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**CONSOLIDATED FINANCIAL
STATEMENTS**

Quarter III, 2026

**HA NOI GENERAL INVESTMENT
JOINT STOCK COMPANY**

HÀ NỘI, NĂM 2026



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HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

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

CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

Currency: VND

ASSETS		Code	Note	Ending balance	Opening balance
A -	CURRENT ASSETS	100		4,539,760,460.791	3,507,083,876.807
I.	Cash and cash equivalents	110	5.1	34,475,030.527	35,994,913.916
1.	Cash	111		15,958,484.579	9,927,902.301
2.	Cash equivalents	112		18,516,545.948	26,067,011.615
II.	Short-term financial investments	120		589,397,440.469	271,300,778.327
1.	Trading securities	121	5.8	319,209,209.209	
2.	Provisions for devaluation of trading securities	122			
3.	Held-to-maturity investments	123	5.7	270,188,231.260	271,300,778.327
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		3,562,381,917.848	2,869,310,712.661
1.	Short-term trade receivables	131	5.2	3,078,399,012.964	2,403,531,620.350
2.	Short-term advances to suppliers	132	5.3	6,274,405.847	5,279,008.576
3.	Short-term internal receivables	133			
4.	Receivables by the Scheduled Progress of Construction (	134			
5.	Other short-term receivables	135	5.4	478,969,457.637	462,517,447.585
6.	Provision for doubtful receivables	136		(1,260,958.600)	(2,017,363.850)
7.	Pending assets	137			
IV.	Inventories	140		350,132,435.523	326,467,185.551
1.	Inventories	141	5.5	350,132,435.523	326,467,185.551
2.	Provision for devaluation of inventories	142			
V.	Short-Term Biological Assets	150			
1.	Pets take short-term one-off products	151			
2.	Seasonal crops or short-term one-off products	152			
3.	Provision for short-term biological property losses	153			
VI.	Other current assets	160		3,373,636.424	4,010,286.352
1.	Short-term allocation pending costs	161	5.6	864,165.004	1,323,973.548
2.	Value-added tax deductible	162		2,509,471.420	2,686,312.804
3.	Taxes and Receivables from State Budget	163			
4.	Repurchase Government Bonds Transactions	164			
5.	Other current assets	165			

Consolidated Statement of Financial Position (continued)

ASSETS		Code	Note	Ending balance	Opening balance
B -	NON-CURRENT ASSETS	200		1,277,866,476.613	1,590,668,915.516
I.	Non-current receivables	210		642,915,975.000	642,915,975.000
1.	Long-term receivables from customers	211			
2.	Long-term advances to suppliers	212			
3.	Business capital in affiliated units	213			
4.	Long-term internal receivables	214			
5.	Other long-term receivables	215	5.4	643,957,809.000	643,957,809.000
6.	Provision for doubtful receivables	216		(1,041,834.000)	(1,041,834.000)
II.	Fixed assets	220		27,975,712.111	24,908,117.610
1.	Tangible fixed assets	221	5.10	17,988,173.011	14,920,578.510
	<i>The original price</i>	222		42,018,475.816	37,187,278.413
	<i>Accumulated depreciation</i>	223		(24,030,302.805)	(22,266,699.903)
2.	Financial lease assets	224			
	<i>The original price</i>	225			
	<i>Accumulated depreciation</i>	226			
3.	Intangible fixed assets	227		9,987,539.100	9,987,539.100
	<i>The original price</i>	228		9,987,539.100	9,987,539.100
	<i>Accumulated depreciation</i>	229			
III.	Long-Term Biological Assets	230			
1.	Pet Animals for Periodic Products	231			
a)	Pets for periodic products that have not yet reached the s	232			
b)	Pets for products periodically to the adult stage	233			
	<i>The original price</i>	234			
	<i>Accumulated depreciation</i>	235			
2.	Pets take long-term one-time products	236			
3.	Seasonal crops or long-term one-time crops	237			
4.	Provision for long-term biological property losses	238			
IV.	Invested real estate	240			
	<i>The original price</i>	241			
	<i>Accumulated depreciation</i>	242			
V.	Long-term assets in progress	250		192,050.230	8,258,797.758
1.	Long-term Work in progress	251			
2.	Long-term construction in progress	252		192,050.230	8,258,797.758
VI.	Long-term-financial investments	260		592,794,164.696	908,763,828.094
1.	Subsidiary company investments	261			
2.	Investments in Associates, Joint-Ventures	262	5.9	221,389,449.281	701,364,602.594
3.	Investments in Other Companies	263	5.9	386,154,815.500	220,549,375.500
4.	Provision for long-term investment losses in other units	264		(14,750,100.085)	(13,150,150.000)
5.	Investments held to long-term maturity dates	265			
6.	Provision for investment held to long-term maturity	266			
VII.	Other long-term assets	270		13,988,574.576	5,822,197.054
1.	Long-term allocation pending costs	271	5.6	13,072,759.533	4,219,906.153
2.	Deferred income tax assets	272			
3.	Long-term Equipment and Spare Parts	273			
4.	Other long-term assets	274			
5.	Good Advantage	279		915,815.043	1,602,290.901
TOTAL ASSETS		280		5,817,626,937.404	5,097,752,792.323

