

HA NOI INVESTMENT GENERAL CORPORATION

Reviewed interim separate financial statements
for the six-month period ended 30 June 2026



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STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of Ha Noi Investment General Corporation (hereinafter called "the Company") presents this statement together with the reviewed separate financial statements of the Company for the period ended 30 June 2026.

GENERAL INFORMATION

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 February 2026 issued by the Hanoi Department of Finance.

THE MEMBERS OF BOARD OF DIRECTORS, BOARD OF SUPERVISORS, AND BOARD OF MANAGEMENT

The members of Board of Directors, Board of Supervisors, and Board of Management of the Company during the period and to the date of this statement are as follows:

Board of Directors

Full name	Position	Date of appointment/dismissal
Mr. Hoang Trong Diem	Chairman	Appointed on 02 February 2026
	Member	Dismissed on 02 February 2026
Mr. Vu Thang	Chairman	Dismissed on 02 February 2026
	Member	Appointed on 02 February 2026
Mr. Le Huu Tu	Member	

Board of Supervisors

Full name	Position	Date of appointment/dismissal
Ms. Nguyen Thi Thu Huong	Head of BOS	
Ms. Hoang Le Thu	Member	
Mr. Pham Quang Huy	Member	Dismissed on 23 April 2026
Mr. Ngo Quang Chien	Member	Appointed on 23 April 2026

Board of Management

Full name	Position	Date of appointment/dismissal
Mr. Vu Thang	General Director	Appointed on 02 February 2026
Mr. Luu Anh Tuan	General Director	Dismissed on 02 February 2026
Mr. Nguyen Van Truong	Deputy General Director	Dismissed on 01 July 2026

Legal representatives

The legal representative of the Company from 01 January 2026 to 02 February 2026 was Mr. Luu Anh Tuan (holding the position of General Director until 02 February 2026). The current legal representative to the date of this statement is Mr. Vu Thang – General Director.

EVENTS ARISING AFTER THE END OF THE PERIOD

There are no significant events occurring after the period ended 30 June 2026, which needs to be adjusted or presented in these interim separate financial statements.

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

AUDITORS

International Auditing and Valuation Company Limited has been appointed to review the interim separate financial statements of the Company for the period ended 30 June 2026.

DISCLOSURE OF THE BOARD OF MANGEMENT'S RESPONSIBILITIES FOR THE INTERIM SEPARATE FINANCIAL STATEMENTS

The Board of Management of the Company is responsible for preparing the interim separate financial statements, which give a true and fair view of the separate financial position of the Company as at 30 June 2026, and its separate financial performance and its separate cash flows for the 6 months period ended 30 June 2026 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. In preparing these separate financial statements, The Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the separate financial statements;
- Prepare the separate financial statements on the going concern basis unless it is inappropriate to presume that the Bank will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the separate financial statements so as to minimize errors and frauds.

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these separate financial statements.

COMMITMENT ON INFORMATION DISCLOSURE

The Board of Management confirms that the Company complies with Decree No. 155/2020/ND-CP dated 31 December 2020, as amended and supplemented by Decree No. 245/2025/ND-CP dated 11 September 2025 of the Prime Minister, detailing the implementation of a number of articles of the Law on Securities, and that the Company has not violated its information disclosure obligations as prescribed in Circular No. 96/2020/TT-BTC dated 16 November 2020; Circular No. 08/2026/TT-BTC amending and supplementing a number of articles of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance providing guidance on information disclosure on the securities market; Circular No. 68/2024/TT-BTC dated 18 September 2024 and Circular No. 18/2025/TT-BTC dated 26 April 2025 amending and supplementing a number of articles of the circulars providing regulations on securities transactions on the securities trading system; clearing and settlement of securities transactions; operations of securities companies; and information disclosure on the securities market.

STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

APPROVAL OF THE INTERIM SEPARATE FINANCIAL STATEMENTS

The Board of Management approves the attached interim separate financial statements. The separate financial statements reflected truly and fairly the Company's separate financial position as at 30 June 2026, as well as the separate financial performance and separate cash flows for the period ended 30 June 2026, in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim separate financial reporting.

For and on behalf of the Board of Management,



Vu Thang

General Director

Hanoi, 28 August 2026

No: 2907/2026/BCSX/IAV

INTERIM FINANCIAL INFORMATION REVIEW REPORT

To: Shareholders
Board of Directors, Board of Supervisors, and Board of Management
Ha Noi Investment General Corporation

We have reviewed the accompanying separate financial statements of Ha Noi Investment General Corporation (hereinafter called "the Company"), prepared on 28 August 2026, as set out from page 07 to page 42, which comprise the interim separate statement of financial position as at 30 June 2026, the interim separate statement of income, and interim separate statement of cash flows for the period then ended, and the selected separate financial statements notes.

The Board of Management's Responsibility

The Board of Management of the Company is responsible for the preparation and fair presentation of these interim separate financial statements in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as The Board of Management determines is necessary to enable the preparation of separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditors' Responsibility

Our responsibility is to express a conclusion on these interim separate financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on review engagements No. 2410 – Review of interim financial information performed by the independent auditor of the entity.

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

Basis for Qualified Opinion

As presented in Note 6.7 – "Other income" to the financial statements, during the period, the Company wrote off another payable pursuant to Decision No. 3105/2026/QĐ-TGD dated 31 May 2026 issued by the General Director of Hanoi Investment General Joint Stock Company. However, as at the date of issuance of this report, we have not obtained sufficient appropriate audit evidence relating to the basis for recognising the other income amounting to VND 8,432,864,353. Accordingly, we are unable to determine the adjustments, if any, that may be necessary to the above other income and the related line items in the accompanying separate interim financial statements.

INTERIM FINANCIAL INFORMATION REVIEW REPORT (Continued)

Qualified Opinion

Based on our review, except for the matter described in the "Basis for Qualified Conclusion" section, nothing has come to our attention that causes us to believe that the accompanying separate interim financial statements do not present fairly, in all material respects, the financial position of the Company as at 30 June 2026, and its results of operations and cash flows for the six-month accounting period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant statutory requirements governing the preparation and presentation of separate interim financial statements.



NGUYEN PHUONG THUY

Deputy Director

Audit Practising Registration Certificate

No. 4567-2022-283-1

For and on behalf of

INTERNATIONAL AUDITING AND VALUATION COMPANY LIMITED

Hanoi, 28 August 2026

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

ASSETS	Code	Note	Closing balance VND	Opening balance VND
A. SHORT-TERM ASSETS	100		5,101,350,343,884	3,471,520,829,642
I. Cash and cash equivalents	110	5.1	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		590,690,411,716	271,300,778,327
1. Trading securities	121	5.7	319,209,209,209	-
2. Short-term held-to-maturity investments	123	5.6	271,481,202,507	271,300,778,327
III. Short-term receivables	130		4,129,444,290,753	2,856,466,317,473
1. Short-term trade receivables	131	5.2	3,060,846,396,898	2,396,955,657,961
2. Short-term advances to suppliers	132	5.3	564,881,361,466	3,826,955,186
3. Other short-term receivable	135	5.4	507,769,160,996	459,736,332,933
4. Provision for short-term receivable	136	5.8	(4,052,628,607)	(4,052,628,607)
IV. Inventories	140	5.5	331,685,220,369	325,066,432,156
1. Inventories	141		331,685,220,369	325,066,432,156
VI. Other short-term assets	160		471,749,218	2,162,941,834
1. Short-term prepaid expenses	161	5.10	469,799,418	589,713,797
2. Deductible value added tax	162		1,949,800	1,573,228,037
B. LONG -TERM ASSETS	200		1,291,204,428,687	1,607,414,568,856
I. Long-term receivables	210		642,555,975,000	642,555,975,000
1. Long-term loans receivables	215	5.4	643,597,809,000	643,597,809,000
2. Provision for long-term doubtful debts	216	5.8	(1,041,834,000)	(1,041,834,000)
II. Fixed assets	220		8,589,331,641	10,126,489,742
1. Tangible fixed assets	221	5.12	8,589,331,641	10,126,489,742
- Cost	222		13,441,436,563	14,046,243,670
- Accumulated depreciation	223		(4,852,104,922)	(3,919,753,928)
V. Long-term assets in progress	250		2,042,075,455	-
1. Construction in progress	252	5.8	2,042,075,455	-
VI. Long-term financial investments	260	5.11	633,153,965,215	950,868,546,896
1. Investments in subsidiaries	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 entities	263		386,154,815,500	220,549,375,500
4. Provision for impairment of investments in other entities	264		(21,519,220,285)	(22,683,198,604)
VII. Other long-term assets	270		4,863,081,376	3,863,557,218
1. Long-term prepaid expenses	271	5.10	4,863,081,376	3,863,557,218
TOTAL ASSETS (280 = 100 + 200)	280		6,392,554,772,571	5,078,935,398,498

