HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower, 89 Phung Hung Street, Ha Dong Ward, Hanoi

Financial report
Second quarter of fiscal year 2026

DN - FINANCIAL STATEMENT REPORT

Target	Indicator code	Explanation	Final number	First issue of the year
ASSET			0	0
A - SHORT-TERM ASSETS	100		6,139,150,427	7,093,989,850
I. Cash and cash equivalents	110		389,565,115	463,457,816
1. Money	111		389,565,115	463,457,816
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for impairment of trading securities (*)	122		-	-
3. Short-term investments held until maturity.	123		-	-
4. Provision for short-term investments held until maturity (	124		-	-
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments (*)	126		-	-
III. Short-term receivables	130		4,992,512,716	6,193,756,997
1. Short-term receivables from customers	131		7,085,200,373	6,861,634,623
2. Prepayment to short-term suppliers	132		17,630,381,679	17,750,911,947
3. Short-term intercompany receivables	133		-	-
4. Payments due according to the construction contract sche	134		-	-
5. Other short-term receivables	135		4,228,561,838	5,532,841,600
6. Provision for doubtful short-term receivables (*)	136		(23,951,631,174)	(23,951,631,174)
7. Assets awaiting processing	137			
IV. Inventory	140		-	-
1. Inventory	141		4,954,487,069	4,954,487,069
2. Provision for inventory devaluation (*)	142		(4,954,487,069)	(4,954,487,069)
V. Short-term biological assets	150			
1. Livestock raised for short-term, one-time production.	151		-	-
2. Crops grown seasonally or for short-term, single-harvest (	152			
3. Provision for short-term losses of biological assets (*)	153		-	-
VI. Other short-term assets	160		757,072,596	436,775,037
1. Short-term deferred costs	161		-	-
2. Deductible VAT	162		757,072,596	436,775,037
3. Taxes and other amounts due to the State	163		-	-
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165		-	-
B. LONG-TERM ASSETS	200		171,491,477,138	172,504,428,038
I. Long-term receivables	210		39,847,490,000	39,847,490,000
1. Long-term receivables from customers	211		-	-
2. Long-term upfront payment to the seller.	212		-	-
3. Business capital in subsidiary units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215		39,847,490,000	39,847,490,000
6. Provision for long-term doubtful receivables (*)	216			
II. Fixed Assets	220		511,262,476	716,498,112
1. Tangible fixed assets	221		497,788,878	694,651,514

- Original price	222		6,054,553,818	6,054,553,818
- Accumulated depreciation value (*)	223		(5,556,764,940)	(5,359,902,304)
2. Fixed assets under finance lease	224		-	-
- Original price	225		-	-
- Accumulated depreciation value (*)	226		-	-
3. Intangible fixed assets	227		13,473,598	21,846,598
- Original price	228		167,460,000	167,460,000
- Accumulated depreciation value (*)	229		(153,986,402)	(145,613,402)
III. Long-term biological assets	230			
1. Regularly raise livestock for product production.	231			
a) Livestock raised for periodic production that have not yet	232			
b) Livestock raised for regular production until they reach n	233		-	-
- Original price	234		-	-
- Accumulated depreciation value (*)	235		-	-
2. Livestock raised for a single, long-term product.	236		-	-
3. Crops grown seasonally or for long-term, single-product	237		-	-
4. Provision for long-term losses of biological assets (*)	238		-	-
IV. Investment Properties	240		46,434,897,726	47,242,612,989
- Original price	241		59,209,177,206	59,209,177,206
- Accumulated depreciation value (*)	242		(12,774,279,480)	(11,966,564,217)
V. Long-term work-in-progress assets	250		84,697,826,936	84,697,826,937
1. Long-term work-in-progress production and business cos	251		79,453,592,845	79,453,592,845
2. Construction in progress costs	252		5,244,234,091	5,244,234,092
VI. Long-term financial investment	260		-	
1. Investing in subsidiaries	261		-	
2. Investing in joint ventures and affiliated companies.	262		-	-
3. Investing capital in other entities.	263		-	-
4. Provision for long-term investment losses in other entities	264		-	-
5. Long-term investment holding until maturity.	265		-	-
6. Provision for long-term investments held to maturity (*)	266		-	-
VII. Other long-term assets	270			
1. Long-term deferred costs	271		-	
2. Deferred income tax assets	272		-	-
3. Long-term equipment, supplies, and spare parts.	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS	280		177,630,627,565	179,598,417,887
FUNDING			-	-
C. LIABILITIES	300		73,950,315,427	72,985,448,289
I. Short-term debt	310		48,216,036,397	47,251,169,259
1. Short-term payables to suppliers.	311		1,272,665,565	1,266,779,165
2. Short-term advance payment by the buyer	312		2,894,435,033	2,759,608,836
3. Dividends and profits must be paid.	313			
4. Taxes and short-term payments to the State	314		12,653,845,616	12,855,242,058
5. Workers must be paid.	315			-
6. Short-term payables	316		14,782,665,384	13,060,274,912
7. Short-term internal payments required.	317		-	-
8. Payment must be made according to the progress of the sl	318		-	-
9. Short-term deferred revenue	319			
10. Other short-term payables	320		7,898,409,370	8,595,248,859
11. Short-term loans and financial leases	321		8,713,530,429	8,713,530,429
12. Short-term provisions for liabilities	322			
13. Reward and Welfare Fund	323		485,000	485,000
14. Price Stabilization Fund	324		-	-
15. Government bond repurchase transactions	325		-	-