	NGUỒN VỐN	Code	Note	Ending balance	Opening balance
C -	LIABILITIES	300		4,210,392,850.427	3,490,740,809.627
I.	Short-term debt	310		4,210,392,850.427	3,490,740,809.627
1.	Short-term trade payables	311	5.11	1,181,547,145.994	659,939,731.469
2.	Short-term prepaid buyers	312	5.12	10,134,468.761	31,291,963.840
3.	Payable dividends and profits	313			
4.	Taxes and amounts payable to the State	314	5.15	2,450,986.850	3,965,829.691
5.	Payables to employees	315		1,660,862.953	3,983,327.508
6.	Short-term accrued expenses	316	5.13	40,337,608.907	15,528,477.317
7.	Payables to intra-company	317			
8.	Payables from construction contract	318			
9.	Revenue pending short-term attribution	319		75,000.000	
10.	Other short-term payables	320	5.14	91,016,743.591	70,332,726.039
11.	Short-term borrowings and financial leases	321	5.16	2,875,943,191.455	2,698,714,294.555
12.	Short-term provisions	322			
13.	Bonus and welfare fund	323		7,226,841.916	6,984,459.208
14.	Price stabilisation fund	324			
15.	Repurchase government bonds transactions	325			
II.	Non-current liabilities	330			
1.	Long-term payables to suppliers	331			
2.	Long-term advances received from the customers	332			
3.	Taxes and long-term payables to the State	333			
4.	Long-term payable expenses	334			
5.	Internal payables of capital	335			
6.	Long-term internal payables	336			
7.	Revenue pending long-term attribution	337			
8.	Others long-term payables	338			
9.	Long-term borrowings and finance lease	339			
10.	Convertible bonds	340			
11.	Preferred shares	341			
12.	Payable Deferred Income Tax	342			
13.	Provision of Long-term Payables	343			
14.	Science and Technology Development Fund	344			

RESOURCES		Code	Note	Ending balance	Opening balance
D -	OWNERS' EQUITY	400	5.17	1.607.234.086.977	1.607.011.982.696
1.	Owner's contributed capital	411		1.296.071.470.000	1.296.071.470.000
-	Common stock with voting right	411a		1.296.071.470.000	1.296.071.470.000
-	Preferred stock capital	411b			
2.	Capital surplus	412		16.350.914.364	16.350.914.364
3.	The Right to convert the Convertible Bonds to shares	413			
4.	Other owners' capital	414			
5.	Own redemption shares	415			
6.	Differences upon asset revaluation	416			
7.	Exchange rate difference	417			
8.	Investment and development fund	418		6.139.824.104	6.139.824.104
9.	Other Funds	419			
10.	Retained earnings	420		272.131.810.925	269.526.292.539
-	Retained earnings of the previous period	420a		268.980.597.152	266.132.240.498
-	Retained earnings of the current period	420b		3.151.213.773	3.394.052.041
12.	Non-controlling shareholder interests	429		16.540.067.584	18.923.481.689
TOTAL LIABILITIES AND SHAREHOLDERS' EQUITY				5.817.626.937.404	5.097.752.792.323