INTERIM SEPARATE STATEMENT OF FINANCIAL POSITION (Continued)

As at 30 June 2026

RESOURCES	Code	Note	Closing balance VND	Opening balance VND
C. LIABILITIES	300		4,794,444,541,832	3,483,252,570,668
I. Short-term liabilities	310		4,794,444,541,832	3,483,252,570,668
1. Short-term trade payables	311	5.13	1,345,158,033,151	656,328,245,731
2. Short-term advances from customers	312	5.14	20,761,125,431	31,193,563,840
3. Taxes and other payables to the State	314	5.17	1,032,651,615	2,739,115,937
4. Payables to employees	315		1,188,341,400	1,581,325,000
5. Short-term accrued expenses	316	5.15	47,720,663,970	15,482,959,135
6. Other short-term payables	320	5.16	80,762,926,234	70,297,226,039
7. Short-term loans and finance lease liabilities	321	5.18	3,290,565,554,396	2,698,714,294,555
8. Bonus, welfare fund	323		7,255,245,635	6,915,840,431
II. Long-term liabilities	330		-	-
D. OWNERS' EQUITY	400	5.19	1,598,110,230,739	1,595,682,827,830
I. Owners' equity	410		1,598,110,230,739	1,595,682,827,830
1. Share capital	411		1,296,071,470,000	1,296,071,470,000
- Ordinary shares with voting rights	411a		1,296,071,470,000	1,296,071,470,000
2. Share premium	412		16,350,914,364	16,350,914,364
3. Investment and development fund	418		6,139,824,104	6,139,824,104
4. Undistributed earnings after tax	420		279,548,022,271	277,120,619,362
- Undistributed profits by the end of prior period	420a		276,781,214,158	273,243,221,224
- Undistributed profits/losses of current period	420b		2,766,808,113	3,877,398,138
TOTAL RESOURCES				
(440=300+400)	440		6,392,554,772,571	5,078,935,398,498

Preparer
Nguyen Thi Thanh Huyen

Chief Accountant
Nguyen Thi Thanh Huyen



General Director
Vu Thang
Hanoi, Vietnam
28 August 2026

INTERIM SEPARATE PROFIT AND LOSS STATEMENT

For the 6-month period ended 30 June 2026

Items	Code	Note	Current period VND	Prior period VND
1. Gross sales of goods and services	01	6.1	3,010,938,033,517	2,208,478,433,945
2. Deductions	02		-	-
3. Net sales of goods and services (10 = 01-02)	10		3,010,938,033,517	2,208,478,433,945
4. Cost of goods sold	11	6.2	2,969,798,468,138	2,181,553,619,045
5. Gross profit from sales of goods and services (20= 10-11)	20		41,139,565,379	26,924,814,900
6. Gain/(loss) from disposal of investment properties	21		-	-
7. Financial income	22	6.3	146,622,738,832	138,685,278,751
8. Financial expenses	23	6.4	175,233,710,355	132,321,141,896
In which: Interest expense	24		149,211,432,819	110,853,528,029
9. Selling expenses	25	6.5	9,850,309,143	7,520,936,159
10. General and administration expenses	26	6.6	8,916,352,906	8,584,778,884
11. Net operating profit (30=20+(21-22)-(25+26))	30		(6,238,068,193)	17,183,236,712
12. Other income	31	6.7	11,113,659,323	831,556,830
13. Other expenses	32	6.8	896,059,377	36,434,716
14. Profit from other activities (40=31-32)	40		10,217,599,946	795,122,114
15. Total accounting profit before tax (50=30+40)	50		3,979,531,753	17,978,358,826
16. Current corporate income tax expense	51	6.9	1,212,723,640	4,703,436,078
17. Deferred corporate income tax expense	52		-	-
18. Net profit after corporate income tax (60=50-51-52)	60		2,766,808,113	13,274,922,748

(*) Basic earnings per share and diluted earnings per share are presented in the consolidated financial statements and are not presented in the separate interim financial statements.

Preparer
Nguyen Thi Thanh Huyen

Chief Accountant
Nguyen Thi Thanh Huyen

General Director
Vu Thang
Hanoi, Vietnam
28 August 2026



INTERIM SEPARATE CASH FLOW STATEMENT*For the 6-month period ended 30 June 2026**(Indirect method)*

ITEMS	Code	Note	Current period VND	Prior period VND
I. Cash flows from operating activities				
1. Profit before tax	01		3,979,531,753	17,978,358,826
2. Adjustments for:				
- Depreciation and amortisation of fixed assets and investment properties	02		1,053,872,426	896,845,938
- Provisions	03		(1,163,978,319)	3,142,401,547
- Foreign exchange (gains)/losses arising from translating foreign currency items	04		(481,674)	14,876,264
- (Gains)/losses from investing activities	05		(26,959,185,391)	(34,609,344,799)
- Interest expense	06		149,211,432,819	110,853,528,029
3. Operating profit before changes in working capital	08		126,121,191,614	98,276,665,805
- Change in receivables	09		(1,257,280,407,227)	(184,816,350,502)
- Change in inventories	10		(8,083,699,123)	(1,919,917,416)
- Change in payables (excluding accrued loan interest and corporate income tax payable)	11		688,119,735,469	(178,902,246,374)
- Change in prepaid expenses	12		(879,609,779)	596,862,459
- Change in trading securities	13		(319,209,209,209)	-
- Interest paid	14		(116,889,244,436)	(106,137,986,955)
- Corporate income tax paid	15		(3,230,024,244)	(2,956,813,514)
Net cash flows from operating activities	20		(891,331,266,935)	(375,859,786,497)
II. Cash flows from investing activities				
1. Acquisition and construction of fixed assets and other long-term assets	21		-	(1,779,235,305)
2. Proceeds from sale, disposal 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. Equity investments in other entities	25		-	(131,834,451,369)
6. Cash recovered from equity investment in	26		318,878,560,000	35,000,000,000
7. Interest earned, dividends and profits received	27		658,668,161	30,822,143,329
Net cash flows from investing activities	30		332,014,319,070	473,701,021,655

INTERIM SEPARATE CASH FLOW STATEMENT (Continued)

For the 6-month period ended 30 June 2026

(Indirect method)

ITEMS	Code	Note	Current period VND	Prior period VND
III. Cash flows from financing activities				
1. Proceeds from borrowings	33	7.1	3,501,766,859,147	3,382,327,704,944
2. Repayment of borrowings	34	7.2	(2,909,915,599,306)	(3,487,608,978,837)
Net cash flows from financing activities	40		591,851,259,841	(105,281,273,893)
Net increase/(decrease) in cash for the period	50		32,534,311,976	(7,440,038,735)
Cash and cash equivalents at the beginning of the period	60		16,524,359,852	16,973,453,624
Effects of changes in foreign exchange rates	61		-	3,126,409
Cash and cash equivalents at the end of the period	70		49,058,671,828	9,536,541,298



Preparer
Nguyen Thi Thanh Huyen



Chief Accountant
Nguyen Thi Thanh Huyen



General Director
Vu Thang
Hanoi, Vietnam
28 August 2026

SELECTED SEPARATE FINANCIAL STATEMENT NOTES*For the 6-month period ended 30 June 2026*

These notes are an integral part of and should be read in conjunction with the accompanying interim separate 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 February 2026 issued by the Hanoi Department of Finance.

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

The number of employees as at 30 June 2026 was 70 people (31 December 2025: 71 people).

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).
- Wholesale of automobiles and other motor vehicles.

