741,771
- Bank deposits with a principal term of not more than 3 months	8,438,346,483	10,110,741,771
Total	49,058,671,828	16,524,359,852

4.2 Trading securities

	Ending balance	Opening balance
Stocks	319,209,209,209	
Dien May Joint Stock Company	319,209,209,209	
Total	319,209,209,209	-

4.3 Held-to-maturity investments

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Short Term				
Term Deposits	422,202,795	-	399,435,000	-
Loans	210,123,000,000	-	222,091,000,000	-
- Ha Long Dream Hotel Joint Stock Company	74,968,000,000	-	74,968,000,000	-
Thinh Vuong General Investment Joint Stock Company	133,535,000,000	-	144,123,000,000	-
- 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
<i>Receivables from Stakeholders</i>	<i>4,035,853,607</i>	<i>4,035,853,607</i>
Vietnam Goods Import Export Co., Ltd.	4,035,853,607	4,035,853,607
<i>Receivables from other customers</i>	<i>3,056,810,543,291</i>	<i>2,392,919,804,354</i>
Thang Long Thermal Power Joint Stock Company	2,925,192,524,804	2,339,159,878,616
Other Customers	131,618,018,487	53,759,925,738
Total	3,060,846,396,898	2,396,955,657,961

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 Providers	4,881,361,466	3,826,955,186
Total	564,881,361,466	3,826,955,186

4.6 Other receivables

4.6.1 Other short-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
<i>Receivables from Stakeholders</i>	<i>916,775,000</i>	<i>(16,775,000)</i>	<i>916,775,000</i>	<i>(16,775,000)</i>
Vietnam Goods Import Export Co., Ltd.	16,775,000	(16,775,000)	16,775,000	(16,775,000)
Advance - Mr. Vu Thang	900,000,000		900,000,000	
<i>Receivables from other organizations and individuals</i>	<i>567,045,360,622</i>		<i>507,629,901,260</i>	
Advance	780,636,758		256,390,000	
Deposit, Margin	267,331,006		154,500,000	
Receivable interest on deposits, loans, deferred payment interest, purchase advance interest	211,881,231,058		151,159,685,008	
- 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	

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
- <i>Thinh Vuong General Investment Joint Stock Company</i>	24,338,772,962		17,313,026,385	
- <i>Kim Boi Minerals Joint Stock Company - Hai Duong Branch</i>	432,509,589		300,000,000	
- <i>Hoang Cau Infrastructure Construction and Investment Joint Stock Company</i>	14,138,630,137		-	
- <i>Deposit contract estimate</i>	-		12,342,321	
Mr. Vu Van Hai	354,000,000,000		354,000,000,000	
Other short-term receivables	116,161,800		2,059,326,252	
Total	567,962,135,622	(16,775,000)	508,546,676,260	(16,775,000)

4.6.2 Other long-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Deposit, Margin				
- <i>GELEXIMCO Group - Office lease deposit</i>	150,000,000		150,000,000	
- <i>Labor export margin</i>	1,000,000,000		1,000,000,000	
- <i>Tan Hoang Cau Joint Stock Company - Deposit for office lease contract</i>	127,875,000		127,875,000	
Other receivables				
- <i>Geleximco Group - Joint Stock Company - Hotel Projects (1)</i>	446,800,000,000		446,800,000,000	
- <i>An An Hoa Industrial and Urban Park Joint Stock Company (2)</i>	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	643,597,809,000	(1,041,834,000)	643,597,809,000	(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 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
Unfinished production and business expenses	323,039,504,474		319,447,118,789	
- <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>Others</i>	67,405,065		3,552,127	
Commodities	8,661,624,986		5,619,313,367	
Total	331,701,129,460		325,066,432,156	

- (i) The project of a commercial and service complex combined with high-rise housing at Hoang Lien Street, Kim Tan Ward, Lao Cai City in the Decision approving the investment policy No. 2260/QD-UBND dated September 14, 2023 of the People's Committee of Lao Cai province, some details are as follows:
- Form of investor selection: Auction of assets on land associated with land use rights (there has been a Decision on recognition of auction winning results);
 - Project scale: Expected land area: 7,629.4 m²; Population size: About 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

	Ending balance	Opening balance
Tools and tools for export	25,987,260	26,234,838
Other short-term prepaid expenses	443,812,158	563,478,959
Total	469,799,418	589,713,797