Preparer



Nguyen Thi Thanh Huyen

Chief Accountant



Nguyen Thi Thanh Huyen

Approval, October 28, 2026

Legal representative



Vu Thang

HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

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

CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2026

CONSOLIDATED INCOME STATEMENT

Quarter III, 2026

ITEMS					Code	Note	Quarter III, 2026	Quarter III, 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)	Currency: VND
1.	Revenue from sale of goods and rendering of services	01	6.1	1.228.622.113.260			421.104.965.257	4.248.509.769.967	2.636.835.036.448	-	
2.	Deductions	02		-			-	-	-	-	
3.	Net revenue from sale of goods and rendering of services	10		1.228.622.113.260			421.104.965.257	4.248.509.769.967	2.636.835.036.448	-	
4.	Costs of goods sold and services rendered	11	6.2	1.213.783.255.937			413.462.889.514	4.191.162.215.774	2.600.338.369.454	-	
5.	Gross profit from sale of goods and rendering of services	20		14.838.857.323			7.642.075.743	57.347.554.193	36.496.666.994	-	
6.	Profit/loss of sale and liquidation of investment real estate	21		-			-	-	-	-	
7.	Income from financial activities	22	6.3	80.866.979.668			65.812.054.859	227.363.967.102	204.557.295.589	-	
8.	Expenses from financial activities	23	6.4	82.188.261.038			66.808.745.076	255.686.213.868	195.960.370.425	-	
	<i>In which: borrowing costs</i>	24		70.488.098.876			55.732.886.842	219.699.531.695	166.586.414.871	-	
9.	Selling expenses	25	6.5	5.219.761.998			4.385.927.577	15.534.976.087	12.168.311.090	-	
10.	General and administrative expenses	26	6.6	7.423.448.476			7.048.284.057	20.671.777.624	20.633.768.738	-	
11.	Profit sharing from associates	27		-			-	5.298.451	(1.699.607.383)	-	
12.	Net profit from operating activities	30		874.365.479			(4.788.826.108)	(7.176.147.833)	10.591.904.947	-	
13.	Other income	31		101.358.764			1.305.809.205	11.215.059.578	2.317.366.035	-	
14.	Other expenses	32		188.807.403			79.018.282	1.169.580.009	235.978.907	-	
15.	Other profit	40		(87.448.639)			1.226.790.923	10.045.479.569	2.081.387.128	-	
16.	Profit before tax	50		786.916.840			(3.562.035.185)	2.869.331.736	12.673.292.075	-	
17.	Current corporate income tax	51		494.708.605			(377.551.351)	1.807.286.197	4.397.308.431	-	
18.	Deferred corporate income tax income/(expenses)	52		-			-	-	-	-	
19.	Profit after tax	60		292.208.235			(3.184.483.834)	1.062.045.539	8.275.983.644	-	
20.	Profit attributable for parent's shareholder	61		1.063.370.567			(2.978.056.564)	3.151.213.773	9.726.635.981	-	
21.	Profit attributable for NCI	62		(771.162.332)			(206.427.270)	(2.089.168.234)	(1.450.652.337)	-	
22.	Basic earnings per share	70	6.7	8,20			(22,98)	20,10	75,05	-	
23.	Diluted earnings per share	71	6.7	8,20			(22,98)	20,10	75,05	-	

Preparer


Nguyễn Thị Thanh Huyền

Chief Accountant


Nguyễn Thị Thanh Huyền

Approved: October 28, 2026

Legal representative



HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

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

CONSOLIDATED FINANCIAL STATEMENTS

Quarter III, 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS

(Indirect method)

For the 9-month period ended 30 September 2026

Currency: VND

ITEMS	Co de	Note	The first 9 months of 2026	The first 9 months of 2025
I. Cash Flows from Operating activities				
1. <i>Net profit before tax</i>	01		2.869.331.736	12.673.292.075
2. <i>Adjustments for:</i>				
- Depreciation of fixed assets and investment properties	02		2.859.779.401	2.729.124.295
- Provisions	03		(2.903.598.151)	(1.296.442.092)
- Exchange gain/ (loss) due to revaluation of monetary items in foreign currencies	04		(71.474.316)	(211.584.851)
- Profits and losses from investment and financial activities	05		(37.392.785.307)	(44.363.224.496)
- Borrowing costs	06	6.4	219.699.531.695	166.586.414.871
- Other adjustment	07		-	-
3. <i>Operating profit/ (loss) before changes of working capital</i>	08		185.060.785.058	136.117.579.802
- Increase/ (decrease) of receivables	09		(687.992.635.050)	63.350.045.793
- Increase/ (decrease) of inventories	10		(25.130.160.882)	1.927.384.377
- Increase/ (decrease) of payables	11		519.811.813.550	(260.991.062.234)
- Increase and decrease the cost of waiting for allocation	12		(2.871.784.720)	3.151.001.896
- Increase/ (decrease) of trading securities	13		(319.209.209.209)	-
- Borrowing costs paid	14		(196.578.580.193)	(154.153.062.201)
- Corporate income tax paid	15		(3.376.449.620)	(3.092.596.154)
- Other cash inflows	16		-	-
- Other cash outflows	17		(395.158.550)	(63.069.100)
<i>Net cash flows from operating activities</i>	20		<u>(530.681.379.616)</u>	<u>(213.753.777.821)</u>
II. Cash flows from investing activities				
1. Purchases and construction of fixed assets and other long-term assets	21		(1.766.863.252)	(10.372.297.406)
2. Proceeds from disposals of fixed assets and other long-term assets	22		1.450.000.000	180.000.000
3. Cash outflow for lending, buying debt instruments of other entities	23		-	(399.435.000)
4. Cash recovered from lending, selling debt instruments of other entities	24		13.260.971.247	541.892.000.000
5. Investments into other entities	25		-	(127.127.500.500)
6. Withdrawals of investments in other entities	26		318.878.560.000	35.000.000.000
7. Interest earned, dividends and profits received	27		20.312.331.332	30.853.133.593
<i>Net cash flows from investing activities</i>	30		<u>352.134.999.327</u>	<u>470.025.900.687</u>