1.4 Normal production and business cycle

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

1.5 Characteristics of the business activities in the period which have impact on the interim separate financial statements

During the six-month period ended 30 June 2026, there are no activities that have a significant impact on the indicators on the Company's interim separate financial statements.

1.6 Disclosure of information comparability in the interim separate financial statements

The data presented in the separate financial statements for the period ended 30 June 2026 are comparable to the corresponding figures of the prior period. During the period, the Company adopted for the first time the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Ministry of Finance ("Circular 99"), which replaced Circular No. 200/2014/TT-BTC dated 22 December 2014 ("Circular 200"). Accordingly, certain items in the financial statements have been reclassified and renamed in accordance with the new regulations. The figures in the "Opening balance" and "Prior period" columns of the interim financial statements have been restated using the new classifications and terminology under Circular 99 to ensure comparability. These changes do not affect the total assets, total liabilities, equity or profit after tax of the Company.

1.7 The Company's structure

As at 30 June 2026, 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 Support for waterway transport services Energy solutions
2	No.6 Inland Waterway Management Joint Stock Company	Hanoi	69.19	
3.	GT Vietnam New Energy Joint Stock Company	Hung Yen	55.00	

As at 30 June 2026, 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

As at 30 June 2026, the Company has the following dependent accounting units:

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

2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

2.1. Accounting period

The Company's annual accounting period begins on 1 January and ends on 31 December each year.

For the six-month accounting period ended 30 June 2026, the Company prepares the interim separate financial statements in accordance with the regulations.

2.2. Accounting currency

The currency used for accounting records is Vietnamese Dong (VND).

3. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED

3.1. Accounting Regime Applied

The Company applies the Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 providing guidance on the Accounting Regime for Enterprises, which replaces Circular No. 200/2014/TT-BTC dated 22 December 2014 and other relevant regulations.

3.2. Statement of Compliance with Accounting Standards and Accounting Regime

The Company has applied the Vietnamese Accounting Standards and the guidance documents on the Standards issued by the State. The separate financial statements have been prepared and presented in compliance with all requirements of each Standard, the Circulars guiding the implementation of the Standards and the current applicable Accounting Regime.

3.3. Basis of Preparation of the Interim Separate Financial Statements

The accompanying interim separate financial statements are presented in Vietnamese Dong (VND), under the historical cost principle and in accordance with the accounting standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations on the preparation and presentation of the interim separate financial statements.

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

3.4. Going concern assumption

There have been no events that cast significant doubt on its ability to continue as a going concern. The company neither intends nor is forced to cease operations, or significantly scale back its operations,

4. ACCOUNTING POLICIES, ACCOUNTING ESTIMATES AND RELATED APPLICABLE REGULATIONS

4.1. Changes in Accounting Policies and Disclosures

The accounting policies applied by the Company in preparing the interim financial statements are consistent with those used in preparing the financial statements for the financial year ended 31 December 2025 and the interim financial statements for the six-month accounting period ended 30 June 2025, except for changes in accounting policies related to transactions arising from the first-time adoption of Circular No. 99/2025/TT-BTC.

On October 27, 2025, the Ministry of Finance issued Circular No. 99/2025/TT-BTC guiding the Enterprise Accounting System ("Circular 99"), replacing Circular No. 200/2014/TT-BTC guiding the Enterprise Accounting System issued by the Ministry of Finance on 22 December 2014, and certain other related regulations. The Company applied the changes in accounting policies in accordance with Circular 99, which affected the Company on a simplified retrospective and non-retrospective basis in accordance with the transitional provisions of Circular 99. Accordingly, the Company has also restated the corresponding data of the prior period for certain items to conform with the presentation under Circular 99 in this period's interim financial statements, as presented in Note 8.4 - Comparative Information.

4.2. Estimates

The preparation of interim separate financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim separate 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 interim separate financial statements and the reported amounts of revenues and expenses during the accounting period. Although these accounting estimates are based on The Board of Management's best knowledge, actual results may differ from those estimates.

4.3. Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits, cash in transit, cash equivalents of the enterprise, and short-term investments with a recovery term of no more than 3 months from the date of investment, which are readily convertible into a known amount of cash, are not restricted from use, and are not subject to significant risk of change in value in converting to cash as at the end of the accounting period.

4.4. Financial investments

Trading securities

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less allowance for impairment of trading securities.

Allowance for impairment of trading securities is made in accordance with prevailing accounting regulations.

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 plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the statement of income on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

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

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

Loan receivables

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

Investments in 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.

4.5. 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.

4.6. 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.

4.7. 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

4.8. 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.

4.9. Prepaid expenses

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

Office repair expenses

Significant one-off office repair expenses are amortised on a straight-line basis over 3 years.

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.

4.10. 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.

4.11. 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.

4.12. 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.

4.13. Owner's equity

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

4.14. 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.

4.15. 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.

4.16. 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.

4.17. 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.

4.18. 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.

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE SEPARATE STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	Closing balance VND	Opening balance VND
Cash on hand	1,006,048,623	2,090,926,843
Demand deposits in banks	39,614,276,722	4,322,691,238
<i>Vietnam Prosperity Joint Stock Commercial Bank</i>	32,518,073,491	118,900,285
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade</i>	36,906,823	1,788,597,783
<i>An Binh Commercial Joint Stock Bank</i>	6,857,396,616	2,213,161,842
<i>Demand deposits at other banks</i>	201,899,792	202,031,328
Cash equivalents	8,438,346,483	10,110,741,771
<i>An Binh Commercial Joint Stock Bank</i>	8,438,346,483	10,110,741,771
	49,058,671,828	16,524,359,852

- (i) One-month term deposits at An Binh Commercial Joint Stock Bank at an interest rate of 4.35% per annum%.

5.2. Short-term trade receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Thang Long Power Plant Joint Stock Company (i)	2,925,192,524,804	-	2,339,159,878,616	-
Others	135,653,872,094	4,035,853,607	57,795,779,345	4,035,853,607
	3,060,846,396,898	4,035,853,607	2,396,955,657,961	4,035,853,607
Receivables from related parties (Details presented in Note 8.2)	4,035,853,607	4,035,853,607	4,035,853,607	4,035,853,607

- (i) The receivables mainly relate to coal trading activities.

5.3. Short-term advances to suppliers

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Hoang Cau Investment and Infrastructure Construction Joint Stock Company (i)	250,000,000,000	-	-	-
Hoang Long HL610 Joint Stock Company (i)	310,000,000,000	-	-	-
Others	4,881,361,466	-	3,826,955,186	-
	564,881,361,466	-	3,826,955,186	-

(i) Advances relating to coal purchase and sale contracts.

5.4. Other receivables

5.4.1 Other short-term receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Mortgage, collateral	267,331,006	-	154,500,000	-
Advance to employees	1,680,636,758	-	1,156,390,000	-
Receivable on deposits, loans and overdue interest:	151,688,256,432		102,336,999,360	
- Thang Long Power Plant Joint Stock Company (i)	137,549,626,295	-	102,336,999,360	-
- Hoang Cau Investment and Infrastructure Construction Joint Stock Company (ii)	14,138,630,137	-	-	-
Mr. Vu Van Hai (iii)	354,000,000,000	-	354,000,000,000	-
Others	132,936,800	16,775,000	2,088,443,573	16,775,000
	507,769,160,996	16,775,000	562,073,332,293	16,775,000
Other receivables from related parties (Details presented in Note 8.2)	916,775,000	-	916,775,000	-
Key member of management	900,000,000	-	900,000,000	-
Other related parties	16,775,000	16,775,000	16,775,000	16,775,000

5.4.2 Other long-term receivables

	Closing balance		Opening balance	
	Value VND	Allowance VND	Value VND	Allowance VND
Mortgage, collateral	1,277,875,000	-	1,277,875,000	-
- Deposit for office lease and renovation	277,875,000	-	277,875,000	-
- Deposit for labor export	1,000,000,000	-	1,000,000,000	-
Other receivables		-		-
- Geleximco Group Joint Stock Company (iv)	446,800,000,000	-	446,800,000,000	-
An An Hoa Urban and Industrial Park Joint Stock Company (v)	193,200,000,000	-	193,200,000,000	-
- Others	2,319,934,000	1,041,834,000	2,319,934,000	1,041,834,000
	643,597,809,000	1,041,834,000	643,597,809,000	1,041,834,000