II. Long-term debt	330		25,734,279,030	25,734,279,030
1. Long-term payment to the seller.	331		-	-
2. Buyers pay in advance for a long term.	332		-	-
3. Taxes and other long-term payments to the State.	333		-	-
4. Long-term costs	334		-	-
5. Internal payments for working capital.	335		-	-
6. Long-term internal payment required.	336		-	-
7. Revenue awaiting long-term allocation	337		-	-
8. Other long-term payables	338		-	-
9. Long-term loans and financial leases	339		25,734,279,030	25,734,279,030
10. Convertible bonds	340		-	-
11. Preferred stock	341		-	-
12. Deferred income tax payable	342		-	-
13. Long-term provisions for liabilities	343		-	-
14. Science and Technology Development Fund	344		-	-
D. EQUITY	400		103,680,312,138	106,612,969,598
1. Owner's equity contribution	411		200,000,000,000	200,000,000,000
- Common stock with voting rights	411a		200,000,000,000	200,000,000,000
- Preferred stock	411b		-	-
2. Capital surplus	412		89,952,229	89,952,229
3. Bond conversion option	413		-	-
4. Other owner's equity	414		-	-
5. Shares repurchased from oneself (*)	415		-	-
6. Revaluation difference of assets	416		-	-
7. Exchange rate differences	417		-	-
8. Development Investment Fund	418		21,265,468	21,265,468
9. Other funds belonging to equity capital	419		-	-
10. Undistributed after-tax profit	420		(96,430,905,559)	(93,498,248,099)
- Undistributed net profit accumulated up to the end of the p	420a		(93,498,248,099)	(85,808,422,730)
- Undistributed net profit for this period	420b		(2,932,657,460)	(7,689,825,369)
TOTAL FUNDING	440		177,630,627,565	179,598,417,887

July 15, 2026

Schedule maker	Chief Accountant	Manager
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Nguyen Thi Phuong	**Nguyen Ngoc Hai**	**Dao Van Chien**

M.S.D.N: 0500443384 C.T.C.P CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY Q. HÀ ĐÔNG - TP. HÀ NỘI

HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower, 89 Phung Hung Street, Ha Dong Ward, Hanoi

MID-YEAR BUSINESS PERFORMANCE REPORT

From April 1st, 2026 to June 30th, 2026

Unit of measurement: VND

Target	Indicator code	Explanation	his quarter of this ye	This time last year	Cumulative figures from the beginning of the year to the end of	Cumulative figures from the beginning of the year to the end of
1. Revenue from sales and provision of services (1)	01		1,688,271,363	2,320,250,602	3,042,007,154	3,767,651,849
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and services (10 = 01 - 02)	10		1,688,271,363	2,320,250,602	3,042,007,154	3,767,651,849
4. Cost of goods sold	11		971,597,115	2,218,877,367	1,773,679,349	2,982,509,991
5. Gross profit from sales and services (20=10-11)	20		716,674,248	101,373,235	1,268,327,805	785,141,858
6. Profit/loss from the sale and liquidation of investment properties.	21		-			
7. Financial operating revenue	22		17,059	11,317	32,770	22,462
8. Financial costs	23		861,195,236	794,882,099	1,722,390,472	1,525,763,099
- Borrowing costs	24		861,195,236	794,882,099	1,722,390,472	1,525,763,099
9. Cost of goods sold	25		-	-	-	-
10. Business management costs	26		1,423,108,262	1,107,294,235	2,458,184,474	2,346,561,884
11. Net profit from business operations {30=20+21+22-(23+25+26)}	30		(1,567,612,191)	(1,800,791,782)	(2,912,214,371)	(3,087,160,663)
12. Other income	31		-	-	-	-
13. Other expenses	32		(222,040,408)	334,199,455	20,443,089	590,547,845
14. Other profit (40=31-32)	40		222,040,408	(334,199,455)	(20,443,089)	(590,547,845)
15. Total accounting profit before tax (50 = 30 + 40)	50		(1,345,571,783)	(2,134,991,237)	(2,932,657,460)	(3,677,708,508)
16. Current Corporate Income Tax Expense	51		-	-	-	-
17. Deferred Corporate Income Tax Expense	52		-	-	-	-
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		(1,345,571,783)	(2,134,991,237)	(2,932,657,460)	(3,677,708,508)
19. Basic earnings per share(*)	70				(100)	(100)
20. Declining earnings per share(*)	71		0	0	0	

July 15, 2026

Schedule maker	Chief Accountant	Manager
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Nguyen Thi Phuong	**Nguyen Ngoc Hai**	**Dao Van Chien**

M.S.D.N: 0500443 C.T.C.P
CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY
Q. HÀ ĐÔNG - TP. HÀ NỘI

HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower, 89 Phung Hung Street, Ha Dong Ward, Hanoi