Consolidated Cash Flow Statement (continued)

ITEMS	Co de	Note	The first 9 months of 2026	The first 9 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		4.638.677.468.303	3.894.170.064.085
4. Repayment for loan principal	34		(4.461.448.571.403)	(4.134.165.199.490)
5. Payments for financial leased assets	35		-	-
6. Dividends and profit paid to the owners	36		(202.400.000)	(101.200.000)
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>177.026.496.900</i>	<i>(240.096.335.405)</i>
Net cash flows during the period	50		(1.519.883.389)	16.175.787.461
Beginning cash and cash equivalents	60	5.1	35.994.913.916	22.015.726.372
Effects of fluctuations in foreign exchange rates	61		-	2.935.409
Ending cash and cash equivalents	70	5.1	34.475.030.527	38.194.449.242

Preparer

Nguyen Thi Thanh Huyen

Chief Accountant

Nguyen Thi Thanh Huyen

Approval, October 28, 2026

Legal representative



Vu Thang

SELECTED CONSOLIDATED FINANCIAL STATEMENT NOTES
Quarter III, 2026

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

1. GENERAL INFORMATION

1.1 Structure of ownership

Ha Noi Investment General Corporation is established and operating in Vietnam under the Certificate of Business Registration No. 0102287094 for the first time on 30 March 2007, and the 37th amendment dated 03 February 2026 issued by the Hanoi Department of Finance.

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

1.2 Business area

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

1.3 Business activities

The Company's main business activities include:

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

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

1.6 Disclosure of information comparability in the quarterly consolidated financial statements

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

1.7 The Company's structure

The Company has the following subsidiaries that were consolidated:

No	Name of Company	Place of incorporation and operation	Proportion of ownership and voting power held (%)	Principal activities
1	Vietnam Product Import & Export Company Limited	Hanoi	100.00	Other specialized wholesale
2	No.6 Inland Waterway Management Joint Stock Company	Hanoi	69.19	Support for waterway transport services
3.	GT Vietnam New Energy Joint Stock Company	Hung Yen	55.00	Energy solutions

The Company had the following associates accounted for using the equity method:

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

The Company has the following 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.

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. 43/2026/TT-BTC dated 20 April 2026 amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 of the Minister of Finance providing guidance on the preparation and presentation of consolidated financial statements.

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 consolidated 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 Quarterly Consolidated Financial Statements

The accompanying quarterly consolidated 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 quarterly consolidated financial statements.

The accompanying quarterly consolidated financial statements are not intended to present the Company's quarterly consolidated financial position, quarterly consolidated results of operations and quarterly consolidated 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 quarterly financial statements are consistent with those used in preparing the financial statements for the financial year ended 31 December 2025 and the quarterly 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. 43/2026/TT-BTC.

On 20 April năm 2026 the Ministry of Finance issued Circular No. 43/2026/TT-BTC amending and supplementing certain articles of Circular No. 202/2014/TT-BTC dated 22 December 2014 and certain other related regulations. The Company applied the changes in accounting policies in accordance with Circular 43, which affected the Company on a simplified retrospective and non-retrospective basis in accordance with the transitional provisions of Circular 43.

4.2. Estimates

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

4.3. Basis of consolidation

The consolidated quarterly financial statements incorporate the quarterly separate financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 30 June each period. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

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

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

Intragroup transactions and balances are eliminated in full on consolidation.

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

4.4. Business combinations

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

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

4.5. Goodwill

Goodwill in the quarterly consolidated financial statements represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition. Goodwill is amortised on the straight-line basis over its estimated period of benefit of 10 years.

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

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

4.6. 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.

4.7. 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 investments

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 associates

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

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

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

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.