- (i) The late payment interest according to contract No. 02/2026/TLP-SHN dated 29 December 2025 between Thang Long Power Plant Joint Stock Company (TLP) and Ha Noi Investment General Corporation and its amended appendices.
- (ii) Interest receivable on advance payment under Contract No. 03022026/HĐMB/HTHC-SHN dated 3 February 2026 between Hoang Cau Investment and Infrastructure Construction Joint Stock Company and Ha Noi Investment General Corporation.
- (iii) The receivable under the Deposit Contract for Seeking Investment Opportunities No. 01/2025/HDDC/SN-VVH dated 17 February 2025 between Mr. Vu Van Hai and Hanoi General Investment Joint Stock Company regarding cooperation in seeking investment opportunities, specifically the project "Research, Testing and Aquaculture Area in Nam Tinh Commune, Tien Hai District, Thai Binh Province" and other projects identified and proposed by Mr. Vu Van Hai. The projects must meet the following conditions:
- Location: Thai Binh Province (currently Hung Yen Province);
 - Total investment capital: Not exceeding VND 550 billion;
 - Purpose of use: Research, testing and aquaculture;
 - Collateral: The receivable is secured by assets provided by a third party.
- (iv) Receivables under the Business Cooperation Contract No. 01/2021/HTKD/GELE - SHN dated 30 March 2021, in which both parties cooperate to contribute capital for the investment, construction, and business operation of the Hotel Project, located in the Urban Area of Giao Luu City, Co Nhue 1 Ward, Bac Tu Liem District - Mai Dich Ward, Cau Giay District, Hanoi, 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 shifts to the operation and exploitation phase.
- (v) The receivable under the Investment Cooperation Contract No. 17.02/2025/HTDT/AAH-SHN dated 17 February 2025 signed between An An Hoa Urban and Industrial Park Joint Stock Company (hereinafter referred to as "An An Hoa") and Hanoi General Investment Joint Stock Company (hereinafter referred to as "SHN"). Both parties cooperate to invest, construct, operate, and exploit products of the project "Investment in Construction and Operation of Infrastructure for Tam Anh - An An Hoa Industrial Park" with An An Hoa being the investor. Some information about the Investment Cooperation Contract is as follows:
- SHN commits to contribute capital of VND 193,200,000,000 to the cooperation project, equivalent to 12.5% of the total investment capital of the project (the capital contribution ratio may be adjusted up or down during the project implementation depending on the agreement of both parties);

- Profit distribution of the project is based on the capital contribution ratio of each party over the total investment value of the project (the total estimated investment value of the project is VND 1,540,000,000,000);
- Profit payment timing: At the end of the investment cooperation term, both parties will reconcile and settle the profit shared from the cooperation;
- The cooperation term is 60 months counted from the date SHN transfers the first capital contribution to An An Hoa.

5.5. Inventories

	Closing balance		Opening balance	
	Historical Cost VND	Provision VND	Historical Cost VND	Provision VND
Work in progress (i)	323,039,504,474	-	319,447,118,789	-
Merchandise	8,645,715,895	-	5,619,313,367	-
	331,685,220,369	-	325,066,432,156	-

(*) Details of Work in progress:

	Closing balance VND	Opening balance VND
<i>Hoang Lien Project, Kim Tan Ward, Lao Cai City (i)</i>	136.033.072.659	133.705.735.312
<i>D1 Vo Nguyen Giap Project, Binh Minh Ward, Lao Cai City</i>	185.995.421.070	184.794.225.670
<i>Sapa Park Project</i>	943.605.680	943.605.680
<i>Others</i>	67.405.065	3.552.127
	323.039.504.474	319.447.118.789

- (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 was approved under Investment Policy Approval Decision No. 1358/QD-UBND dated 16 June 2022 issued by the People's Committee of Lao Cai Province (as amended under Adjusted Investment Policy Approval Decision No. 2030/QD-UBND dated 23 June 2025 issued by the same authority). Some details of the project are as follows:
- Form of investor selection: Land use rights auction in accordance with the land law (a Decision recognizing the auction result has been issued);
 - Project scale: Land area of 9,549.6 m²; 94 commercial houses, each with a height of 3.5 storeys.
 - Project implementation schedule: To be completed before 13 October 2027.

SELECTED SEPARATE FINANCIAL STATEMENT NOTES (CONTINUED)

5.6. Short-term held-to-maturity investment

	Closing balance			Opening balance		
	Cost VND	Provision VND	Fair value VND	Cost VND	Provision VND	Fair value VND
Loan	210.123.000.000	210.123.000.000	-	222.091.000.000	222.091.000.000	-
Halong Dream Hotel Joint Stock Company (i)	74.968.000.000	74.968.000.000	-	74.968.000.000	74.968.000.000	-
Thinh Vuong Synthetic Investment Joint Stock Company(ii)	133.535.000.000	133.535.000.000	-	144.123.000.000	144.123.000.000	-
Other loan receivables	1.620.000.000	1.620.000.000	-	3.000.000.000	3.000.000.000	-
Term deposits	422.202.795	422.202.795	-	399.435.000	399.435.000	-
Term deposits	422.202.795	422.202.795	-	399.435.000	399.435.000	-
Loan interest	60.935.999.712	60.935.999.712	-	48.810.343.327	48.810.343.327	-
Halong Dream Hotel Joint Stock Company (i)	36.164.717.161	36.164.717.161	-	31.197.316.942	31.197.316.942	-
Thinh Vuong Synthetic Investment Joint Stock Company(ii)	24.338.772.962	24.338.772.962	-	17.313.026.385	17.313.026.385	-
Other loan interests	432.509.589	432.509.589	-	300.000.000	300.000.000	-
	271.481.202.507	271.481.202.507	-	271.300.778.327	271.300.778.327	-

(i) Loans to Ha Long Dream Hotel Joint Stock Company under the following contracts:

- Short-term loan contract No. 04012021/HDVV dated 04 January 2021 and its appendices with a total loan amount of VND 50,000,000,000; interest rate 14%/ per year, loan term is 12 months, from 04 January 2021. On the maturity date, unless otherwise agreed, the contract is renewed at the same interest rate and term as above.
- Short-term loan contract No. 31122021/HDVV dated 31 December 2021 and its appendices with a total loan amount of VND 25,000,000,000; interest rate 14%/ per year, loan term is 12 months, from 31 December 2021. On the maturity date, unless otherwise agreed, the contract is renewed at the same interest rate and term as above.
- Short-term loan contract No. 19122022/HDVV dated 19 December 2022 and its appendices with a total loan amount of VND 1,000,000,000; interest rate 14%/ per year, loan term is 12 months, from the date of receiving the loan. On the maturity date, unless otherwise agreed, the contract is renewed at the same interest rate and term as above.
- Short-term loan contract No. 12012023/HDVV dated 12 January 2023 with a total loan amount of VND 500,000,000; interest rate 14%/ per year, loan term is 12 months, from the date of receiving the loan. On the maturity date, unless otherwise agreed, the contract is renewed at the same interest rate and term as above.
- Short-term loan contract No. 08022023/HDVV dated 08 February 2023 with a total loan amount of VND 460,000,000; interest rate 14%/ per year, loan term is 12 months, from the date of receiving the loan. On the maturity date, unless otherwise agreed, the contract is renewed at the rate and term as above.

SELECTED SEPARATE FINANCIAL STATEMENT NOTES (CONTINUED)

Loan security measures: The loan is secured under the Mortgage Agreement dated 24 June 2025, between Ha Long Dream Hotel Joint Stock Company and Hanoi Investment General Corporation. The collateral is a land use right as stated in the "Certificate of land use rights, ownership of house, and other assets attached to land" No. BO 847104 issued by the Department of Natural Resources and Environment of Quang Ninh Province on 31 December 2014.

- (ii) Thinh Vuong General Investment Joint Stock Company borrowed under Loan Agreement No. 01.2024/HDVV/TV-SHN dated 13 March 2024 and its appendices, with the amount of VND 230,000,000,000, a loan term of 12 months and an extension appendix until 13 March 2026, at an interest rate of 10%/per annum.