4.8.2 Long-term allocation pending costs

	Ending balance	Opening balance
Tools and tools for export	212,920,497	231,753,681
Other long-term upfront costs	4,650,160,879	3,631,803,537
Total	4,863,081,376	3,863,557,218

4.9 Increase and decrease of tangible fixed assets

	Means of transport and transmission	Perennials	Total
Original cost			
Opening balance	5,146,243,670	8,900,000,000	14,046,243,670
Liquidation and sale	(755,635,363)		(755,635,363)
Ending balance	4,390,608,307	8,900,000,000	13,290,608,307
Wear value			
Opening balance	2,312,809,485	1,606,944,443	3,919,753,928
Depreciation in the period	312,205,760	741,666,666	1,053,872,426
Liquidation and sale	(149,028,091)		(149,028,091)
Ending balance	2,475,987,154	2,348,611,109	4,824,598,263
Residual value			
Opening balance	2,833,434,185	7,293,055,557	10,126,489,742
Ending balance	1,914,621,153	6,551,388,891	8,466,010,044

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EXPLANATION OF SEPARATE FINANCIAL STATEMENTS (continued)

4.10 Long-term financial investment	Ending balance		Opening balance	
	Cost	Provision	Fair value	Fair value
<i>Investment in subsidiaries</i>	46,538,370,000	(6,160,828,049)	46,538,370,000	(4,431,433,169)
Vietnam Goods Import Export Co., Ltd.	2,000,000,000	(2,000,000,000)	(*) 2,000,000,000	(*) (2,000,000,000)
Riverway Management Joint Stock Company 6	30,549,120,000		(*) 30,549,120,000	(*) (30,549,120,000)
GT Vietnam New Energy Joint Stock Company	13,989,250,000	(4,160,828,049)	(*) 13,989,250,000	(*) (2,431,433,169)
<i>Investment in joint ventures and associates</i>	221,980,000,000	(608,292,151)	706,464,000,000	(5,101,615,435)
Mai Trang Linh Joint Stock Company	181,480,000,000	(608,292,151)	(*) 181,480,000,000	(*) (598,067,199)
Geleximco Hoa Binh Co., Ltd.	40,500,000,000		(*) 40,500,000,000	(*) (40,500,000,000)
Daso Joint Stock Company (Hai Phong)			484,484,000,000	(4,503,548,236)
<i>Investing in contributing capital to other units</i>	386,154,815,500	(14,750,100,085)	1,572,500,000	(13,150,150,000)
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	1,522,350,000
An Hoa Paper Joint Stock Company	205,876,875,500		(*) 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	654,673,185,500	(21,519,220,285)	1,572,500,000	(22,683,198,604)
			973,551,745,500	1,522,350,000

(*) The Company has no basis to determine the fair value of the investments contributed to capital in the above-mentioned subsidiaries, joint ventures and associates to explain in its separate financial statements because these companies have not been listed, so there is no market listing price for this investment and the Vietnam Accounting Standards and Accounting Regime Vietnamese enterprises currently do not have guidance on how to calculate fair value using valuation techniques.

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EXPLANATION OF SEPARATE FINANCIAL STATEMENTS (continued)

4.11 Short-term trade payables

	Ending balance	Opening balance
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 Co., Ltd.	-	72,272,702,720
Other Providers	29,022,784,992	41,377,671,338
Total	1,345,084,764,967	656,328,245,731

4.12 Short-term prepaid buyers

	Ending balance	Opening balance
Lam Son Minerals Joint Stock Company	11,648,427,277	20,303,263,840
Other Customers	9,112,698,154	10,890,300,000
Total	20,761,125,431	31,193,563,840

4.13 Short-term accrued expenses

	Ending balance	Opening balance
Interest expenses payable	47,720,663,970	15,398,475,587
Other short-term expenses	-	84,483,548
Total	47,720,663,970	15,482,959,135

4.14 Other short-term payables

	Ending balance	Opening balance
Trade union funding	114,043,480	
Social Insurance	240,233,970	
Health Insurance	42,394,230	
Unemployment Insurance	19,465,880	
Receive margin, short-term staking	45,000,000,000	45,000,000,000
- Thang Long Thermal Power Joint Stock Company (i)	45,000,000,000	45,000,000,000
Late payment interest must be paid	20,411,882,175	
- Hoang Long HL610 Joint Stock Company	19,304,996,570	
- Lam Son Minerals Joint Stock Company	1,106,885,605	
Other short-term payables	14,934,906,499	25,297,226,039
Total	80,762,926,234	70,297,226,039

(i) The deposit for the performance of the coal purchase and sale contract of Thang Long Thermal Power Joint Stock Company. The guarantee amount is refunded when the two parties complete the obligations of the coal purchase and sale contract each year.