4.8. Receivables

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

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

4.9. Inventories

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

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

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

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

4.10. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

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

	Useful life (years)
Buildings and structures	10
Machinery, equipment	03 -10
	13

Motor vehicles	06 -10
Others	04 - 25

4.11. Intangible assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of intangible fixed assets comprises all the expenses incurred to obtain this asset put into use. Costs incurred after the initial recognition are recognized to increase the cost of intangible fixed assets if these costs certainly increase economic benefits in the future due to using this asset.

When intangible fixed assets are sold or retired, their cost and accumulated amortisation are removed from the statement of financial position and any profit or loss resulting from its disposal is included in the income or expense in the year.

4.12. 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.

4.13. 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.

4.14. 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.

4.15. 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.

4.16. 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.

4.17. Owner’s equity

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

4.18. 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.

4.19. 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.

4.20. Cost of goods sold and service rendered

Cost of goods sold includes the cost of products, goods and service rendered during the year and is recorded in accordance with revenue during the year. The cost of direct raw materials consumed in excess of normal levels, labor costs, and fixed general production costs that are not allocated to the value of warehoused products must be immediately calculated into the cost of goods sold (after minus compensation, if any) even when the products and goods have not been determined to be consumed.

4.21. 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.

4.22. 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.

4.25. 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 CONSOLIDATED STATEMENT OF FINANCIAL POSITION

5.1. Cash and cash equivalents

	<u>Ending balance</u>	<u>Opening balance</u>
Cash	565,663,065	2,231,832,403
Demand deposits	15,392,821,514	7,696,069,898
Cash equivalents	18,516,545,948	26,067,011,615
Total	<u>34,475,030,527</u>	<u>35,994,913,916</u>

5.2. Short-term trade receivables

	Ending balance	Opening balance
Thang Long Thermal Power Joint Stock Company	2,629,663,251,074	2,339,159,878,616
Other Customers	448,735,761,890	64,371,741,734
Total	3,078,399,012,964	2,403,531,620,350

5.3. Short-term advances to suppliers

	Ending balance	Opening balance
Other Suppliers	6,274,405,847	5,279,008,576
Total	6,274,405,847	5,279,008,576

5.4. Other receivables

5.4.1. Other short-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Advance	4,660,446,528		1,415,385,849	
Deposit, Margin	4,632,150,106		2,667,891,400	
Receivable interest on deposits, loans, deferred payment interest, purchase advance interest	115,546,572,003		102,374,844,084	
- Thang Long Thermal Power Joint Stock Company	115,546,572,003		102,336,999,360	
- Interest on bank receipts			37,844,724	
Mr. Vu Van Hai	354,000,000,000		354,000,000,000	
Other short-term receivables	130,289,000		2,059,326,252	
Total	478,969,457,637		462,517,447,585	

5.4.2. Other long-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Deposit, Margin				
- GELEXIMCO Group - Office lease deposit	150,000,000		150,000,000	
- Da Nang - Hanoi Import-Export Joint Stock Company: Deposit for office rental	360,000,000		360,000,000	
- Labor export margin	1,000,000,000		1,000,000,000	
- Tan Hoang Cau Joint Stock Company - Deposit for office lease contract	127,875,000		127,875,000	
Other receivables				
- Geleximco Group - Joint Stock Company - Hotel Projects (1)	446,800,000,000		446,800,000,000	
- An An Hoa Industrial and Urban Park Joint Stock Company (2)	193,200,000,000		193,200,000,000	
Other Subjects	2,319,934,000	(1,041,834,000)	2,319,934,000	(1,041,834,000)
Total	643,957,809,000	(1,041,834,000)	643,957,809,000	(1,041,834,000)

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

5.5. Inventories

	Ending balance		Opening balance	
	Original price	Redundancy	Original price	Redundancy
Raw materials and materials	1,210,391,080		540,668,544	
Tools and tools	237,523,388		222,800,344	
Unfinished production and business expenses	323,317,590,786		319,470,349,197	
- Hoang Lien Project, Kim Tan Ward, Lao Cai City (i)	136,165,239,148		133,705,735,312	
- SaPa Park Project	943,605,680		943,605,680	
- D1 Vo Nguyen Giap Project, Binh Minh Ward, Lao Cai City (ii)	186,090,793,937		184,794,225,670	
- Other projects	117,952,021		26,782,535	
Finished Products	775,105,106		177,909,969	
Commodities	24,591,825,163		6,055,457,497	
Total	350,132,435,523		326,467,185,551	

- (i) Project of service and commercial complex combined with high-rise housing on Hoang Lien street, Kim Tan Ward, Lao Cai City is approved under Investment policy acceptance No. 2260/QD-UBND dated 14 September 2023, by the People's Committee of Lao Cai Province, with the following details:
- Investor selection: Auction of assets on land associated with land use rights.
 - 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;
 - 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.