Loan security measures: The loan is secured under the tripartite Land use rights mortgage Agreement dated 24 June 2025 among Ha Long Dream Hotel Joint Stock Company (the mortgagor), Thinh Vuong Investment General Corporation (the borrower), and Hanoi Investment General Corporation (the mortgagee). The collateral is the land use right as stated in the "Certificate of land use rights, ownership of house, and other assets attached to land" No. BO 847104 issued by the Department of Natural Resources and Environment of Quang Ninh Province on 31 December 2014.

5.7. Trading securities

	Closing balance		Opening balance	
	Cost VND	Provision VND	Fair value VND	Fair value VND
Shares				
Electric Machine Joint Stock Company	319,209,209,209	-	(i)	(i)
	<u>319,209,209,209</u>	<u>-</u>	<u>-</u>	<u>-</u>

- (i) The Company has no basis for determining the fair value of the trading securities disclosed in the separate financial statements as there is currently no specific guidance on the determination of fair value.

5.8. Bad debts

	Closing balance		Opening balance	
	Cost VND	Recoverable amount VND	Cost VND	Recoverable amount VND
Short-term Receivables				
Vietnam Product Import & Export Company Limited	4,035,853,607	-	4,035,853,607	-
Other short-term receivables				
Vietnam Product Import & Export Company Limited	16,775,000	-	16,775,000	-
Other long-term Receivables				
Mr. Hoang Van Dien	2,319,934,000	1,278,100,000	2,319,934,000	1,278,100,000
	<u>6,372,562,607</u>	<u>1,278,100,000</u>	<u>6,372,562,607</u>	<u>1,278,100,000</u>

5.9. Construction in progress

	Closing balance		Opening balance	
	Historical Cost VND	Provision VND	Historical Cost VND	Provision VND
Purchase of fixed assets	2,042,075,455	2,042,075,455	-	-
	2,042,075,455	2,042,075,455	-	-

5.10. Prepaid expenses

5.10.1 Short-term prepaid expenses

	Closing balance VND	Opening balance VND
Tools and equipments	13.560.731	26.225.161
Others	456.238.687	563.488.636
	469.799.418	589.713.797

5.10.2 Long-term prepaid expenses

	Closing balance VND	Opening balance VND
Office repairs	2.638.466.214	3.586.372.560
Tools and equipments	212.920.497	231.753.681
Others	2.011.694.665	45.430.977
	4.863.081.376	3.863.557.218

SELECTED SEPARATE FINANCIAL STATEMENT NOTES (CONTINUED)

5.11. Long-term investment

	Closing balance			Opening balance		
	Cost VND	Provision VND	Fair value VND	Cost VND	Provision VND	Fair value VND
<i>Investments in subsidiaries</i>						
Vietnam Product Import & Export Company Limited	46,538,370,000 2,000,000,000	- (*)	6,160,828,049 2,000,000,000	46,538,370,000 2,000,000,000	- (*)	4,431,433,169 2,000,000,000
No. 6 Inland Waterway Management Joint Stock Company	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, associates</i>	221,980,000,000		608,292,151	706,464,000,000		5,101,615,435
Daso (Hai Phong) Joint Stock Company (i)	-		-	484,484,000,000	(*)	4,503,548,236
Geleximco Hoa Binh Company Limited	40,500,000,000	(*)	-	40,500,000,000	(*)	-
Mai Trang Linh Joint Stock Company	181,480,000,000	(*)	608,292,151	181,480,000,000	(*)	598,067,199
<i>Equity investments in other entities</i>	386,154,815,500	(*)	14,750,100,085	220,549,375,500		13,150,150,000
Hanoi Securities Joint Stock Corporation	2,100,000,000	(*)	2,100,000,000	2,100,000,000	(*)	2,100,000,000
An Hoa Paper Joint Stock Company	205,876,875,500	(*)	-	205,876,875,500	(*)	-
Kim Giang Infrastructure Development	11,000,000,000	(*)	11,000,000,000	11,000,000,000	(*)	11,000,000,000
Daso (Hai Phong) Joint Stock Company	165,605,440,000	(*)	1,650,100,085	-		
Petrovietnam Machinery - Technology Joint Stock Company (PVM) (ii)	1,572,500,000	1,636,019,040	-	1,572,500,000	1,522,350,000	50,150,000
	654,673,185,500	1,636,019,040	21,519,220,285	973,551,745,500	1,522,350,000	22,683,198,604

(*) The Company has not yet determined the recoverable amount of these financial investments as there is currently no specific guidance on the determination of recoverable amounts.

(i) The Company disposed of part of its investment in Daso (HP) Joint Stock Company under Share Transfer Agreement No. 01/2026/HDVN/SHN-MrTho dated 29 May 2026.

(ii) The fair value of Petrovietnam Machinery - Technology Joint Stock Company (PVM) is taken at the average price in the 30 trading days immediately preceding 30 June 2026, as announced by the Stock Exchange at VND 19,173 per share.

5.12. Increase/decrease of tangible fixed assets

	Motor vehicles VND	Other assets VND	Total VND
COST			
Opening balance	5,146,243,670	8,900,000,000	14,046,243,670
Increase during the period	-	-	-
Decrease during the period	604,807,107	-	604,807,107
- Liquidation or transfer	604,807,107	-	604,807,107
Closing balance	4,541,436,563	8,900,000,000	13,441,436,563
ACCUMULATED DEPRECIATION			
Opening balance	2,312,809,485	1,606,944,443	3,919,753,928
Increase during the period	312,205,760	741,666,666	1,053,872,426
Depreciation for the period	312,205,760	741,666,666	1,053,872,426
Depreciation for the period	121,521,432	-	121,521,432
- Liquidation or transfer	121,521,432	-	121,521,432
Closing balance	2,503,493,813	2,348,611,109	4,852,104,922
NET BOOK VALUE			
Opening balance	2,833,434,185	7,293,055,557	10,126,489,742
Closing balance	2,037,942,750	6,551,388,891	8,589,331,641

The historical cost of tangible fixed assets fully depreciated but still in used:

Opening balance	1.224.934.545	-	1.224.934.545
Closing balance	2.037.941.936	-	2.037.941.936

The remain value of tangible fixed assets used for collateral and mortgage:

Opening balance	-	-	-
Closing balance	-	-	-

5.13. Short-term trade payables

	Closing balance Amount VND	Opening balance Amount VND
Vietnam National Coal - Mineral Industries Holding Corporation Limited	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
TBIC Join Stock Company	936,549,284,395	-
Others	29,096,053,176	41,377,671,338
	1,345,158,033,151	656,328,245,731

5.14. Short-term advances from customers

	Closing balance VND	Opening balance VND
Lam Son Mineral Joint Stock Company	11.648.427.277	20.303.263.840
Others	9.112.698.154	10.890.300.000
	20.761.125.431	31.193.563.840

5.15. Short-term accrued expenses

	Closing balance VND	Opening balance VND
Borrowing costs	47.720.663.970	15.398.475.587
Others	-	84.483.548
	47.720.663.970	15.482.959.135

5.16. Short-term other payables

	Closing balance VND	Opening balance VND
Short-term deposit services (i)	45.000.000.000	45.000.000.000
Trade union fee	114.043.480	-
Social insurance	240.233.970	-
Health insurance	42.394.230	-
Unemployment insurance	19.465.880	-
Interest payable on late payment	20.411.882.175	-
Hoang Long HL610 Joint Stock Company	19.304.996.570	-
Lam Son Mineral Joint Stock Company	1.106.885.605	-
Others	14.934.906.499	25.297.226.039
	80.762.926.234	70.297.226.039

(i) Deposit for the performance guarantee under the coal purchase and sale contract with Thang Long Thermal Power Joint Stock Company. The guarantee amount will be refunded upon the completion of the parties' obligations under each annual coal purchase and sale contract.

SELECTED SEPARATE FINANCIAL STATEMENT NOTES (CONTINUED)

5.17. Taxes and amounts payables to the State budget

	Closing balance		During the period		Opening balance	
	Receivables VND	Amount payable VND	Paid VND	Amount payable VND	Receivables VND	Amount payable VND
Value added tax	-	250.358.272	522.396.605	772.754.877	-	-
Corporate income tax	-	623.645.533	3.230.024.244	1.212.723.640	-	2.640.946.137
Personal income tax	-	158.647.810	664.533.710	725.011.720	-	98.169.800
Fees, charges and other payables	-	-	870.817.136	870.817.136	-	-
	-	1.032.651.615	5.287.771.695	3.581.307.373	-	2.739.115.937

The Company's tax finalization will be subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted differently, the tax amounts presented in the Financial Statements may be subject to adjustment upon the tax authorities' examination.