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EXPLANATION OF SEPARATE FINANCIAL STATEMENTS (continued)

4.15 Taxes and amounts payable to the state

	Opening balance	Amount payable in the period	Amount actually paid in the period	Ending balance
VAT on goods sold domestically		772,754,877	(522,396,605)	250,358,272
Corporate Income Tax	2,640,946,137	1,057,289,759	(3,230,024,244)	468,211,652
Personal Income Tax	98,169,800	725,011,720	(664,533,710)	158,647,810
Other taxes		124,588,908	(124,588,908)	
Fees, charges and other payables		746,228,228	(746,228,228)	
Total	2,739,115,937	3,425,873,492	(5,287,771,695)	877,217,734

Value Added Tax

The company pays VAT by the deduction method at the tax rate of 8%, 10%

Corporate Income Tax

Corporate income tax payable in the period is calculated as follows:

	The first 6 months of 2026	The first 6 months of 2025
Total accounting profit before tax	3,202,362,345	17,978,358,826
Adjustments to increase or decrease accounting profits to determine profits subject to corporate income tax:	(856,429,991)	5,538,821,566
- Increased adjustments	1,987,420,008	5,808,621,566
- Downward adjustments	(2,843,849,999)	(269,800,000)
Taxable income	2,345,932,354	23,517,180,392
Tax-exempt income		
Previous years' losses are carried forward		
Taxable income	2,345,932,354	23,517,180,392
Corporate income tax rate	20%	20%
Payable corporate income tax	469,186,471	4,703,436,078
<i>Adjustment of payable corporate income tax of previous years</i>	<i>588,103,288</i>	
Total corporate income tax still payable	1,057,289,759	4,703,436,078

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.

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EXPLANATION OF SEPARATE FINANCIAL STATEMENTS (continued)

4.16 Short-term borrowings and financial leases

	Opening balance		During the period		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

HANOI GENERAL INVESTMENT JOINT STOCK COMPANY Form No. B 09 - DN
EXPLANATION OF SEPARATE FINANCIAL STATEMENTS (continued)

4.17 Owners' equity

4.17.1 Reconciliation table of equity

	Owner's contributed capital	Capital surplus	Investment and development fund	Retained earnings	Total
Number at the beginning of last year	1,296,071,470,000	16,350,914,364	6,139,824,104	274,119,240,270	1,592,681,448,738
Profit in the previous year				3,877,398,138	3,877,398,138
Setting up funds				(876,019,046)	(876,019,046)
Balance at the end of the previous year	1,296,071,470,000	16,350,914,364	6,139,824,104	277,120,619,362	1,595,682,827,830
Balance at the beginning of this year	1,296,071,470,000	16,350,914,364	6,139,824,104	277,120,619,362	1,595,682,827,830
Profit in the period				2,145,072,586	2,145,072,586
Setting up funds				(339,405,204)	(339,405,204)
Balance at the end of this period	1,296,071,470,000	16,350,914,364	6,139,824,104	278,926,286,744	1,597,488,495,212

4.17.2 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
- <i>Common stock</i>	129,607,147	129,607,147
- <i>Preferred stock</i>		
Number of shares repurchased	-	-
- <i>Common stock</i>		
- <i>Preferred stock</i>		
Number of shares outstanding	129,607,147	129,607,147
- <i>Common stock</i>	129,607,147	129,607,147
- <i>Preferred stock</i>		

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

4.18 Items off the Separate 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
Plus		282,823,497,368	282,823,497,368

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

5.1 Revenue from sale of goods and rendering of services

	Quarter II, 2026	Quarter II, 2025
Revenue from sales of goods	1,880,070,184,557	1,084,627,344,582
Revenue from services rendered	24,278,255,958	14,770,226,516
Total	1,904,348,440,515	1,099,397,571,098