5.6. Prepaid expenses

5.6.1 Short-term prepaid expenses

	Ending balance	Opening balance
Tools and tools for export	231,692,276	36,380,973
Other short-term prepaid expenses	632,472,728	1,287,592,575
Total	864,165,004	1,323,973,548

5.6.2 Long-term prepaid expenses

	Ending balance	Opening balance
Tools and tools for export	259,078,170	351,048,456
Other long-term upfront costs	12,813,681,363	3,868,857,697
Total	13,072,759,533	4,219,906,153

5.7. Investments held to maturity

	Ending balance		Opening balance	
	Values	Redundancy	Values	Redundancy
<i>Short Term</i>				
Term Deposits	6,422,202,795	-	399,435,000	-
Loans	197,928,300,000	-	222,091,000,000	-
- Hotel Joint Stock Company Ha Long Dream	74,968,000,000	-	74,968,000,000	-
- Investment Joint Stock Company Prosperity Synthesis	121,340,300,000	-	144,123,000,000	-
- Other loan receivables	1,620,000,000	-	3,000,000,000	-
Interest on deposits and loans	65,837,728,465		48,810,343,327	
- Ha Long Dream Hotel Joint Stock Company	38,738,013,298	-	31,197,316,942	
- Investment Joint Stock Company Prosperity Synthesis	26,626,372,702	-	17,313,026,385	
- Other loan receivables	473,342,465	-	300,000,000	
Total	270,188,231,260	-	271,300,778,327	-

5.8. Trading securities

	Ending balance	Opening balance
<i>Stocks</i>	<i>319.209.209.209</i>	
Dien May Joint Stock Company	319.209.209.209	
Total	319.209.209.209	-

SELECTED CONSOLIDATED FINANCIAL STATEMENT NOTES (CONTINUED)

5.9. Long-term investment:

5.9.1. Investment in joint-ventures, associates

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

5.9.2. Equity investments in other entities

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

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

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SELECTED CONSOLIDATED FINANCIAL STATEMENT NOTES (CONTINUED)

5.10. Increase/decrease of tangible fixed assets

	Houses and objects architecture	Machinery and Equipment	Means of transport and transmission	Perennials	Total
Original cost					
Opening balance	1,353,371,229	220,802,381	26,713,104,803	8,900,000,000	37,187,278,413
In-Term Purchases		75,921,600	3,794,586,729		3,870,508,329
Increase due to the transfer from goods to		2,881,117,042	78,703,704		2,959,820,746
Liquidation and sale	(219,896,367)		(1,779,235,305)		(1,999,131,672)
Ending balance	1,133,474,862	3,177,841,023	28,807,159,931	8,900,000,000	42,018,475,816
Wear value					
Opening balance	1,163,283,034	220,802,381	19,275,670,045	1,606,944,443	22,266,699,903
Depreciation in the period	25,654,573	3,232,569	1,031,916,402	1,112,499,999	2,173,303,543
Liquidation and sale	(55,462,745)		(354,237,896)		(409,700,641)
Ending balance	1,133,474,862	224,034,950	19,953,348,551	2,719,444,442	24,030,302,805
Residual value					
Opening balance	190,088,195	-	7,437,434,758	7,293,055,557	14,920,578,510
Ending balance		2,953,806,073	8,853,811,380	6,180,555,558	17,988,173,011

5.11. Short-term trade payables

	Ending balance	Opening balance
TBIC Joint Stock Company	751,847,005,537	-
Vietnam Coal and Mineral Industry Group	108,980,765,634	267,339,475,393
Hoang Long HL610 Joint Stock Company	270,558,659,849	275,338,396,280
Vina Global Minerals Co., Ltd.	-	72,272,702,720
Other Suppliers	50,160,714,974	44,989,157,076
Total	1,181,547,145,994	659,939,731,469

5.12. Short-term advances from customers

	Ending balance	Opening balance
Northern Maritime and Waterway Sub-Department	3,132,000,000	
Lam Son Minerals Joint Stock Company	-	20,303,263,840
Other Customers	7,002,468,761	10,988,700,000
Total	10,134,468,761	31,291,963,840

5.13. Short-term accrued expenses

	Ending balance	Opening balance
Interest expenses payable	38,519,427,089	15,398,475,587
Other short-term costs	1,818,181,818	130,001,730
Total	40,337,608,907	15,528,477,317