5.18. Borrowings and finance lease liabilities

	Opening balance	In the period		Closing balance
	Amount VND	Increases VND	Decreases VND	Amount VND
An Binh Commercial Joint Stock Bank - Hanoi Branch (i)	853,048,554,265	1,738,471,254,042	910,592,054,891	1,680,927,753,416
Vietnam Prosperity Joint Stock Commercial Bank (ii)	770,419,335,255	1,261,765,000,000	1,116,896,335,255	915,288,000,000
Vietnam Joint Stock Commercial Bank for Industry and Trade - Ba Dinh Branch (iii)	12,528,715,355	12,030,605,105	22,147,209,160	2,412,111,300
Sapa Vietnam Joint Stock Company (iv)	500,000,000,000	-	60,780,000,000	439,220,000,000
Others	562,717,689,680	489,500,000,000	799,500,000,000	252,717,689,680
Short-term borrowings and finance lease liabilities	2,698,714,294,555	3,501,766,859,147	2,909,915,599,306	3,290,565,554,396

SELECTED SEPARATE FINANCIAL STATEMENT NOTES (CONTINUED)

- (i) Short-term borrowings from An Binh Commercial Joint Stock Bank – Hanoi Branch comprise the following loan agreements:
- a, Short-term loan from An Binh Commercial Joint Stock Bank – Hanoi Branch under the general credit limit agreement No. 83/25/TD/BB/011 dated 24 June 2025: Credit limit: Maximum of VND 2,050,000,000,000 (including the entire current short-term balance monitored under Credit Limit Agreement No. 62/24/TD/BB/011 dated 03 June 2024).
- Purpose of borrowing: Raising capital for business operations related to the supply of input materials (coal, oil, limestone, chemicals, ...) for the Thang Long Thermal Power Plant Project, where TLP is the investor; financing working capital for business in the field of coal trading (including taxes and coal import fees according to the plan financed by ABBank, issuing Tender guarantee, Performance guarantee, Advance payment guarantee, Maintenance guarantee, Payment guarantee; Issuing L/C to purchase coal for the business plan;
 - Loan term: 12 months from the date of signing the contract;
 - The term of each credit extension may exceed the validity period of the credit limit and will be detailed in the contract appendix or each due bill;
 - Interest rates and fees for each type of credit extension will be specified in the contract appendix or other relevant documents;
 - Collateral: All rights of use assets arising from the equity contribution of the Guarantor at:
 - + Geleximco Hoa Binh Company Limited holding 30% of the charter capital according to the certificate of capital contribution completion No. C02.3/CNGV/GELE-HB dated 10 December 2024;
 - + All shares held in Mai Trang Linh Joint Stock Company.
- b, General credit limit agreement No. 47/26/TD/BB/011 dated 08 May 2026:
- Loan limit: VND 50,000,000,000; guarantee limit: VND 40,000,000,000;
 - Purpose of borrowing: Working capital financing for automobile trading; issuance of payment guarantees to secure the payment obligations for the purchase of vehicle lots by the credit recipient.
 - Loan term: 12 months from the date of signing the contract;
 - The term of each credit extension may exceed the validity period of the credit limit and will be detailed in the contract appendix or each due bill;
 - Interest rates and fees for each type of credit extension will be specified in the contract appendix or other relevant documents;
 - Collateral: All rights of use assets arising from the equity contribution of the Guarantor at:
 - + Geleximco Hoa Binh Company Limited holding 30% of the charter capital according to the certificate of capital contribution completion No. C02.3/CNGV/GELE-HB dated 10 December 2024;
 - + All shares held in Mai Trang Linh Joint Stock Company.
- (ii) Short-term loan under the credit limit agreement No. BCLC 14140-01 dated 26 March 2026 at Vietnam Prosperity Joint Stock Commercial Bank:
- Credit limit: VND 1,600,000,000,000;
 - Purpose of credit facility: To supplement working capital including loans, issuance of letters of credit (L/C), and guarantees serving the trading activities of coal, oil, limestone, chemicals, and other input materials supplied to TLP;
 - Loan term: 12 months from the date of signing the contract.;
 - The maximum loan term for each loan under the limit shall not exceed 6 months, and the specific term will be stipulated in the agreement or relevant documents. The interest rate will be specified in each due bill;

SELECTED SEPARATE FINANCIAL STATEMENT NOTES (CONTINUED)

- The collateral measures are specified in each mortgage contract: Secured by assets owned by SHN and assets owned by third parties.
- (iii) Short-term loan under the loan limit contract No. 144/2025-HDCVHM/NHCT124-SHN dated 26 March 2025 at Vietnam Joint Stock Commercial Bank for Industry and Trade – Ba Dinh Branch:
- Loan limit: The total outstanding debt shall not exceed VND 30,000,000,000;
 - Purpose of loan: Supplement working capital for business activities;
 - Loan term: According to each Debt Acknowledgement Note but not exceeding 4 months;
 - Interest rate: The adjustable interest rate is specified in the Debt Acknowledgement Note;
 - Collateral: Secured by land use rights and assets attached to land located on Vo Nguyen Giap Street, Binh Minh Ward, Lao Cai City, Lao Cai Province (10 land plots).
- (iv) Short-term loan from Sapa Vietnam Joint Stock Company under contract No. 1912/2025/HDVV/SPVN-SHN dated 19 December 2025, loan amount VND 500,000,000,000; loan term of 12 months from disbursement date; loan purpose to serve business operational needs; interest rate of 8,2% per annum; unsecured loan.

SELECTED SEPARATE FINANCIAL STATEMENT NOTES (CONTINUED)

5.19. Owner's equity

5.19.1 Reconciliation table of equity

	Owner's contributed capital VND	Share premium VND	Investment and development fund VND	Retained earnings VND	Total VND
Prior year's opening balance	1,296,071,470,000	16,350,914,364	6,139,824,104	274,119,240,270	1,592,681,448,738
Increase in the year	-	-	-	3,877,398,138	3,877,398,138
- Profit for the year	-	-	-	3,877,398,138	3,877,398,138
Decrease in the year	-	-	-	(876,019,046)	(876,019,046)
- Dividend distribution	-	-	-	(876,019,046)	(876,019,046)
Prior year's closing balance	1,296,071,470,000	16,350,914,364	6,139,824,104	277,120,619,362	1,595,682,827,830
Current period's opening balance	1,296,071,470,000	16,350,914,364	6,139,824,104	277,120,619,362	1,595,682,827,830
Increase in the period	-	-	-	2,766,808,113	2,766,808,113
- Profit for the period	-	-	-	2,766,808,113	2,766,808,113
Decrease in the period	-	-	-	(339,405,204)	(339,405,204)
- Dividend distribution (i)	-	-	-	(339,405,204)	(339,405,204)
Current period's closing balance	1,296,071,470,000	16,350,914,364	6,139,824,104	279,548,022,271	1,598,110,230,739

(i) Allocate the bonus and welfare fund according to the Resolution No. 01/2026/NQ-DHDCD dated 23 April 2026 of the Annual General Meeting of Shareholders.

5.19.2 Details of owner's investment capital

	Closing balance		Opening balance	
	Ordinary shares	Ratio	Ordinary shares	Ratio
	Shares	%	Shares	%
Mr. Nguyen Van Anh	6,317,500	4.87%	6,317,500	4.87%
Ms. Kieu Thi Lieu	6,028,400	4.65%	6,028,400	4.65%
An Binh Securities Joint Stock Company	12,895,310	9.95%	2,315,310	1.79%
Others	104,365,937	80.53%	114,945,937	88.69%
	129,607,147	100%	129,607,147	100%

5.19.3 Capital transactions with owners and dividend distribution, profit sharing

	Current period VND	Prior period VND
Owner's invested equity		
Capital contribution at the beginning of the period	1.296.071.470.000	1.296.071.470.000
Contributed capital increased during the period	-	-
Contributed capital decreased during the period	-	-
Capital contribution at the end of the period	1.296.071.470.000	1.296.071.470.000
Dividends or distributed profits	-	-

5.19.4 Shares

	Closing balance Shares	Opening balance Shares
Shares registered for issuance	129.607.147	129.607.147
Number of shares issued to the public	129.607.147	129.607.147
- Common shares	129.607.147	129.607.147
- Preferred shares	-	-
Number of shares repurchased	-	-
- Common shares	-	-
- Preferred shares	-	-
Number of outstanding shares in circulation	129.607.147	129.607.147
- Common shares	129.607.147	129.607.147
- Preferred shares	-	-

An ordinary share has par value of 10,000 VND/share.