CASH FLOW STATEMENT

(Using the indirect method) From April 1, 2026 to June 30, 2026

Unit of measurement: VND

Target	ndicator coc	Explanation	Cumulative figures from the beginning of the year to the end of this quarter	Cumulative figures from the beginning of the year to the end of this quarter
I. Cash flow from operating activities			0	0
1. Profit before tax	01		(2,735,308,604)	(3,674,746,101)
2. Adjustments for the amounts				
- Depreciation of fixed assets	02		1,012,950,902	1,036,300,812
- Provisions	03		-	-
- Gains and losses from exchange rate differences resulting fr	04		-	-
- Profit and loss from investment and financial activities	05		(32,770)	(2,669)
- Borrowing costs	06		1,722,390,472	1,525,763,099
- Other adjustments	07			
3. Profit from business operations before changes in working	08		(197,348,856)	(1,112,684,859)
- Increase or decrease in accounts receivable	09		880,946,721	1,933,291,526
- Increase or decrease in inventory	10		-	749,016,844
- Increases and decreases in liabilities (excluding interest pay	11		(757,523,334)	(1,452,952,837)
- Increase or decrease in deferred expenses.	12		-	4,840,522
- Increase or decrease in trading securities	13		-	-
- Borrowing costs paid	14		-	-
- Corporate income tax already paid	15			
- Other income from business operations	16			
- Other expenses for business operations	17			
Net cash flow from operating activities	20		(73,925,469)	121,511,196
II. Cash flow from investing activities				
1. Expenditures for the purchase and construction of fixed ass	21		-	-
2. Proceeds from the liquidation and sale of fixed assets and c	22		-	-
3. Cash disbursed for loans and purchases of debt instruments	23			
4. Proceeds from loan repayments and resale of debt instrume	24			
5. Investment funds contributed to other entities.	25			
6. Recovered investment capital contributed to other entities.	26		-	-
7. Interest income from loans, dividends, and distributed profi	27		32,770	2,669
Net cash flow from investing activities	30		32,770	2,669
III. Cash flow from financing activities			-	
1. Proceeds from issuing shares and receiving capital contribu	31		-	
2. Repayment of capital contributions to owners, repurchase c	32		-	
3. Money received from borrowing	33		-	-
4. Loan principal repayment	34		-	-
5. Principal repayment of financial lease	35		-	
6. Dividends and profits paid to owners	36		-	-
Net cash flow from financing activities	40		-	
Net cash flow during the period (50 = 20+30+40)	50		(73,892,699)	121,513,865
Cash and cash equivalents at the beginning of the period	60		463,457,816	128,941,963
The impact of changes in foreign exchange rates	61			
Cash and cash equivalents at the end of the period (70 = 50+6	70		389,565,115	250,455,828

July 15, 2026

Schedule maker	Chief Accountant	Manager
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Nguyen Thi Phuong	Nguyen Ngoc Hai	Dao Van Chien

M.S.D.N: 0500443384 C.T.C.P CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY Q. HÀ ĐÔNG - TP. HÀ NỘI

HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower, 89 Phung Hung Street, Ha Dong Ward, Hanoi City.
0500443384

NOTES TO THE FINANCIAL STATEMENTS

Second quarter of 2026 (April 1, 2026 - June 30, 2026)

(These notes are part of and are read in conjunction with the Financial Reports)

1.CHARACTERISTICS OF BUSINESS OPERATIONS

1.1. Forms of capital ownership

Ha Tay Trading Joint Stock Company ("the Company"), formerly Ha Tay Electrical and Fuel Materials Company, was established in October 1991. In October 2003, Ha Tay Electrical and Fuel Materials Company was equitized and renamed Ha Tay Trading Joint Stock Company. It was established and operates under Business Registration Certificate No. 0303000111 issued on October 23, 2003, and amended to No. 0500443384 issued on December 16, 2009, by the Hanoi Department of Planning and Investment. The Company operates under the 15th amended Business Registration Certificate dated July 17, 2018.

The company's registered capital, as stated in the Business Registration Certificate, is: 6,000,000,000 Vietnamese Dong (Six billion Vietnamese Dong).

The registered capital according to the Business Registration Certificate is: 200,000,000,000 VND (Two hundred billion Vietnamese Dong), equivalent to 20,000,000 shares, with a par value of 10,000 VND/share.

The total number of employees in the company is 38.

The company's head office is located at: 2nd Floor, HTT Tower, 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi City.

1.2. The continuous operation assumption:

The financial statements have been prepared on a going concern basis.

1.3. Business Area

The company's business areas include: trading in construction materials, real estate, commercial trading, and other activities.

1.4. Business lines

The company's main business activities are:

ButReal estate business, land use rights owned, used or leased (Details: Real estate business, housing, house rental, office rental);

ButReal estate consulting, brokerage, and auction services, including land use rights auctions (Details: Real Estate Exchange).

ButManufacture of cement, lime, and gypsum;
ButManufacture of building materials from clay;
ButQuarrying of stone, sand, gravel, and clay.

ButOther remaining business support service activities not classified elsewhere (Details: Import and export of goods traded by the company);

ButComplete the construction project;
ButConstruction of all types of buildings;
ButConstruction of railway and road infrastructure;

ButRestaurants and mobile food service establishments;
But Wholesale of solid, liquid, and gaseous fuels and related products;
ButWholesale of other building materials and installation equipment;
ButWholesale rice trading;
ButWholesale food;
ButWholesale of beverages;
ButRetail sale of food in specialized stores;
But.....

2. ACCOUNTING SYSTEM AND POLICIES APPLIED AT THE COMPANY

2.1. Accounting period and currency used in accounting.

The Company's accounting year follows the calendar year, beginning on January 1st and ending on December 31st each year.
The currency used in accounting records is the Vietnamese Dong (VND).

2.2. Applicable Accounting Standards and Regulations

Accounting system applied

The company applies the Corporate Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance amending and supplementing some articles of Circular No. 200/2014/TT-BTC.

Statement on Compliance with Accounting Standards and Accounting Regulations

The company has applied Vietnamese Accounting Standards and the guiding documents for those Standards issued by the State. The financial statements are prepared and presented in accordance with all regulations of each standard, circulars guiding the implementation of accounting standards, and the current accounting system for enterprises.

2.3. Financial Instruments

Initial observations

Financial assets

The Company's financial assets include cash and cash equivalents, accounts receivable and other receivables, loans, and short-term and long-term investments. At the time of initial recognition, financial assets are determined by the purchase price/issuance cost plus other expenses directly related to the purchase and issuance of those financial assets.

Financial liabilities

The company's financial liabilities include loans, accounts payable to suppliers and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are determined by the issuance price plus any costs directly related to the issuance of those financial liabilities.