5.14. Short-term other payables

	Ending balance	Opening balance
Trade union funding	100,563,454	
Social Insurance	257,194,020	
Health Insurance	45,657,180	
Unemployment Insurance	20,644,080	
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
- GEL-O&J Automobile Corporation	90,000,000	
Late payment interest must be paid	30,533,279,358	
- Hoang Long HL610 Joint Stock Company	29,190,098,273	
- Lam Son Minerals Joint Stock Company	1,343,181,085	
Other short-term payables	14,969,405,499	25,332,726,039
Total	91,016,743,591	70,332,726,039

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

5.15. Taxes and amounts payables to the State budget

	Opening balance	Amount payable in the period	Amount actually paid in the period	Ending balance
VAT on goods sold domestically	1,033,493,296	1,870,108,909	(1,836,076,702)	1,067,525,503
VAT on imported goods		83,696,387	(83,696,387)	
Corporate Income Tax	2,787,371,513	1,807,286,197	(3,376,449,620)	1,218,208,090
Personal Income Tax	144,964,882	921,077,336	(900,788,961)	165,253,257
Other taxes		124,588,908	(124,588,908)	
Fees, charges and other payables		746,268,228	(746,268,228)	
Total	3,965,829,691	5,553,025,965	(7,067,868,806)	2,450,986,850

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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SELECTED CONSOLIDATED FINANCIAL STATEMENT NOTES (CONTINUED)

5.16. Borrowings and finance lease liabilities

	Opening balance		During the		Ending balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
An Binh Commercial Joint Stock Bank - Hanoi Branch	853,048,554,265	853,048,554,265	2,226,646,863,198	1,485,390,915,688	1,594,304,501,775	1,594,304,501,775
Vietnam Prosperity Joint Stock Commercial Bank	770,419,335,255	770,419,335,255	1,910,500,000,000	1,653,838,335,255	1,027,081,000,000	1,027,081,000,000
VietinBank - Ba Dinh Branch - Hoang Dieu Transaction Office	12,528,715,355	12,528,715,355	12,030,605,105	24,559,320,460	-	-
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	-	248,160,000,000	251,840,000,000	251,840,000,000
Sapa Van Tao Joint Stock Company	-	-	300,000,000,000	300,000,000,000	-	-
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	4,638,677,468,303	4,461,448,571,403	2,875,943,191,455	2,875,943,191,455

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SELECTED CONSOLIDATED FINANCIAL STATEMENT NOTES (CONTINUED)

5.17. Owner's equity

5.17.1 Reconciliation table of equity

	Owner's contributed capital	Capital surplus	Investment and development fund	Retained earnings	Non-controlling interest	Total
Number at the beginning of last year	1,296,071,470,000	16,350,914,364	6,139,824,104	267,067,766,503	9,300,534,309	1,594,930,509,280
Increase due to investment in subsidiaries					11,445,750,000	11,445,750,000
Dividend Distribution					(101,200,000)	(101,200,000)
Setting up funds				(935,526,005)	(26,494,080)	(962,020,085)
Profit for the year				3,394,052,041	(1,695,108,540)	1,698,943,501
Balance at the end of the previous year	1,296,071,470,000	16,350,914,364	6,139,824,104	269,526,292,539	18,923,481,689	1,607,011,982,696
Balance at the beginning of this year	1,296,071,470,000	16,350,914,364	6,139,824,104	269,526,292,539	18,923,481,689	1,607,011,982,696
Dividend Distribution				-	(202,400,000)	(202,400,000)
Setting up funds (*)				(545,695,387)	(91,845,871)	(637,541,258)
Profit in the period				3,151,213,773	(2,089,168,234)	1,062,045,539
Balance at the end of this period	1,296,071,470,000	16,350,914,364	6,139,824,104	272,131,810,925	16,540,067,584	1,607,234,086,977

(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.

5.17.2 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.		

5.18. Off balance sheet items

Bad debts written off

The Company has reclassified certain fully provisioned doubtful receivables as off-balance sheet items in the quarterly consolidated 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:

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

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

6.1. Revenue from goods sold and services rendered

	Quarter III, 2026	Quarter III, 2025
Revenue from sales of goods	1,209,465,265,292	407,633,785,560
Revenue from service provision	19,156,847,968	13,471,179,697
Total	1,228,622,113,260	421,104,965,257

6.2. Cost of goods sold and services rendered

	Quarter III, 2026	Quarter III, 2025
Cost of goods and services provided	1,213,783,255,937	413,462,889,514
Total	1,213,783,255,937	413,462,889,514