5.19.5 Profits distribution

	Current period VND	Prior period VND
Unallocated profit at the beginning of the period	277.120.619.362	274.119.240.270
Profit from business operations during the period	2.766.808.113	13.274.922.748
Profit distributed as dividends and allocated to funds during the period	279.887.427.475	287.394.163.018
Distribution to funds and dividends, including:	(339.405.204)	(876.019.046)
- Appropriation for bonus and welfare funds	(339.405.204)	(876.019.046)
Remaining unallocated profit	279.548.022.271	286.518.143.972

5.20. Off balance sheet items

Leased Assets

The Company leases office space under Lease Contract No. 06 HDTDT/THC/2024 dated 04 October 2024, signed between Tan Hoang Cau Joint Stock Company and Hanoi Investment General Corporation, for the office area on the 3rd floor of the Commercial Zone of Hoang Cau Skyline Building, located at 36 Hoang Cau, O Cho Dua Ward, Hanoi. The leased area covers 504 m² with a lease term of 5 years and a rental rate of VND 348,750/m²/month.

Bad debts written off

The Company has reclassified certain fully provisioned doubtful receivables as off-balance sheet items in the financial statements for the six-month period ended 30 June 2025, in accordance with Resolution No. 01/2025/NQ-DHDCD dated 24 April 2025 of the Annual General Meeting of Shareholders.

Details of the off-balance sheet receivables are as follows:

Name	Resolved debt amount VND	Year
Short-term loans receivable		
Mr. Nguyen Anh Quan	235.700.000.000	2025
Mr. Tran Tien Thanh	325.000.000	2025
Short-term receivables from customers		
Traffic Construction Works One Member Limited Liability Co	2.282.578.971	2025
Others	902.007.796	2025
Other short-term receivables		
Mr. Le Song Hao	13.965.491.231	2025
Mr. Nguyen Trung Kien	12.831.501.573	2025
An Sinh Joint Stock Company	6.251.147.700	2025
Others	4.028.770.097	2025
Other long-term receivables		2025
Kim Giang Infrastructure Development Joint Stock Compan	6.537.000.000	2025

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE SEPARATE SEPARATE PROFIT AND LOSS STATEMENTS

6.1. Revenue from goods sold and services rendered

	Current period VND	Prior period VND
Revenue from sale of goods	2.971.731.464.328	2.178.619.976.446
Revenue from services rendered	39.206.569.189	29.858.457.499
	3.010.938.033.517	2.208.478.433.945

6.2. Cost of goods sold and services rendered

	Current period VND	Prior period VND
Cost of good and services provided	2,969,798,468,138	2,181,553,619,045
	2,969,798,468,138	2,181,553,619,045

6.3. Financial income

	Current period VND	Prior period VND
Bank and loan interest, collateral, purchase advance	26,478,780,157	34,339,544,799
Dividends and profits received	454,600,000	269,800,000
Sales interest on late payment, payment discounts	119,688,877,001	104,072,807,543
Unrealized foreign exchange rate	481,674	3,126,409
	146,622,738,832	138,685,278,751
Finance income arising from transactions with related parties during the period (Details presented in Note 8.2)	454,600,000	227,300,000

6.4. Financial expenses

	Current period VND	Prior period VND
Interest expense	149,211,432,819	110,853,528,029
Payment discount, late payment interest	20,368,230,249	5,624,991,075
Foreign exchange loss	-	18,002,673
Provision/ reversal of provision for financial investments	(1,163,978,319)	3,142,401,547
Others	6,818,025,606	12,682,218,572
	175,233,710,355	132,321,141,896

6.5. Selling expenses

	Current period VND	Prior period VND
Staff expenses	6.043.786.245	3.868.971.080
Outsourced service expenses	1.580.927.061	1.972.954.104
Other expenses	2.225.595.837	1.679.010.975
	9.850.309.143	7.520.936.159

6.6. General and administration expenses

	Current period VND	Prior period VND
Staff expenses	5.269.491.200	5.183.108.964
Outsourced service expenses	1.864.569.371	1.808.746.647
Other expenses	1.782.292.335	1.592.923.273
	8.916.352.906	8.584.778.884

6.7. Other income

	Current period VND	Prior period VND
Sale, disposal of fixed assets	25.805.234	-
Income from bonuses and compensation	196.777.177	830.818.799
Proceeds from written-off bad debts recovered	10.822.114.352	-
Others	68.962.560	738.031
	11.113.659.323	831.556.830

SELECTED SEPARATE FINANCIAL STATEMENT NOTES (CONTINUED)

- (i) The Company wrote off an other payable pursuant to Decision No. 3105/2026/QĐ-TGD dated 31 May 2026 issued by the General Director of the Company.

6.8. Other expenses

	Current period VND	Prior period VND
Tax penalties and tax arrears	895.132.593	36.434.714
Others	926.784	2
	896.059.377	36.434.716

6.9. Corporate income tax expense

	Current period VND	Prior period VND
Current corporate income tax expense		
Corporate income tax expense based on taxable profit in the current year (i)	624.620.352	4.703.436.078
Adjustments for corporate income tax expense in previous years to the current year	588.103.288	-
Total current corporate income tax expense	1.212.723.640	4.703.436.078

- (i) The current corporate income tax expense for the period was computed as follows:

	Current period VND	Prior period VND
Profit/(Loss) before tax	3,979,531,753	17,978,358,826
Adjustment increased	1,987,420,008	5,808,621,566
Adjustment decreased	(2,843,849,999)	(269,800,000)
Current taxable income	3,123,101,762	23,517,180,392
Corporate income tax rate	20%	20%
Corporate income tax payable	624,620,352	4,703,436,078
CIT expense based on current taxable income	624,620,352	4,703,436,078

6.10. Production cost by nature

	Current period VND	Prior period VND
Labor costs	11,313,277,445	10,917,054,427
Depreciation of fixed assets	1,053,872,426	896,845,938
Cost of purchase	2,969,798,468,138	2,181,553,619,045
Outsourced service expenses	3,010,218,558	5,321,808,697
Other cash expenses	2,710,992,069	1,866,844,890
	2,987,886,828,636	2,200,556,172,997

7. SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE INTERIM SEPARATE CASH FLOW STATEMENTS

7.1. Actual amounts of borrowings received during the period

	Current period VND	Prior period VND
Proceeds from borrowings under ordinary loan agreements	3.501.766.859.147	3.382.327.704.944
	<u>3.501.766.859.147</u>	<u>3.382.327.704.944</u>

7.2. Actual amounts of principal paid during the period

	Current period VND	Prior period VND
Repayments of loan principal under ordinary loan agreements	2.909.915.599.306	3.487.608.978.837
	<u>2.909.915.599.306</u>	<u>3.487.608.978.837</u>

8. OTHER INFORMATION

8.1. Commitments

During the period, the company did not fulfill any commitments or guarantees for any third party.

8.2. 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.

8.2.1 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 Board of Directors. Individuals associated with key management members are close members in the family of key management members.

Income of key management members:

	Position	Current period VND	Prior period VND
Board of Directors			
Mr. Hoang Trong Diem	Chairman	83,000,000	90,000,000
Mr. Vu Thang	Member cum General Director	470,900,000	513,200,000
Mr. Le Huu Tu	Member	48,000,000	48,000,000
Board of Supervisors			
Mr. Luu Anh Tuan	General Director	81,500,000	-
Mr. Nguyen Van Truong	Deputy General Director	300,000,000	329,000,000
Mr. Nguyen Trung Thanh	Deputy General Director	-	44,000,000
Board of Management			
Ms. Nguyen Thi Thu Huong	Head of BOS	48,000,000	48,000,000
Ms. Hoang Le Thu	Member	30,000,000	30,000,000
Mr. Pham Quang Huy	Member	18,636,400	30,000,000
Mr. Ngo Quang Chien	Member	11,363,600	-

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

During the period, there were no other transactions with members of key management and individuals related to members of key management.