Value after initial recording

Currently, there are no specific regulations regarding the revaluation of financial instruments after initial recognitio

2.4. Transactions in foreign currency

Transactions denominated in foreign currency are converted using the exchange rate on the date the transaction occurs. Balances of monetary items denominated in foreign currency at the end of the accounting period are converted using the exchange rate on that date. Exchange rate differences are accounted for in the Income Statement.

2.5. Cash and cash equivalents

Money includes cash in hand, demand deposits, and monetary gold used as a store of value, excluding gold classified as inventory used as raw material for the production of products or goods for sale.

Cash equivalents are short-term investments with a recovery period of no more than 3 months from the date of investment, which are highly liquid, easily convertible into specific amounts of cash, and do not involve significant conversion risks.

2.6. Financial Investments

Investments held to maturity include: Time deposits held in banks until maturity with the purpose of earning periodic interest.

Investments in subsidiaries, joint ventures, and associates are initially recorded in the accounting books at cost. After initial recognition, the value of these investments is determined at cost minus any provision for impairment of the investment.

Equity investments in other entities include investments in equity instruments of other entities in which the investor does not have control, joint control, or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less any provision for impairment of the investment.

Provisions for investment impairment are established when the investee incurs losses, except when such losses were anticipated by the parent company when making the investment decision. These provisions are reversed when the investee subsequently generates profits to offset the previously established provisions. The provisions are only reversed to the extent that they do not exceed their book value, assuming no provisions have been recognized. The establishment of provisions for long-term financial investments is carried out according to the regulations in Circular No. 48/2019/TT-BTC dated August 8, 2019, guiding the establishment and handling of provisions for inventory impairment, investment losses, doubtful receivables, and product, goods, service, and construction warranty at enterprises.

2.7. Accounts Receivable

Accounts receivable are amounts that are recoverable from customers or other parties. Accounts receivable are presented at their book value less any provisions for doubtful accounts.

Provisions for doubtful receivables are set aside for accounts receivable that are overdue for six months or more, or accounts receivable that the debtor is unlikely to pay due to liquidation, bankruptcy, or similar difficulties.

2.8. Inventory

Inventory is initially recognized at its original cost, which includes the purchase cost, processing costs, and other directly related costs incurred to bring the inventory to its current location and condition at the time of initial recognition. After initial recognition, at the time of preparing the financial statements, if the net realizable value of the inventory is lower than its original cost, the inventory is recognized at its net realizable value.

The provision for inventory devaluation is established at the end of the year based on the difference between the original cost of inventory and its net realizable value.

2.9. Fixed Assets

Tangible Fixed Assets: Tangible fixed assets are recognized at their original cost less accumulated depreciation. The original cost of tangible fixed assets includes the purchase price and costs directly related to bringing the asset into operation as expected. Costs of acquiring, upgrading, and replacing tangible fixed assets are capitalized, and maintenance and repair costs are accounted for in the income statement when incurred. When tangible fixed assets are sold or disposed of, the original cost and accumulated depreciation are written off, and any gains or losses arising from the disposal of the asset are accounted for in the income statement.

Intangible Fixed Assets: Intangible fixed assets are recognized at their original cost less accumulated depreciation. The original cost of an intangible fixed asset includes the purchase price and costs directly related to bringing the asset into intended use. Costs of upgrading and modernizing intangible fixed assets are added to the original cost of the asset, and other costs are accounted for in the operating results when incurred. When an intangible fixed asset is sold or liquidated, the original cost and accumulated depreciation are written off, and any gains or losses arising from the liquidation of the asset are accounted for in the operating results. Land Use Rights: Prepaid land rent for land lease contracts effective before 2003 and for which a Certificate of Land Use Rights has been issued is recorded as an intangible fixed asset according to Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013, guiding the management, use, and depreciation of fixed assets. The original cost of land use rights includes all costs directly related to bringing the land into a ready-to-use state. Computer Software: Computer software that is not an integral component of hardware is recorded as an intangible fixed asset and amortized over its estimated useful life.

Investment Properties: Investment properties are valued at their original cost, including all related transaction costs, less accumulated depreciation. Costs related to investment properties incurred after initial recognition are accounted for in the remaining value of the investment property when the Company is able to obtain future economic benefits exceeding the initially assessed level of activity of that investment property. Depreciation of investment properties is calculated using the straight-line depreciation method over the estimated useful life of the property. Investment properties are no longer presented on the balance sheet after they have been sold or after they have ceased to be in use and it is deemed that no future economic benefits will be obtained from their disposal. The difference between the net proceeds from the sale of the asset and the remaining value of the investment property is recognized in the operating results when it arises. The conversion of owner-occupied or inventory real estate to investment real estate is only permitted when there is a change in intended use, such as when the owner ceases using the property and begins leasing it to another party, or when a construction phase is completed. The conversion from investment real estate to owner-occupied or inventory real estate is only permitted when there is a change in intended use, such as when the conversion does not alter the original cost or residual value of the property at the date of conversion.

Construction in Progress Costs: Construction in Progress costs include accumulated costs directly related to the construction of factory and office buildings, and real estate projects in which the Company is the investor and which are not completed at the end of the accounting period. This is in accordance with Circular 45/2013/TT-BTC dated April 25, 2013 and Circular 147/2016/TT-BTC dated October 13, 2016 of the Ministry of Finance amending and supplementing some articles of Circular 45/2013/TT-BTC, guiding the management, use and depreciation of fixed assets. Tangible fixed assets, intangible fixed assets and investment properties are recorded at cost. During their use, tangible fixed assets, intangible fixed assets and investment properties are recorded at their original cost, accumulated depreciation and remaining value. Depreciation is calculated using the straight-line method.