6.3. Financial income

	Quarter III, 2026	Quarter III, 2025
Interest on deposits, loans, deposits, purchase advances	10,603,403,358	11,251,466,923
Realized exchange rate difference interest		20,922,213
Unrealized exchange rate difference interest	22,744,420	188,875,973
Deferred sales interest, payment discounts	70,240,831,890	54,350,789,750
Total	80,866,979,668	65,812,054,859

6.4. Financial expenses

	Quarter III, 2026	Quarter III, 2025
Interest expense	70,488,098,876	55,732,886,842
Payment discounts, deferred purchase interest	10,531,938,415	
Loss of exchange rate	909,036	191,000
Other Financing Costs	1,167,314,711	11,075,667,234
Total	82,188,261,038	66,808,745,076

6.5. Selling expenses

	Quarter III, 2026	Quarter III, 2025
Employee costs	3,392,211,623	2,212,888,349
Cost of outsourced services	989,737,209	1,221,122,461
Other Selling Expenses	837,813,166	951,916,767
Total	5,219,761,998	4,385,927,577

6.6. General and administration expenses

	Quarter III, 2026	Quarter III, 2025
Management staff costs	4,493,474,172	3,466,488,649
Cost of outsourced services	1,356,314,125	2,451,459,986
Other business management expenses	1,573,660,179	1,130,335,422
Total	7,423,448,476	7,048,284,057

6.7. Basic earnings per share and Diluted earnings per share

	Quarter III, 2026	Quarter III, 2025
Accounting profit after corporate income tax	1,063,370,567	(2,978,056,564)
Adjustments to increase or decrease accounting profits to determine profits distributed to shareholders owning ordinary shares		
- Deduction of reward and welfare funds		
Profits distributed to shareholders who own common shares	1,063,370,567	(2,978,056,564)
Weighted average number of common shares outstanding in the year/period	129,607,147	129,607,147
Basic Profit/ Declining Earnings Per Share	8,20	(22,98)

7. SUPPLEMENTARY INFORMATION ON ITEMS PRESENTED IN THE QUARTERLY CONSOLIDATED CASH FLOW STATEMENTS

7.1 Actual amounts of borrowings received during the period

	The first 9 months of 2026	The first 9 months of 2025
Proceeds from borrowing under ordinary contracts	4,638,677,468,303	3,894,170,064,085
Total	4,638,677,468,303	3,894,170,064,085

7.2 Actual amounts of principal paid during the period

	The first 9 months of 2026	The first 9 months of 2025
Principal repayment of loans under ordinary contracts	4,461,448,571,403	4,134,165,199,490
Total	4,461,448,571,403	4,134,165,199,490

8 OTHER INFORMATION

8.1 Transactions and balances with other related parties

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

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:

	The first 9 months of 2026	The first 9 months of 2025
Executive Salary	1,532,172,800	1,759,910,000
Remuneration of the Board of Directors, Supervisory Board	441,000,000	409,000,000
Total	1,973,172,800	2,168,910,000

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

8.2.2 Transactions and balances with other related parties

Other related parties of the Company include entities, individuals and organizations 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 stakeholders	Relationship
Mai Trang Linh Joint Stock Company	Affiliates
Geleximco Hoa Binh Co., Ltd.	Affiliates

Transactions with other related parties

During the accounting period, the company had no transactions with other related companies.

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

The company had no outstanding receivables from or payables to other related parties.

8.2 Information of Department

	Coal trading (commercial)	Service rendered	Other activities	Total
The first 9 months of 2026				
Net revenue from sales and external service provision	4,100,220,389,484	66,342,358,268	81,947,022,215	4,248,509,769,967
Net revenue from sales and service delivery between departments				
Total net revenue from sales and service provision	4,100,220,389,484	66,342,358,268	81,947,022,215	4,248,509,769,967
Cost of goods sold and service provision	(4,099,490,713,546)	(11,234,811,686)	(80,436,690,542)	(4,191,162,215,774)
Business results by division	729,675,938	55,107,546,582	1,510,331,673	57,347,554,193
Non-departmental expenses				(36,201,455,260)
Profit from business activities				21,146,098,933
Revenue from financial activities				227,363,967,102
Financial Costs				(255,686,213,868)
Other income				11,215,059,578
Other expenses				(1,169,580,009)
Current corporate income tax expenses				(1,807,286,197)
Deferred corporate income tax expenses				
Profit after corporate income tax				1,062,045,539

8.3 Events arising after the end of the reporting period

No material event arising after the end of the accounting period requires an adjustment of the figures or disclosure in these Financial Statements

Approval, October 28, 2026

Preparer

Chief Accountant

Legal representative



Nguyen Thi Thanh Huyen

Nguyen Thi Thanh Huyen

Vu Thang