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

	Content	Closing balance VND	Opening balance VND
Other receivables			
Mr. Vu Thang	Advances	900.000.000	900.000.000
		900.000.000	900.000.000

8.2.2 Transactions and balances with other related parties

Other related parties of the Company include entities and individuals that directly or indirectly have control over the Company, are controlled by the Company, or are under common control with the Company, including the parent company and other companies within the same group.

List of other related parties

Other related parties	Relationship
Vietnam Goods Import and Export Company Limited	Subsidiary
No.6 Inland Riverway Management Joint Stock Company	Subsidiary
GT Vietnam New Energy Joint Stock Company	Subsidiary
Mai Trang Linh Joint Stock Company	Associate
Geleximco Hoa Binh Company Limited	Associate

Transactions with other related parties

During this period, there were major transactions with related companies as follows:

Finance income	Content	Current period VND	Prior period VND
No.6 Inland Riverway Management Joint Stock Company	Dividends received	454.600.000	227.300.000

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

	Closing balance VND	Opening balance VND
Trade receivables		
Vietnam Goods Import and Export Company Limited	4.035.853.607	4.035.853.607
	4.035.853.607	4.035.853.607

	Closing balance VND	Opening balance VND
Other receivables		
Vietnam Goods Import and Export Company Limited	16.775.000	16.775.000
	16.775.000	16.775.000

8.3. Events arising after the end of the period

The Board of Management of the Company affirms that, in the identity of The Board of Management, in terms of material aspects, no unusual events occurred after the end of the period that would affect the financial situation and The Company's activities need to be adjusted or presented in these interim separate financial statements.

8.4. Information of Department

Items	Coal trading (commercial) VND	Services rendered (coal operations) VND	Others VND	Total VND
1. Net revenue from external	2,934,751,383,722	39,081,955,707	37,104,694,088	3,010,938,033,517
2. Net revenue from interdepartmental	-	-	-	-
3. Cost of goods sold and services provided	2,934,201,712,964	-	35,596,755,174	2,969,798,468,138
4. Net profit from business activities	549,670,758	39,081,955,707	1,507,938,914	41,139,565,379
5. Divisional	4,054,999,612,660	54,000,252,332	333,727,295,824	4,442,727,160,816
6. Unallocated assets				1,949,827,611,755
Total Assets				6,392,554,772,571
8. Divisional liabilities	4,376,021,766,882	58,275,290,307	360,147,484,643	4,794,444,541,832
9. Unallocated liabilities				-
Total Liabilities				4,794,444,541,832

8.5. Comparative figures

The comparative figures are those presented in the Separate Financial Statements for the financial year ended 31 December 2025 and the Interim Financial Statements for the six-month accounting period ended 30 June 2025, which were audited and reviewed by International Audit and Valuation Company Limited. Certain items have been reclassified to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025 providing guidance on accounting documents, accounting accounts, accounting records, and the preparation and presentation of financial statements of enterprises for comparison with the current period figures (see Appendix 01 for details).



Preparer
Nguyen Thi Thanh Huyen



Chief Accountant
Nguyen Thi Thanh Huyen



General Director
Vu Thang
Hanoi, Vietnam
28 August 2026

Restatement of certain items to conform with Circular No. 99/2025/TT-BTC dated 27 October 2025, for comparison with the figures of this period:

Separate Financial Statements for the financial year ended 31 December 2025

Adjustments in accordance with Circular No. 99/2025/TT-BTC

Items	Code	Amount	Items	Code	Amount (restated)	Difference
Separate Balance Sheet						
ASSETS						
Short-term financial investments	120	399.435.000	Short-term financial investments	120	271.300.778.327	(270.901.343.327)
Held-to-maturity investments	123	399.435.000	Held-to-maturity investments	123	271.300.778.327	(270.901.343.327)
Short-term receivables	130	3.127.367.660.800	Short-term receivables	130	2.856.466.317.473	270.901.343.327
Short-term trade receivables	131	2.396.955.657.961	Short-term trade receivables	131	2.396.955.657.961	-
Short-term advances to suppliers	132	3.826.955.186	Short-term advances to suppliers	132	3.826.955.186	-
Short-term loan receivables	135	222.091.000.000				
Other short-term receivables	136	508.546.676.260	Short-term loans receivable	135	459.736.332.933	222.091.000.000
Short-term allowance for doubtful debts	137	(4.052.628.607)	Provision for short-term receivable	136	(4.052.628.607)	48.810.343.327
Other short-term assets	150	2.162.941.834	Other short-term assets	160	2.162.941.834	-
Short-term prepaid expenses	151	589.713.797	Short-term prepaid expenses	161	589.713.797	-
Value added tax deductibles	152	1.573.228.037	Deductible value added tax	162	1.573.228.037	-
Long-term allowance for doubtful debts	219	(1.041.834.000)	Provision for long-term doubtful debts	216	(1.041.834.000)	-
Long-term financial investments	250	950.868.546.896	Long-term financial investments	260	950.868.546.896	-
Investments in subsidiaries	251	46.538.370.000	Investments in subsidiaries	261	46.538.370.000	-
Investments in joint-ventures, associates	252	706.464.000.000	Investments in associates, joint-ventures	262	706.464.000.000	-
Equity investments in other entities	253	220.549.375.500	Investments in other entities	263	220.549.375.500	-
Allowances for impairment of long-term financial investments	254	(22.683.198.604)	Provision for impairment of investments in other entities	264	(22.683.198.604)	-
Other long-term assets	260	3.863.557.218	Other long-term assets	270	3.863.557.218	-
Long-term prepaid expenses	261	3.863.557.218	Long-term prepaid expenses	271	3.863.557.218	-

Separate Financial Statements for the financial year ended 31 December 2025

Items	Code	Amount
RESOURCES		
Taxes and amounts payable to the State budget	313	2.739.115.937
Payables to employees	314	1.581.325.000
Short-term accrued expenses	315	15.482.959.135
Other short-term payables	319	70.297.226.039
Short-term borrowings and finance lease liabilities	320	2.698.714.294.555
Bonus and welfare fund	322	6.915.840.431
Retained earnings	421	277.120.619.362
- Retained earnings	421a	273.243.221.224
- Retained earnings of the current year	421b	3.877.398.138

Adjustments in accordance with Circular No. 99/2025/TT-BTC

Items	Code	Amount (restated)	Difference
Taxes and other payables to the State	314	2.739.115.937	-
Payables to employees	315	1.581.325.000	-
Short-term accrued expenses	316	15.482.959.135	-
Other short-term payables	320	70.297.226.039	-
Short-term loans and finance lease liabilities	321	2.698.714.294.555	-
Bonus, welfare fund	323	6.915.840.431	-
Undistributed earnings after tax	420	277.120.619.362	-
- Undistributed profits by the end	420a	273.243.221.224	-
- Undistributed profits/losses of current year	420b	3.877.398.138	-

Financial Statements for the accounting period ended 30 June 2025

Items	Code	Amount
Interim Separate Profit and Loss Statement		
Financial income	21	138.685.278.751
Financial expenses	22	132.321.141.896
<i>In which: Interest expense</i>	23	110.853.528.029
Interim Separate Cash Flow Statement		
Interest expense	06	110.853.528.029
Change in prepaid expenses	12	596.862.459
Interest paid	14	(106.137.986.955)

Adjustments in accordance with Circular No. 99/2025/TT-BTC

Items	Code	Amount	Difference
Interim Separate Profit and Loss Statement			
Financial income	22	138.685.278.751	-
Financial expenses	23	132.321.141.896	-
<i>In which: Interest expense</i>	24	110.853.528.029	-
Interim Separate Cash Flow Statement			
Interest expense	06	110.853.528.029	-
Change in prepaid expenses	12	596.862.459	-
Interest paid	14	(106.137.986.955)	-