The depreciation period is estimated as follows:

- Houses and buildings	5 - 50 years
- Machinery and equipment	4 - 10 years
- Means of transport	5 - 10 years
- Office equipment	03 - 05 years
- Other intangible assets	3-10 years

2.10. Upfront costs

Expenses incurred related to the business operations of multiple accounting periods are recorded as prepaid expenses to be gradually allocated to the business results in subsequent accounting periods. The calculation and allocation of long-term prepaid expenses to the cost of production and business operations in each accounting period are based on the nature and extent of each type of expense to select an appropriate allocation method and criteria. Prepaid expenses are gradually allocated to the cost of production and business operations using the straight-line method

The calculation and allocation of long-term prepaid expenses to the cost of production and business operations in

2.11. Liabilities

Accounts payable are tracked by payment due date, payer, currency type, and other factors as required by the Company's management needs.

2.12. Loans

Loans are tracked by individual lender, loan agreement, and repayment period. In the case of loans denominated in foreign currency, detailed tracking is performed in the original currency.

2.13. Borrowing Costs

Borrowing costs are recognized as production and business expenses in the year they are incurred, except for borrowing costs directly related to investment in construction or production of work-in-progress assets, which are included in the value of those assets (capitalized) when all the conditions stipulated in Vietnamese Accounting Standard No. 16 "Borrowing Costs" are met.

2.14. Costs payable

Accounts payable for goods and services received from sellers or provided to buyers during the reporting period but not yet paid, and other payables such as: vacation pay, expenses incurred during seasonal or crop-related production stoppages, interest expenses payable on loans, etc., are recorded as production and business expenses of the reporting period.

The recording of accrued expenses as production and business costs for the year is carried out according to the matching principle between revenue and expenses incurred during the year. Accrued expenses will be settled against the actual expenses incurred. The difference between the amount provisioned and the actual expenses will be reversed.

2.15. Revenue

Sales revenue is recognized when the following conditions are met simultaneously:

But	Most of the risks and benefits associated with ownership of a product or commodity have been transferred to the buyer;
But	The company no longer holds the right to manage the goods as the owner or the right to control the
But	Revenue is determined with relative certainty;
But	The company has obtained or will obtain economic benefits from the sales transaction;
But	Identify the costs associated with the sales transaction.
But	Revenue from providing services is recognized when the following conditions are simultaneously
But	Revenue is determined with relative certainty;
But	There is potential to obtain economic benefits from the transaction of providing that service;
But	Determine the portion of work completed as of the date the Balance Sheet is prepared;
But	Identify the costs incurred for the transaction and the costs to complete the transaction for providing that service.

2.16. Tax

Corporate income tax represents the total value of current and deferred tax liabilities.

The current tax payable is calculated based on taxable income for the year. Taxable income differs from pre-tax profit presented in the Income Statement because taxable income excludes taxable or deductible income or expenses from other years (including carry-forward losses, if any) and also excludes non-taxable or non-deductible items.

The determination of the company's income tax is based on current tax regulations. However, these regulations change periodically, and the final determination of corporate income tax depends on the results of an audit by the competent tax authority. Other taxes are applied according to current tax laws in Vietnam.

2.17. Earnings per share

Earnings per share are calculated by dividing the after-tax profit or loss attributable to shareholders holding common stock of the Company (after adjusting for the allocation of the Employee Rewards and Welfare Fund and the Executive Bonus Fund) by the weighted average number of common shares outstanding during the year.

2.18. Stakeholders

Parties are considered related if they have the ability to control or exert significant influence over the other party ir

But	Businesses that directly or indirectly, through one or more intermediaries, have control over the Company, are under the Company's control, or share control with the Company, including parent companies, subsidiaries, and affiliated companies;

But	Individuals who directly or indirectly hold voting rights in the Company and have significant influence over the Company, key management personnel of the Company, and close family members of these individuals;
But	Businesses in which the aforementioned individuals directly or indirectly hold a significant stake or exert considerable influence.

In considering each related-party relationship for the purpose of preparing and presenting the financial statements, the Company pays attention to the nature of the relationship rather than its legal form.

V. Additional information for **items presented in the Balance Sheet**

3. CASH AND CASH EQUIVALENTS	Final number	First issue of the year
	VND	VND
Cash in hand	284,108,575	260,853,196
Demand deposit	105,456,540	202,604,620
Add	389,565,115	463,457,816

4. ACCOUNTS RECEIVABLE FROM CUSTOMERS	Final number	First issue of the year
	VND	VND
a. Short-term		
customers buying houses at HTT Tran Phu (Apartments 2003	1,372,000,100	1,372,000,100
and 2006) Dao Van Chien	4,053,300,000	4,053,300,000
Other customers	1,659,900,273	1,436,334,523
Add	7,085,200,373	6,861,634,623

5. PAY IN ADVANCE TO THE SELLER	Final number	First issue of the year
	VND	VND
Short term	17,630,381,679	17,750,911,947
Southern Hanoi Construction Joint Stock Company	1,215,803,761	1,215,803,761
Dung Hang Construction and Trading Services Joint Stock Company	5,697,685,000	5,697,685,000
Japan Investment, Trade and Tourism Joint Stock Company Bright	6,672,904,366	6,672,904,366
Other customers	4,043,988,552	4,164,518,820
Add	17,630,381,679	17,750,911,947

6. OTHER RECEIVABLES

	Final number		First issue of the year	
	Value	Preventive	Value	Preventive
	VND	VND	VND	VND
a. Short term	4,228,561,838	(582,619,330)	5,532,841,600	(582,619,330)
Advances	1,414,231,415	(456,240,774)	1,814,231,415	(456,240,774)
Other receivables Short-term (*)	2,814,330,423	(126,378,556)	3,718,610,185	(126,378,556)
b. Long-term	40,022,014,000	(174,524,000)	39,847,490,000	(174,524,000)
Other long-term receivables (*)	39,847,490,000	(174,524,000)	39,847,490,000	(174,524,000)
	44,250,575,838	(757,143,330)	45,380,331,600	(757,143,330)