5.2 Costs of goods sold and services rendered

	Quarter II, 2026	Quarter II, 2025
Cost of goods and services provided	1,878,885,576,285	1,085,994,541,399
Total	1,878,885,576,285	1,085,994,541,399

5.3 Income from financial activities

	Quarter II, 2026	Quarter II, 2025
Interest on deposits, loans, deposits, purchase advances	16,102,349,016	13,241,503,476
Dividends and profits are distributed	454,600,000	227,300,000
Interest on exchange rate differences	182,044	3,126,409
Deferred sales interest, payment discounts	60,471,878,072	55,721,403,198
Total	77,029,009,132	69,193,333,083

5.4 Expenses from financial activities

	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	-	18,002,673
Provisions/Reversals for discounts on short-term and long-term investments	(1,841,651,314)	3,142,401,547
Other Financing Costs	4,592,823,810	4,283,132,013
Total	101,475,761,808	63,809,808,894

5.5 Selling expenses

	Quarter II, 2026	Quarter II, 2025
Employee costs	2,896,617,680	2,172,207,020
Cost of outsourced services	810,656,860	1,173,012,045
Other Selling Expenses	1,183,197,502	743,903,157
Total	4,890,472,042	4,089,122,222

5.6 General and administrative expenses

	Quarter II, 2026	Quarter II, 2025
Management staff costs	2,792,755,100	2,505,613,300
Cost of outsourced services	1,078,365,356	741,121,378
Other business management expenses	881,148,218	821,403,623
Total	4,752,268,674	4,068,138,301

6. ADDITIONAL INFORMATION FOR THE ITEMS PRESENTED IN THE CASH FLOW STATEMENT

6.1 Actual borrowing amount

	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 The amount of money actually paid the loan principal

	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 stakeholders

Stakeholders with the Company include: key management members, individuals related to key management members and other stakeholders.

7.1.1 Transactions and balances with key management members and individuals related to key management members

Key management members include: Members of the Board of Directors, members of the Supervisory Board, and the Board of General Directors. Individuals related to key management members are close members of 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

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

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 stakeholders

Other related parties to the Company include: Businesses, individuals who have direct or indirect control in the Company or are under the control of the Company, or share control with the Company, including the parent company and companies in the same group.

List of Stakeholders

Other stakeholders	Relationship
Vietnam Goods Import Export Co., Ltd.	Subsidiaries
Riverway Management Joint Stock Company 6	Subsidiaries
GT Vietnam New Energy Joint Stock Company	Subsidiaries
Mai Trang Linh Joint Stock Company	Affiliates
Geleximco Hoa Binh Co., Ltd.	Affiliates

Deal with other stakeholders

The company does not incur transactions with other related parties

Balance of receivables/(payables) with other stakeholders:

	Ending balance	Opening balance
Vietnam Goods Import Export Co., Ltd.		
Short-term receivables of customers	4,035,853,607	4,035,853,607
Other short-term receivables	16,775,000	16,775,000

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EXPLANATION OF SEPARATE FINANCIAL STATEMENTS (continued)

7.2. Part Information

Departmental information about the Company's business activities is as follows:

	Coal trading (commercial)	Provision of services (coal operations)	Other activities	Total
The first 6 months of 2026				
Net revenue from sales and external service provision	2,934,751,383,722	39,081,955,707	37,104,694,088	3,010,938,033,517
Net revenue from sales and service delivery between departments				
<i>Total net revenue from sales and service provision</i>	2,934,751,383,722	39,081,955,707	37,104,694,088	3,010,938,033,517
Cost of goods sold and service provision	(2,934,201,712,963)		(35,507,577,900)	(2,969,709,290,863)
Business results by division	549,670,759	39,081,955,707	1,597,116,188	41,228,742,654
Non-departmental expenses				(18,766,662,049)
Profit from business activities				22,462,080,605
Revenue from financial activities				145,879,713,746
Financial Costs				(175,233,710,355)
Other income				11,596,944,998
Other expenses				(1,502,666,649)
Current corporate income tax expenses				(1,057,289,759)
Deferred corporate income tax expenses				
<i>Profit after corporate income tax</i>				2,145,072,586

7.3. Events arising after the end of the reporting period

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