(*) Details of other receivables balances

	Final number	First issue of the year
	VND	VND
a. Short term	2,814,330,423	3,718,610,185
Mr. Dao Van Chien (1)	2,687,951,867	3,592,231,629
Nguyen Van Anh	126,378,556	126,378,556
b. Long-term	40,022,014,000	40,022,014,000
Phong Minh Construction Co., Ltd. (Renamed from Chien Thang Forest Development Co., Ltd.) (2)	39,847,490,000	39,847,490,000
Nguyen Quoc Hao	174,524,000	174,524,000
	42,836,344,423	47,459,234,370

Balances with related parties		Final number	First issue of the year
		VND	VND
Mr. Dao Van Chien	Chairman of the Board of Directors/General Director and legal representative	2,687,951,867	3,592,231,629

(1): Mr. Dao Van Chien acknowledges the debt regarding the proceeds from the sale of shares of Phuc Hung Construction Investment Joint Stock Company. As of April 27, 2022, according to the judgment of the People's Court of Hung Yen province: Phuc Hung Construction Investment Joint Stock Company must pay Mr. Dao Van Chien the principal and late payment interest of the share transfer contract that Phuc Hung Joint Stock Company owes to Ha Tay Commercial Joint Stock Company (Mr. Dao Van Chien received authorization to transact on behalf of Ha Tay Commercial Joint Stock Company).

(2): Chien Thang Forest Development Company Limited was renamed Phong Minh Construction Company Limited on June 23, 2020.

According to the business cooperation agreement between Ha Tay Trading Joint Stock Company and Chien Thang Forest Development Company Limited (now renamed Phong Minh Construction Company Limited): Ha Tay Trading Joint Stock Company agrees to contribute 65 billion VND to Chien Thang Forest Development Company Limited to jointly carry out forestry planting.

Phong Minh Construction Co., Ltd. **is headquartered in Nam Danh village,** Nam So commune, Tan Uyen district, Lai Chau **province.**

7. BAD DEBTS

	Final number VND		First issue of the year VND	
	Original price	Recoverable value	Original price	Recoverable value
	VND	VND	VND	VND
Van Phi Building Materials Store	**740,230,000**	-	740,230,000	-
Investment, Construction and Tourism Joint Stock Company Vietnam	**843,324,430**	-	843,324,430	-
Investment, Trade and Tourism Joint Stock Company Nhat Minh	**6,672,904,366**	-	6,672,904,366	
Southern Hanoi Construction Joint Stock Company	**1,215,803,761**	-	1,215,803,761	-
Customers who bought apartments (units 2003 and 2006) in building number 7 Tran Phu	**1,372,000,100**	-	1,372,000,100	-

8. INVENTORY

	Final number		First issue of the year	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
Goods	**4,954,487,069**	**(4,954,487,069)**	4,954,487,069	(4,954,487,069)
	4,954,487,069	**(4,954,487,069)**	4,954,487,069	(4,954,487,069)

- The value of obsolete, substandard, **or damaged inventory that is unsaleable** at the end of the year: 4,272,610,760 VND.

- Value of inventory used as **collateral or security for liabilities at the end of** the year: 0 VND.

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9. TANGIBLE FIXED ASSETS Machinery and Equipment Item

Unit of measurement: VND

Beginning Balance	Original Cost of Fixed Assets	Management device	Other fixed assets	Add
Ending Balance				
	5,965,617,818	50,000,000	38,936,000	6,054,553,818
	5,965,617,818	50,000,000	38,936,000	6,054,553,818
Depreciation of fixed assets				
Beginning balance	4,905,575,788	50,000,000	-	4,955,575,788
Increase during the year	196,862,636	-	-	196,862,636
- Depreciation calculation for the year	196,862,636	-		196,862,636
- Reclassify		-		
Decrease during the year	-	-	-	-
- Reclassify		-	-	-
Year-end balance	5,102,438,424	50,000,000	-	5,152,438,424
Remaining value				
First issue of the year	1,060,042,030	-		1,098,978,030
Year-end issue	863,179,394	-		902,115,394

- Year-end remaining value of tangible fixed assets pledged as collateral for loans: 0 VND

10. INTANGIBLE FIXED ASSETS

Unit of measurement: VND

Item		Management software	Add
ORIGINAL PRICE			
First issue of the year		167,460,000	167,460,000
Increase during the year		-	-
Decrease during the year		-	-
Year-end issue	-	167,460,000	167,460,000
CUMULATIVE DEPRECIATION VALUE			
First issue of the year		128,867,402	128,867,402
Increase during the year		8,373,000	8,373,000
- Depreciation during the year		8,373,000	8,373,000
Decrease during the year		-	-
Year-end issue	-	137,240,402	137,240,402
REMAINING VALUE			
On New Year's Day		38,592,598	38,592,598
On the last day of the year		30,219,598	30,219,598

- The remaining value of intangible fixed assets as of September 30, 2025 is: 0 VND.

- The original cost of intangible fixed assets that have been fully depreciated but are still in use as of September 30, 2025 is: 0 VND.

11. INVESTMENT REAL ESTATE

(Details in Appendix 01)

12. LONG-TERM UNFINISHED ASSETS

	Final number	First issue of the year
	VND	VND
a. Long-term work-in-progress production and business costs	79,453,592,845	79,453,592,845
- Trung Van New Urban Area Expansion Project (*)	79,453,592,845	79,453,592,845
b. Construction in progress	5,244,234,091	5,244,234,091
Costs of repairing fixed assets (**)	5,244,234,091	5,244,234,091
	84,697,826,936	84,697,826,936

(*) The Trung Van New Urban Area Expansion Project is located in Trung Van Ward, Nam Tu Liem District, Hanoi City.
by a consortium of: Investment and Construction Joint Stock Company, Ha Tay Trading Joint Stock Company and Investment and Construction Joint Stock Company Phuc Hung Construction and Co-operation are implementing this in accordance with Business Cooperation Agreement No. 69/2015/HỢHTỴT dated... July 20, 2015.

The total investment for the project is VND 2,174,505,000,000, of which Ha Tay Trading Joint Stock Company contributed VND 126 billion. copper.

The cost of work in progress for a completed project includes compensation and land clearance costs.
As of December 31, 2021, the project had temporarily suspended operations. However, the unit has not yet had a meeting minutes with the owner. The investment determines the level of compensation the company is entitled to, and the unit has not yet determined the project. loss prevention for the project.

(**) These are the costs for repairing and renovating the first and third floors of the commercial space in Tower A and B, No. 7 Tran Phu Street, Hanoi.

13. UPWARD COSTS	Final number	First issue of the year
	VND	VND
Long term	-	-
- Tools and equipment awaiting allocation	-	-
Add	-	-

14. PAYABLE TO THE SELLER

	Final number		First issue of the year	
	Debt value	Number of people who can pay	Value	The likely number repay debt
a. Short term	VND	VND	VND	VND
Hoang Gia Ngoc Security Services Co., Ltd.	352,400,000	(*)	352,400,000	(*)
Hyundai Thanh Elevator Co., Ltd. Vietnamese	835,497,000	(*)	835,497,000	(*)
You must pay another seller.	84,768,565	(*)	78,882,165	(*)
Add	1,272,665,565	(*)	1,266,779,165	(*)

(*): The entity is unable to provide an estimate of the outstanding balance due to ongoing business and financial management restructuring.

15. BUYER PAYS IN ADVANCE

	Final number	First issue of the year
	VND	VND
Management Board No. 7 Tran Phu	1,562,670,494	1,534,589,611
Nguyen Van Nha	186,000,000	186,000,000
Sunrise Investment and Development Joint Stock Company	500,000,000	500,000,000
Other prepaid buyers	645,764,539	539,019,225
Add	2,894,435,033	2,759,608,836

16. TAXES AND OTHER PAYMENTS TO THE STATE (Details in Appendix 02)

17. COSTS TO BE PAID

	Final number	First issue of the year
	VND	VND
Provision for interest expense		
Add	14,782,665,384	13,060,274,912

18. OTHER PAYABLES

	Final number	First issue of the year
	VND	VND
a. Short-term	7,898,409,370	8,595,248,859
b. Long-term	-	-
Other long-term payables	-	-
Total	7,898,409,370	8,595,248,859

19. LOANS AND FINANCIAL LEASING DEBTS

Horizontal page

Details of some loan options:

(1) Orient Commercial Joint Stock Bank - Hanoi Branch Credit Agreement No. 0001/2018/HÿTDHM dated January 8, 2018 - Credit limit 15,000,000,000 VND

- Loan term: 12 months
- Lending interest rate: Base interest rate + Interest rate margin,
- Purpose of loan: To supplement capital for the implementation of the mixed-use building project (Commercial and Residential Center) at 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi City. This loan is secured by the following collateral: Real estate at plot 682, map sheet 07, located in An Tho Hamlet, An Khanh Commune, Hoai Duc District, Hanoi, and its attached assets; real estate at plot 86-3, map sheet 4, located in Group 4, Long Bien Ward, Long Bien District, Hanoi City, and its attached assets; 4 floors of commercial center and transaction offices at 7 Tran Phu Street, Ha Dong, Hanoi; and 5 commercial floors belonging to the project at 89 Phung Hung Street, Ha Dong, Hanoi.

The outstanding loan balance as of December 31, 2025 is: VND 8,713,530,429.

As of December 31, 2025, this loan is overdue. The company is currently working with the bank to extend the payment period.

(2) Mr. Nguyen Duc Dinh

This loan was transferred from the Vietnam Bank for Agriculture and Rural Development to Mr. Nguyen Duc Dinh under Debt Purchase Agreement No. 112025 dated November 7, 2025, between Mr. Nguyen Duc Dinh and the Vietnam Bank for Agriculture and Rural Development. The amount is 21,612,662,768 VND (of which the principal loan is 14,854,456,000 VND; the remaining interest payable is 6,758,206,768 VND). The loan to Mr. Dinh has a term of 3 years and an interest rate of 10% per year. The collateral consists of the land use rights for service and office spaces at addresses 201 - 2nd floor; 401, 402 - 4th floor; and 302 - 3rd floor - of the mixed-use commercial and residential building, No. 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi.

(Principal debt to the Agricultural and Rural Development Bank under Credit Agreement No. 1410-) LAV201800162 dated April 13, 2018. This loan is secured by real estate legally owned and used by Ha Tay Trading Joint Stock Company at the following address: 201 - 2nd Floor; 302 - 3rd Floor; 401, 402 - 4th Floor - service, office, kindergarten - mixed-use commercial and residential building - No. 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi City.

(3) Ms. Nguyen Thi Nhu Hong

Loan from Ms. Nguyen Thi Nhu Hong under Loan Agreement No. 01/01/2023/HDVV dated January 2, 2023: Loan amount: VND 12,224,888,662; Loan term: 2 years; Interest rate: 10%/year. Collateral: Building 3B-01, commercial center and office space of 624.7m2, part of a multi-purpose commercial and residential building located on plot No. 370, map sheet No. 51-57, at No. 7 Tran Phu Street, Van Quan Ward, Ha Dong District, Hanoi.

- Outstanding loan balance as of December 31, 2025: VND 4,121,616,262

20. EQUITY

a. Table comparing changes in equity landscape page

c. Capital transactions with owners and dividend distribution, profit sharing for this period (VND)

		Previous issue VND
Owner's investment capital		
- Initial capital contribution at the beginning of the year	200,000,000,000	200,000,000,000
- Capital contribution increased during the year	-	-
- Capital contribution decreased during the year.	-	-
- Year-end capital contribution	200,000,000,000	200,000,000,000

d. Shares	Final number	First issue of the year
Number of shares registered for issuance	20,000,000	20,000,000
Number of shares sold to the public - Common	20,000,000	20,000,000
shares Number of shares	20,000,000	20,000,000
repurchased (treasury shares)	-	-
Number of outstanding shares -	20,000,000	20,000,000
Common shares * Par	20,000,000	20,000,000
value of outstanding shares: 10,000 VND/share		

f. Corporate funds	Final number VND	First issue of the year VND
- Development Investment Fund	21,265,468	21,265,468

21. TOTAL REVENUE FROM SALES OF GOODS AND SERVICES

	This time VND	Previous issue VND
- Revenue from the sale of goods and provision of services	3,042,007,154	1,284,525,607
- Revenue from real estate transfers	-	-
Add	3,042,007,154	1,284,525,607

22. NET REVENUE FROM SALES AND SERVICES

	This time VND	Previous issue VND
- Revenue from the sale of goods and provision of services	3,042,007,154	1,284,525,607
- Revenue from real estate transfers	-	-
Add	3,042,007,154	1,284,525,607

23. COST OF GOODS SOLD

	This time VND	Previous issue VND
- Cost of goods and services sold	1,773,679,349	645,744,072
- Cost of Real Estate Sold	-	
Add	1,773,679,349	645,744,072

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24. FINANCIAL ACTIVITY REVENUE

	This time	Previous issue
	VND	VND
- Interest on deposits, interest on loans	32,770	22,377
Add	32,770	22,377

25. FINANCIAL COSTS

	This time	Previous issue
	VND	VND
- interest on loans	1,722,390,472	1,104,712,296
- Other financial costs	-	
	1,722,390,472	1,104,712,296

26. BUSINESS MANAGEMENT COSTS

This time	Previous issue
VND	VND
2,458,184,474	1,411,893,488

27. Other Expenses

This time	Previous issue
VND	VND
20,443,089	201,915,758

28. CURRENT CORPORATE INCOME TAX EXPENSES Contents

	This time	Previous issue
	VND	VND
Corporate income tax from core business activities		
Total accounting profit before corporate income tax.	(2,932,657,460)	(2,079,717,630)
Upward adjustments	20,443,089	201,915,758

29. EARNINGS PER SHARE

	This time	Previous issue
	VND	VND
Net profit after tax	(2,932,657,460)	(2,079,717,630)
Adjustments	-	-
Profits allocated to common stock	(2,932,657,460)	(2,079,717,630)
Average number of outstanding common shares during the period	20,000,000	20,000,000
Earnings per share	(146.63)	(103.99)

30. FINANCIAL INSTRUMENTS

The company's financial instruments include:

Financial assets	Final number		First issue of the year	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
Cash and cash equivalents	389,565,115		463,457,816	
Accounts receivable from customers, other receivables	51,161,252,211	23,951,631,174	52,241,966,223	23,951,631,174
Short-term investment	-		-	
loans	-	-	-	-
	51,550,817,326	23,951,631,174	52,705,424,039	23,951,631,174

Financial liabilities	Final number	First issue of the year
	VND	VND
Loans and debts	34,447,809,459	34,447,809,459
Payable to the seller, payable to other parties.	9,171,074,935	9,862,028,024
Costs payable	14,782,665,384	13,060,274,912
	58,401,549,778	57,370,112,395

Financial Risk Management:

The Company's financial risks include market risk, credit risk, and liquidity risk. The Company has established a control system to ensure a reasonable balance between the costs of risk incurred and the costs of risk management. The Company's Board of Directors is responsible for monitoring the risk management process to ensure a reasonable balance between risk and risk control.

Market Risk: The

Company's business operations will primarily be subject to risk from changes in prices, exchange rates, and interest rates.

Exchange Rate Risk:

The Company is exposed to exchange rate risk because the fair value of future cash flows from a financial instrument will fluctuate with changes in foreign exchange rates when the Company's borrowings, revenues, and expenses are realized in currencies other than the Vietnamese Dong.

Interest Rate

Risk: The company is exposed to interest rate risk because the fair value of future cash flows from a financial instrument will fluctuate with changes in market interest rates when the company has term deposits, loans, and debt subject to floating interest rates. The company manages interest rate risk by analyzing the competitive market situation to obtain interest rates that are favorable to the company's objectives.

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Departmental report by geographic region (Classification of domestic and international operations)

The company operates only within the geographical area of Vietnam.

Departmental report by business area

The company's main business divisions are as follows:

Unit of measurement: VND

Target	Sales of goods and provision of services: 3,042,007,154	Other	Total
Net revenue from external sources		-	3,042,007,154
Department costs	1,773,679,349	-	1,773,679,349
Departmental business results	1,268,327,805	-	1,268,327,805

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Hanoi, ... 5, 2026

Schedule maker	Chief Accountant	General Director
Nguyen Thi Phuong	Nguyen Ngoc Hai	Dao Van Chien

M.S.D.N: 0500443384 - C.T.C.P ★ Q. HÀ ĐÔNG - TP. HÀ NỘI ★ CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY