

BẢN LƯU TẠI CÔNG TY KIỂM TOÁN

Xin Quý vị vui lòng gửi trả lại bản này
để chúng tôi lưu hồ sơ kiểm toán.

Ngày.....tháng.....năm.....

REVIEW REPORTS ON INTERIM (SEPARATE) FINANCIAL INFORMATION

FOR THE PERIOD FROM 01ST JANUARY TO 30TH JUNE 2025

HOCMON TRADE JOINT STOCK COMPANY

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REPORT OF THE BOARD OF DIRECTORS

The Board of Directors of HocMon Trade Joint Stock Company (hereafter, referred to as “the Company”) presents this report together with the reviewed interim (separate) financial statements of the Company for the six-month period ended 30th June 2025.

1. General information of the Company

The Company was established from the equitization of state-owned enterprises of Hoc Mon General - Trading - Investment Company according to the Decision No. 7508/QĐ-UB dated 14th November 2001 granted by the People's Committee of Ho Chi Minh city on converting Hoc Mon General -Trading - Investment Company to joint stock company.

HocMon Trade Joint Stock Company is set up and operates in accordance with the initial Business Registration Certificate No. 4103000761 dated 31st December 2001 granted by the Department of Planning and Investment of Ho Chi Minh city; and the 12th amendment registration of Business Registration Certificate and tax registration of joint stock company No. 0302481483 dated 16th August 2022.

Currently, the Company's stock is listed on the Hanoi Stock Exchange (HNX)

Stock code : HTC

Charter capital : VND 164,999,930,000.

2. Registered office

Address : 25 Ba Trieu street, Quarter 1, Hoc Mon commune, Ho Chi Minh city.

Tel. : +84 (28) 3891 5294 – 3891 3942

Fax : +84 (28) 3891 0457

3. Business activities

- Trading and supplying technical materials: petroleum, lubricants, industrial grease, ...;
- Trading in agricultural, forestry, fishery and seafood products, food, ...;
- Construction (civil, industrial, public transportation) and housing business;
- Rental of spaces, offices, warehouses, kiosks;
- Real estate business.

4. The Board of Management, the Supervisory Board and the Board of Directors

4.1 The Board of Management

The Board of Management of the Company during period and as of the date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Nguyen Tran Trong Nghia	Chairperson
Mr. Le Van My	Vice Chairperson
Mr. To Van Liem	Member
Mr. Kieu Cong Tam	Member
Mr. Pham Binh Phuong	Member
Mr. Pham Hoang Liem	Member
Mr. Le Phuc Tung	Member
Mr. Le Anh Phuong	Member
Ms Nguyen Thi Thai Nhi	Member

4.2 The Supervisory Board

The Supervisory Board of the Company during period and as of the date of this report include:

<i>Full name</i>	<i>Position</i>
Mr. Le Van Teo	Head of board
Ms Tran Thuy Hong	Member
Ms Huynh Le Yen Nhi	Member

4.3 The Board of Directors and Chief Accountant

The Board of Directors and Chief Accountant of the Company during period and as of the date of this report include:

<i>Full name</i>	<i>Position</i>	<i>Appointed date</i>	<i>Dismissed date</i>
Mr. Le Van My	General Director	-	-
Mr. To Van Liem	Deputy General Director	-	-
Mr. Kieu Cong Tam	Deputy General Director	-	-
Mr. Nguyen Ngoc Thao	Deputy General Director	-	-
Ms Phan Thi Hong Phuc	Deputy General Director	-	-
Mr. Pham Minh Son	Chief Accountant	01 st April 2025	-
Ms Lam Ngoc Thuy Dan	Chief Accountant	01 st February 2024	01 st April 2025

5. Legal representative

Legal representative of the Company during year and as of the date of this report is Mr. Le Van My - General Director.

6. Business results

The financial position and the business results for the six-month period ended 30th June 2025 of the Company are expressed in the interim (separate) financial statements attached to this report from page 08 to page 63.

7. Subsequent events

In the opinion of the Board of Directors, the Company's interim (separate) financial statements for the six-month period ended 30th June 2025 would not be seriously affected by any important items, transactions, or any extraordinary events happened to the date of this report, which need any adjustments to the figures or disclosures in the interim (separate) financial statements.

8. Auditors

VIETVALUES Audit and Consulting Co., Ltd. has been assigned to perform the review on the Company's interim (separate) financial statements for the six-month period ended 30th June 2025. **VIETVALUES** Audit and Consulting Co., Ltd. has expressed their willingness to be appointed as the Company's independent auditor in the coming years.

9. Responsibilities of the Board of Directors

The Board of Directors of the Company is responsible for the preparation of the interim (separate) financial statements to give a true and fair view on the interim (separate) financial position, the interim (separate) business results and the interim (separate) cash flows of the Company for the period. In order to prepare these interim (separate) financial statements, the Board of Directors must:

- Selecting appropriate accounting policies and apply them consistently;
- Making judgments and estimates reasonably and prudently;
- Announcing the accounting standards to be followed for the material issues to be disclosed and explained in the interim (separate) financial statements;
- Preparing the interim (separate) financial statements of the Company on the basis of the going-concern assumption except for the cases that the going-concern assumption is considered inappropriate;
- Design and implementation of internal control systems effectively for the purpose of preparing and presenting the interim (separate) financial statements reasonably in order to minimize risk and fraud.

The Board of Directors ensure that all the relevant accounting books have been fully recorded and can fairly reflect the interim (separate) financial position of the Company at any time, and that all accounting books have been prepared in compliance with the adopted accounting regime. The Board of Directors of the Company is also responsible for protecting the Company's assets and consequently has taken appropriate measures to prevent and detect frauds and legal regulations related to the preparation and fair presentation of the interim (separate) financial statements.

The Board of Directors hereby ensure to comply with all the requirements above in the preparation of the interim (separate) financial statements.

10. Approving the interim (separate) financial statements

The Board of Directors confirms that the Company has complied with the above requirements in the preparation and presentation of the accompanying interim (separate) financial statements.

Ho Chi Minh city, 20th August 2025

For and on behalf of the Board of Directors



Mr. LE VAN MY
General Director

HAN
VAN
MY



No.: 2451/25/BCKT/AUD-VVALUES

REVIEW REPORTS ON INTERIM FINANCIAL INFORMATION

**To: SHAREHOLDERS, THE BOARD OF MANAGEMENT
AND THE BOARD OF DIRECTORS
HOCMON TRADE JOINT STOCK COMPANY**

We have reviewed the accompanying interim (separate) financial statements of HocMon Trade Joint Stock Company (hereafter referred to as “the Company”) prepared on 20th August 2025, from page 08 to page 63, which comprise the interim (separate) Balance Sheet as at 30th June 2025, the interim (separate) Income Statement, the interim (separate) Statement of Cash Flows for the six-month period then ended and the Notes to the interim (separate) Financial Statements.

Responsibility of the Board of Directors

The Board of Directors of the Company is responsible for the preparation and presentation of these interim (separate) financial statements in accordance with the accounting standards, the accounting regime to securities company in Vietnam as well as legal regulations related to the preparation and presentation of these interim (separate) financial statements and for such internal control as the Board of Directors determines is necessary to enable the preparation and presentation of interim (separate) financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on this interim (separate) financial information based on our review. We conducted our review in accordance with the Vietnamese Standards on Review Engagements 2410 – Review of interim financial information performed by the independent auditor of the entity.

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

Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim (separate) financial information does not give a true and fair view, in all material respects, of the interim financial position of HocMon Trade Joint Stock Company as at 30th June 2025, the interim (separate) business results and the interim (separate) cash flows of the Company for the six-month period then ended in conformity with the accounting standards, the prevailing Vietnamese enterprises' accounting regime as well as legal regulations related to the preparation and presentation of the interim (separate) financial statements.

Other matter

The scope of these interim (separate) financial statements is only to give the interim (separate) financial position and investments at historical cost method of HocMon Trade Joint Stock Company as at 30th June 2025 as well as the interim (separate) business results and the interim (separate) cash flows for the six-month period then ended. This is not the consolidated financial statements of HocMon Trade Joint Stock Company and subsidiaries.

Ho Chi Minh city, 20th August 2025.

VIETVALUES Audit and Consulting Co., Ltd.



Huynh Truc Lam (LL.M.) – Deputy General Director
Certificate of registration for practicing audit No. 1523-2023-071-1
Authorized signature

File:

- As above.
- **VIETVALUES.**

INTERIM (SEPARATE) BALANCE SHEET

As at 30th June 2025

Currency: VND

Code	ASSETS	Notes	Ending balance of period	Beginning balance
1	2	3	4	5
100	A- CURRENT ASSETS AND SHORT-TERM INVESTMENTS		276,332,677,360	271,625,518,943
110	I. Cash and cash equivalents	V.1	10,519,842,579	13,169,028,379
111	1. Cash		10,519,842,579	13,169,028,379
112	2. Cash equivalents		-	-
120	II. Short-term financial investments		141,263,453,553	145,555,927,259
121	1. Trading securities		33,835	33,835
122	2. Provision for devaluation of trading securities (*)		(13,196)	(5,636)
123	3. Held-to-maturity investments	V.2a	141,263,432,914	145,555,899,060
130	III. Accounts receivable		36,386,484,196	30,422,703,526
131	1. Short-term trade receivables	V.3	17,867,282,049	16,117,301,680
132	2. Short-term advance payments to suppliers	V.4	9,124,724,527	3,106,238,304
136	3. Other short-term receivables	V.5a	9,553,277,620	11,357,963,542
137	4. Provisions for doubtful debts (*)	V.6	(158,800,000)	(158,800,000)
140	IV. Inventories	V.7	82,526,276,718	74,433,122,940
141	1. Inventories		82,571,328,147	74,478,174,369
149	2. Provision for obsolete inventory (*)		(45,051,429)	(45,051,429)
150	V. Other current assets		5,636,620,314	8,044,736,839
151	1. Short-term prepaid expenses	V.8a	1,252,306,970	1,686,891,984
152	2. VAT deductible		-	2,010,023,348
153	3. Tax receivables	V.17	4,384,313,344	4,347,821,507
200	B- FIXED ASSETS AND LONG-TERM INVESTMENTS		294,168,574,747	320,292,610,663
210	I. Long-term receivables		7,608,541,171	7,248,541,171
216	1. Other long-term receivables	V.5b	7,608,541,171	7,248,541,171
220	II. Fixed assets		73,206,540,096	74,295,169,652
221	1. Tangible fixed assets	V.9	34,348,217,516	35,371,200,304
222	- Historical cost		59,580,601,191	58,669,434,233
223	- Accumulated depreciation		(25,232,383,675)	(23,298,233,929)
227	2. Intangible fixed assets	V.10	38,858,322,580	38,923,969,348
228	- Historical cost		40,221,212,534	40,221,212,534
229	- Accumulated amortization		(1,362,889,954)	(1,297,243,186)
230	III. Investment Properties	V.11	20,781,655,268	21,379,619,026
231	- Historical cost		68,902,869,059	68,902,869,059
232	- Accumulated depreciation		(48,121,213,791)	(47,523,250,033)
240	IV. Non-current unfinished assets		115,430,733,007	139,851,258,663
241	1. Long-term work-in-process	V.12	114,920,762,998	139,509,017,754
242	2. Construction-in-progress	V.13	509,970,009	342,240,909
250	V. Long-term financial investments	V.2b	64,500,040,000	64,500,040,000
251	1. Investments in subsidiaries		12,000,000,000	12,000,000,000
252	2. Investments in associates and joint ventures		52,500,040,000	52,500,040,000
253	3. Investments in other entities		878,238,342	878,238,342
254	4. Provision for long-term financial investments (*)		(878,238,342)	(878,238,342)
260	VI. Other non-current assets		12,641,065,205	13,017,982,151
261	1. Long-term prepaid expenses	V.8b	11,556,170,193	11,869,121,851
262	2. Deferred income tax assets	V.14	1,084,895,012	1,148,860,300
270	TOTAL ASSETS		570,501,252,107	591,918,129,606

Code	RESOURCES	Notes	Ending balance of period	Beginning balance
1	2	3	4	5
300	A- LIABILITIES		291,872,340,862	309,029,057,436
310	I. Current liabilities		194,291,617,475	210,322,677,799
311	1. Short-term trade payables	V.15	10,161,290,830	14,913,455,554
312	2. Short-term advance payments from customers	V.16	87,114,389,853	92,091,478,733
313	3. Taxes and statutory obligations	V.17	723,494,132	116,104,845
314	4. Payables to employees	V.18	3,024,232,628	2,725,017,567
315	5. Short-term accruals	V.19	304,572,601	312,932,054
318	6. Short-term unearned revenue	V.20a	2,993,707,776	2,986,207,776
319	7. Other short-term payables	V.21a	13,616,282,873	9,126,966,256
320	8. Short-term finance lease loans and liabilities	V.22	73,700,000,000	84,800,000,000
321	9. Provision for short-term payables	V.23	688,700,000	708,187,500
322	10. Bonus and welfare funds	V.24	1,964,946,782	2,542,327,514
330	II. Non-current liabilities		97,580,723,387	98,706,379,637
336	1. Long-term unearned revenue	V.20b	85,601,875,749	87,094,979,637
337	2. Other long-term payables	V.21b	11,978,847,638	11,611,400,000
400	B- OWNERS' EQUITY		278,628,911,245	282,889,072,170
410	I. Capital of the owner	V.25	266,118,413,875	270,378,574,800
411	1. Owners' invested equity		164,999,930,000	164,999,930,000
411a	- Common stocks with voting rights		164,999,930,000	164,999,930,000
411b	- Preferred stocks		-	-
418	2. Development and investment funds		56,635,818,883	55,628,483,776
421	3. Undistributed earnings after tax		44,482,664,992	49,750,161,024
421a	- Accumulated undistributed earnings after tax to the end of previous year		34,946,206,483	36,596,205,783
421b	- Accumulated undistributed earnings after tax in current year		9,536,458,509	13,153,955,241
430	II. Other capital, funds		12,510,497,370	12,510,497,370
432	1. Funding source forming fixed assets	V.26	12,510,497,370	12,510,497,370
440	TOTAL RESOURCES		570,501,252,107	591,918,129,606

Ho Chi Minh city, 20th August 2025

Prepared by

Chief Accountant

General Director



TRUONG HOANG MINH THU



PHAM MINH SON



LE VAN MY

INTERIM (SEPARATE) INCOME STATEMENT

For the six-month period ended 30th June 2025

Currency: VND

Code	ITEMS	Notes	First 6 months of 2025	First 6 months of 2024
1	2	3	4	5
01	1. Revenues from sale of goods and rendering of services	VI.1	430,728,006,125	425,788,305,172
02	2. Revenue deductions		-	-
10	3. Net revenues from sale of goods and rendering of services		430,728,006,125	425,788,305,172
11	4. Cost of goods sold	VI.2	404,186,572,597	404,139,750,021
20	5. Gross profit from sale of goods and rendering of services		26,541,433,528	21,648,555,151
21	6. Income from financial activities	VI.3	17,952,679,907	18,149,048,416
22	7. Expenses from financial activities		1,569,641,359	1,445,312,320
23	- In which: Interest expenses		1,569,633,799	1,445,311,284
25	8. Selling expenses	VI.4	9,120,383,293	7,930,784,335
26	9. General & administration expenses	VI.5	18,407,183,762	14,341,618,418
30	10. Net profit/(loss) from operating activities		15,396,905,021	16,079,888,494
31	11. Other income	VI.6	1,464,839	274,531,730
32	12. Other expenses	VI.7	17,955	4,317,206,780
40	13. Other profit		1,446,884	(4,042,675,050)
50	14. Total pre-tax accounting profit		15,398,351,905	12,037,213,444
51	15. Current Corporate Income tax expenses	VI.8	847,930,208	617,119,028
52	16. Deferred Corporate Income tax expenses	VI.9	63,965,288	(35,815,702)
60	17. Profit/(loss) after corporate income tax		14,486,456,409	11,455,910,118
70	18. Gains on stock (*)	VI.10		
71	19. Diluted gains on stock (*)	VI.10		

Prepared by



TRUONG HOANG MINH THU

Chief Accountant



PHAM MINH SON

Ho Chi Minh city, 20th August 2025

General Director



LE VAN MY

INTERIM (SEPARATE) STATEMENT OF CASH FLOWS*(As per Direct Method)***For the six-month period ended 30th June 2025**

Currency: VND

Code	Items	Notes	First 6 months of 2025	First 6 months of 2024
1	2	3	4	5
	I. CASH FLOWS FROM OPERATING ACTIVITIES			
01	1. Revenues from sale of goods, rendering of services and others		422,585,757,819	426,541,535,470
02	2. Payments for goods/services provider		(404,404,917,880)	(430,849,721,599)
03	3. Payments for employees		(12,196,773,770)	(13,696,085,873)
04	4. Interest paid		(1,458,093,252)	(1,486,847,721)
05	5. Corporate income tax paid	V.17	(774,102,942)	(1,393,887,592)
06	6. Other cash inflows from operating activities		42,214,354,220	48,284,888,578
07	7. Other cash outflows from operating activities		(48,063,079,184)	(43,216,034,319)
20	<i>Net cash inflows/(outflows) from operating activities</i>		<i>(2,096,854,989)</i>	<i>(15,816,153,056)</i>
	II. CASH FLOWS FROM INVESTMENT ACTIVITIES			
21	1. Purchase and construct of fixed assets and other long-term assets	V.9	(1,403,727,561)	(3,149,840,359)
22	2. Proceeds from disposals of fixed assets and other long-term assets	VI.6	-	1,111,111
23	3. Loans to other entities and payments for purchase of debt instruments of other entities	V.2b	(88,837,655,773)	(96,916,413,898)
24	4. Repayments from borrowers and proceeds from sales of debt instruments of other entities	V.2b	93,130,121,919	106,094,944,529
25	5. Payments for investments in other entities		-	-
26	6. Proceeds from sales of investments in other entities		-	-
27	7. Interest and dividends received	V.5a-VI.3	19,341,905,549	18,174,560,750
30	<i>Net cash inflows/(outflows) from investing activities</i>		<i>22,230,644,134</i>	<i>24,204,362,133</i>
	III. CASH FLOWS FROM FINANCING ACTIVITIES			
31	1. Capital contribution		-	-
32	2. Capital redemption		-	-
33	3. Long-and short-term borrowings	V.22	361,200,000,000	427,901,698,630
34	4. Loan repayment	V.22	(372,300,000,000)	(413,701,698,630)
35	5. Financial lease principal paid		-	-
36	6. Dividend paid	V.25	(11,682,974,945)	(17,894,124,225)
40	<i>Net cash inflows/(outflows) from financing activities</i>		<i>(22,782,974,945)</i>	<i>(3,694,124,225)</i>
50	<i>Net cash inflows/(outflows) (50=20+30+40)</i>		<i>(2,649,185,800)</i>	<i>4,694,084,852</i>
60	Cash and cash equivalents at the beginning of the year		13,169,028,379	12,342,011,477
61	Impact of exchange rate fluctuation		-	-
70	Cash and cash equivalents at the end of the year (70=50+60+61)	V.1	10,519,842,579	17,036,096,329

Prepared by



TRUONG HOANG MINH THU

Chief Accountant



PHAM MINH SON

Ho Chi Minh city, 20th August 2025

General Director



LE VAN MY

NOTES TO THE (SEPARATE) FINANCIAL STATEMENTS

For the six-month period ended 30th June 2025

These notes form an integral part of and should be read in conjunction with the interim (separate) Financial Statements for the six-month period ended 30th June 2025 of HocMon Trade Joint Stock Company (hereafter, referred to as “the Company”).

I. OPERATION FEATURES

1. Forms of ownership

HocMon Trade Joint Stock Company is joint stock company.

2. Lines of business

Business lines of the Company is Trade - service.

3. Business activities

- Trading and supplying technical materials: petroleum, lubricants, industrial grease, ...;
- Trading in agricultural, forestry, fishery and seafood products, food, ...;
- Construction (civil, industrial, public transportation) and housing business;
- Rental of spaces, offices, warehouses, kiosks;
- Real estate business.

4. Normal business and production cycle

The Company's normal business and production cycle is within 12 months.

For commercial real estate, the business cycle is over 12 months.

5. The Company's operations in period affect the interim (separate) financial statements

- Gross profit from sale of goods and rendering of services increased by 22.6% compared to the same period last year due to increased revenue from real estate business activities.
- The cost of sales and management staffs increased by the revenue minus (-) expenses excluding salary, at the same time the Company pays bonus according to salary and bonus regulations due to the business efficiency in the first 6 months of the year achieved over 50% compared to the annual business plan.

The above factors caused the total pre-tax accounting profit to increase by 27.92%.

HOCMON TRADE JOINT STOCK COMPANY

Address: 25 Ba Trieu street, Quarter 1, Hoc Mon commune, Ho Chi Minh city.

INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

6. Company structures**Subsidiaries**

Subsidiary	Ratio of capital contribution		Proportion of interest		Proportion of voting rights	
	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
Hoc Mon Agriculture Wholesale Market Co., Ltd.						
- Headquarters address: No. 14/7A Nguyen Thi Soc street, hamlet 23, Xuan Thoi Son commune, Ho Chi Minh city.	100.00%	100.00%	100.00%	100.00%	100.00%	100.00%
- Main business activities: Market management and kiosk rental, ...						

Joint ventures and associates

Company name	Ratio of capital contribution		Proportion of interest		Proportion of voting rights	
	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance	Ending balance of period	Beginning balance
Hoc Mon Foods Processing Corporation	35.00%	35.00%	35.00%	35.00%	35.00%	35.00%
- Headquarters address: No. 179 hamlet 1, Ba Diem commune, Ho Chi Minh city.						
- Main business activities: Slaughter of livestock, ...						

The subordinate entities without legal status and dependent accounting

No.	Name of entity	Address
1.	Gas Station No. 01	No. 7A1 National Highway 22, hamlet 2, Xuan Thoi Son commune, Ho Chi Minh city.
2.	Gas Station No. 02 - Dong Thanh	No. 3/35H Dang Thuc Vinh street, hamlet 1, Dong Thanh commune, Ho Chi Minh city.
3.	Gas Station No. 03	No. 19 Le Loi street, Quarter 4, Hoc mon commune, Ho Chi Minh city.
4.	Town Gas Station	No. 88 Ba Trieu street, Quarter 1, Hoc Mon commune, Ho Chi Minh city.
5.	Trung My Tay Gas Station	No. 2 To Ky street, Ba Diem commune, Ho Chi Minh city
6.	Tan Xuan Gas Station	No. 1/2 National Highway 22, Chanh hamlet, Hoc Mon commune, Ho Chi Minh city.
7.	Tan Chanh Hiep Gas Station	No. 2/7A, To Ky street, Quarter 2, Trung My Tay ward, Ho Chi Minh city.

HOCMON TRADE JOINT STOCK COMPANY

Address: 25 Ba Trieu street, Quarter 1, Hoc Mon commune, Ho Chi Minh city.

INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

<i>No.</i>	<i>Name of entity</i>	<i>Address</i>
8.	Thoi Tam Thon Gas Station	30/4 To Ky street, Nam Thoi hamlet, Dong Thanh commune, Ho Chi Minh city.
9.	Lam Son Gas Station	30F National Highway 22, Thong Nhat 1 hamlet, Xuan Thoi Son commune, Ho Chi Minh city.
10.	Ba Diem 2 Gas Station	No. 14/1B Phan Van Hon street, Tien Lan hamlet, Ba Diem commune, Ho Chi Minh city.
11.	Tan Hiep 2 Gas Station	No. 11/6A Do Van Day street, Tan Hoa hamlet, Hoc Mon commune, Ho Chi Minh city.
12.	Gas Station No. 03 - Dong Thanh	No. 656 Le Van Khuong street, hamlet 5, Dong Thanh commune, Ho Chi Minh city.
13.	Huong Cau restaurant	No. 3/27 National Highway 22, Hoc Mon commune, Ho Chi Minh city.
14.	Butcher Shop No. 01	Booth T10, Hoc Mon Agriculture Wholesale Market, My Hoa 4 hamlet, Xuan Thoi Son commune, Ho Chi Minh city

7. Employees

As at the accounting period ended 30th June 2025, there were 147 employees who are working at the Company (as at 30th June 2024, there were 134 employees and as at 31st December 2024, there were 143 employees).

II. ACCOUNTING PERIOD, AND REPORTING CURRENCY**1. The Company's fiscal year**

The fiscal year starts on 01st January and ends on 31st December of each calendar year.

These (separate) financial statements are prepared for the six-month period ended 30th June 2025.

2. Currency used in accounting

The standard currency unit used is Vietnam Dong (VND) because the Company uses the main accounting currency unit which is Vietnam Dong (VND) for receipts and payments.

III. ADOPTED ACCOUNTING REGIME AND STANDARDS**1. Applicable accounting regime**

The Company has applied the Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System in accordance with the Circular No. 200/2014/TT-BTC dated 22nd December 2014, circulars on amending and supplementing the Circular No. 200/2014/TT-BTC as well as circulars guidance on implementing the accounting standards of the Ministry of Finance in the preparation of the interim (separate) Financial statements.

Whereby, the accompanying interim Balance Sheet, interim Income Statement, interim Cash Flows Statement and Notes to the interim (separate) Financial Statements and the use of this report is not intended for subjects who are not provided information on the procedures, principles and accounting practices in Vietnam, as well as not intentionally presented the financial position, the business results and the cash flows under the procedures and principles and accounting practices widely accepted in other countries and territories outside Vietnam.

2. Statement on the compliance with the Vietnamese accounting regime and standards

The Board of Directors ensure to follow all the requirements of the accounting standards and the Vietnamese Corporate accounting system promulgating together with the Circular No. 200/2014/TT-BTC dated 22nd December 2014, circulars on amending and supplementing the Circular No. 200/2014/TT-BTC and the guiding circulars on implementing the accounting standards of the Ministry of Finance in the preparation of the interim (separate) Financial statements.

3. Registered accounting documentation system: General journal recording.

IV. ADOPTED ACCOUNTING POLICIES

1. Basis of preparation the interim (separate) financial statements

The interim (separate) financial statements are prepared on the basis of accrual accounting (except for information related to cash flows).

2. Cash and cash equivalents

Cash includes cash on hand, cash in transit and call deposits.

Cash equivalents is the short-term securities of which the due dates can not exceed 3 (three) months from the dates of the investments (with an original maturity not exceeding 3 months) and the convertibility into cash is easy, and which do not have a lot of risks in the conversion into cash.

3. Financial investments

Trading securities

The investments are classified as trading securities if the company intends to hold for profit-making purpose.

Trading securities are recorded in the accounting books at their historical cost. Historical cost of trading securities is determined by the fair value of the payments as of the date transactions arise plus the expenses related to transaction of purchasing trading securities.

Trading securities is recognized as at the time the Company has the ownership, details are as follows:

- For listed securities: is recognized as at the time of order matching (T+0).
- For unlisted securities: is recognized as at the time of formal ownership in accordance with law.

When trading securities are purchased, their interests, dividends and profits from previous years are accounted in reducing their value. And their interests, dividends and profits of following years are recognized in the income from financial activities. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

Provision for devaluation of trading securities is made for each particular type of securities in the market and for which the market value lower of their historical costs. The determination of the fair value of trading securities listed on the stock market or traded on UPCOM, the fair value of the stock is the closing price at the balance sheet date. If the stock market or UPCOM is not traded as at the balance sheet date, the fair value of stocks is the closing price of preceding trading session.

Increase/Decrease in the balance of provision for devaluation of trading securities must be make as at the accounting period ended and are recognized in the expenses from financial activities.

Held-to-maturity investments

The investments are classified as held-to-maturity if the company has both the ability and the intention to hold to maturity. Held-to-maturity investments include: term deposits (including treasury bills, promissory note) bonds, preferred stocks which the issuance party is obligated to repurchase at a specific time in the future and held-to-maturity loans for the purpose of collecting interest periodically and other held-to-maturity investments.

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Notes to the interim (separate) Financial Statements (cont.)

Principles for determining held-to-maturity investments are initially recognized at the historical costs include purchase price and expenses related to investments transactions. After initial recognition, these investments are recognized at recoverable amount. Interest income on held-to-maturity investments after the date of acquisition are recognized in Income Statement on the basis of accrual. Interest enjoyed before the Company held is deducted against the historical cost as at the date of acquisition.

When there is certainly evidence shows part of or the entire investment may not be recoverable and the loss can be determined reliably, the loss is recognized in Expenses from financial activities in year and direct reduction of investment value.

Investments in subsidiaries, associated companies

Subsidiaries

Subsidiaries is a company that is controlled by the Company. The control is achieved when the Company has the ability to control the financial and operational policies of the investee company in order to get economic benefits thanks to their operating activities.

Associated companies

Associated company is an enterprise in which the Company has significant influence but not control over the financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control over those policies.

Investments in subsidiaries, associates is initially recorded at their historical cost, include purchase price or capital contributions plus the costs directly related to the investment. In case of investment by non-monetary assets, the cost of investment is recognized at fair value of non-monetary assets as at the arising date.

When investments are purchased, their dividends and profits from previous years are accounted in reducing their value. And their dividends and profits of following years are recognized in the revenue. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

Provision for loss of investments in subsidiaries, associates is appropriated as subsidiaries, associates have suffered losses, by the differences between the actual capital contributions by parties in subsidiaries, associates and the actual equity multiplied (X) with the percentage of capital contribution of the Company and total actual capital contributions by parties in subsidiaries, associates. If the subsidiaries, associates is subject to present the consolidated financial statements, basis of determination of provision for loss is the consolidated financial statements.

Increase/Decrease in the balance of provision for loss of investments in subsidiaries, associates must be make as at the accounting period ended and are recognized in the expenses from financial activities.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments but the Company does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities is initially recorded at their historical cost, include purchase price or capital contributions plus the costs directly related to the investment.

When investments are purchased, their dividends and profits from previous years are accounted in reducing their value. And their dividends and profits of following years are recognized in the revenue. Dividends received in stocks are only tracked by the number of additional stocks, the value of stocks received is not recorded (except for state-owned companies that comply with current legal regulations).

Provision for loss of investments in equity instruments of other entities is appropriated as follows:

- For investments in listed stocks or fair value of investments is determined reliably, the provision is based on the market value of stocks.
- For investments can not determine fair value as at the date of report, the provision is based on the loss of investee by the differences between the actual capital contributions by parties in other entity

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Notes to the interim (separate) Financial Statements (cont.)

and the actual equity multiplied (X) with the percentage of capital contribution of the Company and total actual capital contributions by parties in other entity.

Increase/Decrease in the balance of provision for loss of investments in equity instruments of other entities must be made as at the accounting period ended and are recognized in the expenses from financial activities.

4. Receivables

Doubtful receivables are presented by book value subtracting the provisions for doubtful receivables.

Receivables are classified as trade receivables and other receivables comply with the following principles:

- Trade receivables reflect the commercial elements arising from selling - purchasing transactions between the Company and the buyer is an independent entity, include receivables from export sales under entrusted others.
- Other receivables reflect the non-commercial elements, unrelated to selling - purchasing transactions:

Provisions for doubtful receivables: are prepared for each doubtful debt based on:

- For the overdue receivables recorded in economic contracts, loan agreements, contractual commitment or debt commitments, the company has claimed many times but still have not yet collected. Determining the overdue period of a receivable debt that is determined to be doubtful and requires a provision to be made based on the principal repayment time according to the original purchase and sale contract, regardless of debt extension between parties;
- Receivables haven't yet reached their due date but the debtor has fallen into bankruptcy or is undergoing dissolution process, has been missing or fled;
- For the undue receivables but are unlikely to withdraw: Based on the estimated losses to make provision.

Increase/Decrease in the balance of provisions for doubtful receivables must be made as at the accounting period ended and are recognized in the general & administration expenses.

5. Inventories

Inventories are recognized at the lower of their historical costs or their net realizable values.

Historical costs of inventories are determined as follows:

- Raw materials, goods: including the acquisition cost and other direct related expenses arising to obtain inventory in current status and place.
- Finished goods: including the cost of direct materials, direct labor and related factory overhead cost are allocated based on normal capacity and land-use rights costs, direct costs and related general costs incurred in the process of investing in the construction of completed properties.
- Work-in-process: including only the costs of main raw materials, labor and others.

Net realizable values is the estimated selling price of inventory in normal operating cycle except for the estimated costs to complete and necessary to consume them.

The value of inventories is recognized at the first-in first-out method and recorded at the perpetual method.

Provision for devaluation of inventory is made for each item based on their costs is higher than their net realizable values. For services provided in progress, the provision for impairment is calculated for each of service which has a separate price.

Increase/Decrease in the balance of provision for devaluation of inventory must be made as at the end of the accounting period and are recognized in the cost of goods sold.

6. Prepaid expenses

Prepaid expenses include short-term prepaid expenses or long-term prepaid expenses on interim balance sheet and are allocated in the prepaid period or the time brings corresponding economic benefits thanks to these expenses.

Prepaid expenses include the actual arising costs but related to the operating results of numerous accounting periods. The Company's prepaid expenses include:

Tools

Expenses on tools being put into use are allocated into expenses in accordance with the straight line method for the maximum period of 03 years.

Prepaid land rental

Prepaid land rental represent the rental already prepaid for the land being used by the Company. Prepaid land rental is allocated into expenses in accordance with the straight line method in line with the lease term.

Repair costs

Repair costs are gradually allocated to business results expenses during year in accordance with the straight line method for the maximum period of 03 years.

Prepaid land rental for clean water supply station

Prepaid land rental for clean water supply station represent the rental already prepaid for the land being used by the Company. Prepaid land rental for clean water supply station is allocated into expenses in accordance with the straight line method in line with the lease term of fifty (50) years as stipulated in the Agreement dated 24th August 2015.

Insurance premiums

Insurance premiums are allocated into expenses in accordance with the straight line method in line with the period specified in the insurance contract.

7. Tangible fixed assets

Tangible fixed assets are determined by the historical costs less (-) accumulated depreciation.

Historical costs of tangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use.

Other expenses incurred subsequent to the initial recognition are included in historical costs of fixed assets only if they certainly bring more economic benefits in the future thanks to the use of these assets. Those which do not meet the above conditions will be recorded into expenses during the period.

When tangible fixed assets are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

Tangible fixed assets are depreciated in line with straight-line method to gradually write off the historical costs of fixed assets over their estimated useful lives. Details are as follows:

The estimated useful lives of fixed assets:

Buildings and structures	07 – 50 years
Machineries and equipments	06 – 07 years
Vehicles	06 – 08 years
Management equipments and tools	05 – 08 years

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Notes to the interim (separate) Financial Statements (cont.)

8. Intangible fixed assets

Intangible fixed assets are determined by the historical costs less (-) accumulated amortization.

Historical costs of intangible fixed assets include all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use.

Other expenses incurred subsequent to the initial recognition are included in expenses during the period only if they attached to the specific intangible fixed asset and bring more economic benefits thanks to the use of these assets.

When intangible fixed assets are disposed or liquidated, their historical costs and accumulated amortization are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

Land-use right

Land-use right is all actual expenses related directly to the used land, included: the payment for getting land-use right, costs of compensation, site clearance, ground leveling, registration fee ... which the Company paid.

The Company's land-use right is amortized as follows:

- Receiving legal transfer: is amortized in line with straight-line method based on the land allocation period (20-50 years), land-use right with indefinite term is not amortized.

9. Investment properties

Investment properties are property being land use right, a building or a part of building, infrastructure held by the Company under a financial lease to earn rental or for capital appreciation.

Leasehold investment properties are determined by the historical costs less (-) accumulated depreciation. Historical cost of investment properties include all the expenses paid by the Company or the fair value of other consideration given to acquire the assets at the time of its acquisition or construction.

Subsequent expenses relating to an investment properties that have already been recognized should be added to the net book value of the investment properties when they are probable that future economic benefits, in excess of the originally assessed standard of performance of the existing investment properties, will flow to the company.

When investment properties are disposed or liquidated, their historical costs and accumulated depreciation are written off, then any profit (or loss) generated from the liquidation is included in the income or the expenses during the period.

A transfer from owner-occupied property or inventories to investment property only when the owner ends of using that property and commencement of an operating lease to another party or end of construction. A transfer from investment property to owner-occupied property or inventories only when the owner commencements of using that property or commencement of development with a view to sale. A transfer from investment property to owner-occupied property or inventories does not change the historical cost or the net book value of the property as at the date for transfer.

Leasehold investment properties which are land-use rights with indefinite term are not amortized. The depreciation years of investment properties are as follows:

Traditional marketplace	25 years
Ground leveling cost	50 years
Compensation costs	20 years
Shop for rent	06 years

10. Construction-in-progress

Construction-in-progress reflects the direct cost (include relevant interest expenses in accordance with accounting policies of the Company) related to the assets are being built, machineries and equipments are being installed for the purpose of manufacturing, leasing and management, as well as expenses

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related to the repair of fixed assets which are being implemented. Those assets are recorded at their historical cost and not to be depreciated.

11. Liabilities and accruals

Liabilities and accruals are recognized for payable amounts in the future related to the received goods and services. Accruals are recognized based on the reasonable estimates of the payable amounts.

Payables are classified as trade payables, accruals and other payables comply with the following principles:

- Trade payables reflect the commercial elements arising from purchasing transactions of goods, services, assets and the seller is an independent entity, include payables from import by a trustee.
- Accruals reflect the payables to the received goods and services from seller or provided to buyer but not yet paid due to do not have invoice or insufficient accounting records and vouchers and payable to employees on sabbatical salary, operating costs must be accrued.
- Finance lease loans and liabilities reflect loans, finance lease liabilities and the payment situation of loans, finance lease liabilities.
- Other payables reflect the non-commercial elements, unrelated to selling - purchasing transactions, rendering of services.

12. Wages fund

Wages fund is made appropriation on basis of the Resolution of the Annual General Meeting of Shareholders No. 05/2025/NQ-ĐHĐCĐ dated 28th March 2025. According to this Resolution, the wages fund at unit price is made appropriation in the Company's fiscal year 2025 determined by the formula: (total revenue minus (-) total expenditure) x 55%, in which total revenue excludes profits transferred from subsidiaries, total expenditure excludes salary, bonuses in salary and allowances, subsidies, insurance deducted from salary and meal allowance. And the above mentioned wages fund is used to pay salary according to the Labor Contract and the business performance. In any case, the Company must still ensure payment and include in the expenses the employee's salary in accordance with the provisions of the Labor Law. Bonus costs included in salary that will be paid to employees according to the Company's salary and bonus regulations.

The Company's total wages fund includes salaries and bonus costs included in salary.

13. Provision for severance allowance

Pursuant to the Vietnam Labor Code, the Company's employees are entitled to receive severance allowance when they have worked on a regular basis for a period of at least 12 months or more. The qualified period of work as the basis for calculation of severance allowance shall be the total period during which the employee actually worked for the Company minus the period over which the employee participated in the unemployment insurance in accordance with unemployment insurance laws and the period for which severance allowance has been paid by the Company.

The employee's severance allowance is accrued in each accounting period ended at rate of a half of the average monthly salary for each working year. The salary as the basis for calculation of severance allowance shall be the average salary of the last 06 months under the employment contract before the date of these financial statements.

This accrual is used for a one-time payment when the employee terminates his employment contract according to prevailing regulations.

14. Owners' equity

Owner's invested equity

Owner's invested equity is recognized according to the shareholders' actual capital.

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Profit distribution

Profit after corporate income tax is distributed to shareholders after appropriating for funds in accordance with the Company's Charter as well as regulations and being approved by General Meeting of Shareholders.

Distribution of profits to shareholders is considered non-monetary items in undistributed earnings after tax which can affect the cash flows and ability to pay dividends such as profit from revaluation of the contributed assets, revaluation of monetary items, financial instruments and other non-monetary items. Dividends are recorded as liabilities when being approved by General Meeting of Shareholders.

15. Recognition of revenues and income

Revenues are recognized when the Company may get economic benefits that can be determined reliably. Revenues are measured at the fair value of received or receivable accounts after deducting trade discounts, sales discounts and sales returns.

Revenues from sale of goods are mainly gasoline, oil, ...

Revenues from sale of goods are recognized when satisfying the following conditions at the same time:

- Most of risk and benefits associated with the goods ownership are transferred to customers;
- There are no rights to manage or to control the goods;
- Revenues can be determined reliably;
- Getting or will get reliable economic benefits from providing service;
- Expenses related to providing and completing service can be determined.

Revenues from sales of properties

Revenues from sales of properties in which the Company is the investor are recognized when satisfying the following conditions at the same time:

- The properties have been fully completed and handed over to customers, the Company has transferred the risks and benefits associated with the property ownership to customers.
- The Company has no rights to manage or to control the property as the owner.
- Revenues can be determined reliably.
- The Company has obtained or will obtain reliable economic benefits from the property transactions.
- Expenses related to property transactions can be determined.

Revenues from division of land parcels for sale

Revenues from division of land parcels for sale under irrevocable contracts are recognized when satisfying the following conditions at the same time:

- Most of risk and benefits associated with the land-use rights are transferred to customers.
- Revenues can be determined reliably.
- Expenses related to transactions on sales of land parcels can be determined.
- The Company has obtained or will obtain reliable economic benefits from the land transactions.

Revenue from operating leasehold assets

Revenue from operating leasehold assets is recorded in accordance with the straight line method over the leasing period. The revenue received in advance of many accounting periods are allocated in the revenue matching with the leasing period.

Unearned revenue

Rent payments received in advance for numerous periods are allocated to revenue in line with the lease term.

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Interest on bank deposits

Interest is recognized on an accrual basis, and determined on balance of savings accounts and the actual interest rates for each period.

Dividends and divided profits

Dividends and divided profits are recorded as the Company has the right to receive dividends or profits from the capital contribution. Received dividends by stocks are only monitored as the number of stocks increases, not to be recorded as the received stocks.

16. Cost of goods sold

Cost of goods sold is total cost of merchandises, investment properties, production cost of finished products sold, expenses directly of provided services and other expenses are included or recorded reducing in the cost of goods.

17. Expenses from financial activities

Expenses from financial activities are the costs related to financial activities include interest expenses. Borrowing costs is recognized in expenses when incurred.

18. Borrowing costs

Borrowing costs include interest and other costs incurred directly related to loans.

Borrowing costs will be capitalized when they are directly related to the construction or the production of an asset in progress, which has taken a substantial period of time (over 12 months) to get ready for intended use or sales of the asset. Otherwise, the borrowing costs will be recognized into expenses during the period. For private loans serve the construction of fixed assets, investment properties, interest is capitalized even if the construction period of less than 12 months. The income arising from the temporary investment of loans is recorded reducing the historical cost of the relevant assets.

In the event of general borrowings which are partly used for acquiring, constructing or producing an asset in progress, the costs eligible for capitalization will be determined according to the capitalization rates applied to average accumulated expenditure on that asset. The capitalization rates are computed at the average interest rates on the borrowings not yet paid during the period, except for particular borrowings serving the purpose of obtaining a specific asset.

19. Selling expenses and General & administration expenses

Selling expenses and General & administration expenses are all costs related to the process of rendering of services and general administration expenses of the Company.

20. Taxes and Statutory obligations

- Value Added Tax (VAT): in accordance with deduction method.
- The Company has paid Corporate income tax (CIT) at rate of 20% (twenty percent) of profit gained from the operation activities.

The Company has temporarily paid Corporate Income Tax at the rate of 1% on the amount received in advance from real estate transfer activities at the housing project in Xuan Thoi Dong commune according to the Circular No. 78/2014/TT- BTC dated 18th June 2014 of the Ministry of Finance. The Company will re-finalize the CIT payable for this activity when handing over the real estate.

- Other taxes will be paid according to current regulations.

21. Corporate income tax (CIT)

Corporate income tax expenses include current corporate income tax and deferred corporate income tax.

Current corporate income tax

Current corporate income tax expense is recognized based on taxable income. Taxable income is different from accounting profit due to the adjustments of differences between tax and accounting figures as well as those of non-taxable or non-deductible income and expenses.

Deferred Corporate income tax

Deferred income tax is the amount of corporate income tax payable or refundable due to temporary differences between book values of assets and liabilities serving the preparation of the financial statements and the values for tax purposes. Deferred income tax liabilities are recognized for all the temporary taxable differences. Deferred income tax assets are recorded only when there is an assurance on the availability of taxable income in the future against which the temporarily deductible differences can be used.

Book values of deferred corporate income tax assets are considered at the balance sheet dates and will be reduced to the rates that ensure enough taxable income against which the benefits from a part of or all of the deferred income tax can be used. Deferred corporate income tax assets are not yet recorded in before that will be reconsidered as at the accounting period ended and recorded when being reliably taxable profit to be able to use deferred income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the estimated rates to be applied in the year when the assets are recovered or the liabilities are settled based on the effective tax rates as of the balance sheet date. Deferred income tax is recognized in the income statement. In the case that deferred income tax is related to the items of the owner's equity, corporate income tax will be included in the owner's equity of the company.

Deferred income tax assets and deferred income tax liabilities should be offset when:

- The Company has a legal right to implement the offset of current income tax assets and current income tax payable; and
- Those deferred income tax assets and deferred income tax payable related to corporate income tax is administered by the same tax authority:
 - For the same taxable entity; or
 - The Company intends to pay current income tax payable and current income tax assets on the basis of net or recover assets at the same time with the payment of liabilities in each future period when the significant deferred income tax payable or deferred income tax assets to be paid or recovered.

22. Related parties

A party is considered as 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 as well as the operations of the company. A party is also considered a related party of the company in case that party is under common control or significant influence.

In considering each possible related party relationship, attention is directed to the substance of the relationship, and not merely the legal form.

23. Segment Reporting

A business segment is a distinguishable component of an enterprise that is engaged in providing an individual product or service or a group of related products or services and that is subject to risks and returns that are different from those of other business segments.

A geographical segment is a distinguishable component of an enterprise that is engaged in providing products or services within a particular economic environment and that is subject to risks and returns that are different from those of components operating in other economic environments.

Segment information is prepared and presented comply with the accounting policies in the preparation and presentation of the (separate) financial statements of the Company.

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V. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM (SEPARATE) BALANCE SHEET (Currency: VND)**1. Cash and cash equivalents**

No.	Items	Ending balance of period	Beginning balance
1.1	Cash on hand	205,751,748	885,289,489
1.2	Cash in banks	10,314,090,831	12,283,738,890
1.3	Cash equivalents	-	-
	Total	10,519,842,579	13,169,028,379

As at 30th June 2025, the Company has no blocked cash in banks which are used as collateral for loans and liabilities.

2. Financial investments

Financial investments of the Company include: trading securities, held-to-maturity investments, Investments in associates and joint ventures and investments in other entities. Information on financial investments of the Company is as follows:

2a Trading securities

Items	Ending balance of period			Beginning balance		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
<i>Stock</i>	33,835	20,639	(13,196)	33,835	28,199	(5,636)
Van Phat Hung Corporation (VPH Corp)	33,835	20,639	(13,196)	33,835	28,199	(5,636)
Total	33,835	20,639	(13,196)	33,835	28,199	(5,636)

Basis of fair value:

For stocks listed on the Ho Chi Minh City Stock Exchange (HOSE): valued at the closing price as at 30th June 2025 is VND 5,160/stock.

The movement on provision for devaluation of trading securities is as follows:

Details	First 6 months of 2025	First 6 months of 2024
Beginning balance	(5,636)	-
Make provision	(7,560)	(1,036)
Reversal of provision	-	-
Ending balance of period	(13,196)	(1,036)

As at 30th June 2025, the Company has no trading securities which are used to pledge, mortgage, guarantee.

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2b Held-to-maturity investments

This is a 12-month term deposit at commercial banks. Details are as follows:

Details	Ending balance of period		Beginning balance	
	Historical cost	Book value	Historical cost	Book value
Short-term	141,263,432,914	141,263,432,914	145,555,899,060	145,555,899,060
Term deposits over 3 months	137,400,000,000	137,400,000,000	141,850,000,000	141,850,000,000
- HCMC Development JS Commercial Bank (HDBank)	46,650,000,000	46,650,000,000	48,550,000,000	48,550,000,000
- JS Commercial Bank for Investment and Development of Vietnam (BIDV) – Hoc Mon branch	25,000,000,000	25,000,000,000	25,000,000,000	25,000,000,000
- Saigon Thuong Tin Commercial JS Bank (Sacombank) – Hoc Mon branch	25,000,000,000	25,000,000,000	25,000,000,000	25,000,000,000
- Vietnam Bank for Agriculture and Rural Development (Agribank) - Hoc Mon branch	23,000,000,000	23,000,000,000	15,000,000,000	15,000,000,000
- Other banks	17,750,000,000	17,750,000,000	28,300,000,000	28,300,000,000
Interest on term deposit added to principal ^(*)	3,863,432,914	3,863,432,914	3,705,899,060	3,705,899,060
Long-term	-	-	-	-
Total	141,263,432,914	141,263,432,914	145,555,899,060	145,555,899,060

(*) This is the interest on term deposit added to principal which is used as collateral to ensure the implementation of the housing project in Xuan Thoi Dong commune (refer to the Notes No. V.5b).

As at 30th June 2025:

- The Company has used Held-to-maturity investments as collateral for loans with amount of VND 71,400,000,000 (refer to the Notes No. V.22).
- The Company has Held-to-maturity investments which is interest on term deposit added to principal is held but not used with amount of VND 3,863,432,914.

HOCMON TRADE JOINT STOCK COMPANY

Address: 25 Ba Trieu street, Quarter 1, Hoc Mon commune, Ho Chi Minh city.

INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

2c Long-term financial investments

Items	Ending balance of period			Beginning balance		
	Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
<i>Investments in subsidiaries</i>	12,000,000,000	12,000,000,000	-	12,000,000,000	12,000,000,000	-
Hoc Mon Agriculture Wholesale Market Co., Ltd. ⁽¹⁾	12,000,000,000	12,000,000,000	-	12,000,000,000	12,000,000,000	-
<i>Investments in associates and joint ventures</i>	52,500,040,000	52,500,040,000	-	52,500,040,000	52,500,040,000	-
Hoc Mon Foods Processing Corporation ⁽²⁾	52,500,040,000	52,500,040,000	-	52,500,040,000	52,500,040,000	-
<i>Investments in other entities</i>	878,238,342	-	(878,238,342)	878,238,342	-	(878,238,342)
Ben Thanh - Duc Khai Property Corporation ⁽³⁾	878,238,342	-	(878,238,342)	878,238,342	-	(878,238,342)
Total	65,378,278,342	64,500,040,000	(878,238,342)	65,378,278,342	64,500,040,000	(878,238,342)

⁽¹⁾ According to the Business Registration Certificate No. 4104000073, the 7th amendment dated 22nd May 2025 granted by the Department of Planning and Investment of Ho Chi Minh city. The Company has invested in Hoc Mon Agriculture Wholesale Market Co., Ltd. with amount of VND 12,000,000,000 equivalent to 100.00% of the charter capital (beginning balance with amount of VND 12,000,000,000 equivalent to 100.00% of the charter capital).

⁽²⁾ According to the Business Registration Certificate No. 0312789319, the 5th amendment dated 26th December 2024 granted by the Department of Planning and Investment of Ho Chi Minh city. As at the accounting period ended, the Company has invested with amount of VND 52,500,040,000 equivalent to 35.00% of the charter capital (beginning balance with amount of VND 52,500,040,000 equivalent to 35.00% of the charter capital).

⁽³⁾ The Company has invested with amount of VND 878,238,342 equivalent to 8.4% of the charter capital (beginning balance with amount of VND 878,238,342 equivalent to 8.4% of the charter capital). Ben Thanh - Duc Khai Property Corporation is carrying out dissolution procedures according to the Resolution of the General Meeting of Shareholders No. 01/2014/NQ-ĐHĐCĐ-BTĐK dated 03rd January 2014 and has closed its tax code on 11th June 2018.

The fair value of those investments has not been determined due to having no transaction price and there is no guidance on determining the fair value in Vietnamese Accounting Standards. Therefore, the Company determines fair value by historical costs of investments minus provisions.

Operational situation of subsidiary, associates and joint ventures

- The business results of Hoc Mon Agriculture Wholesale Market Co., Ltd. for the six-month period ended 30th June 2025 is profitable.
- The business results of Hoc Mon Foods Processing Corporation for the six-month period ended 30th June 2025 is profitable.

HOCMON TRADE JOINT STOCK COMPANY

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

Provision for investments in other entities

<i>Details</i>	Ending balance of period	Beginning balance
Provision for long-term securities investments	-	-
Provision for losses of subsidiaries	-	-
Provision for losses of associates and joint ventures	-	-
Provision for other long-term investments	(878,238,342)	(878,238,342)
Total	(878,238,342)	(878,238,342)

The movement on provision for investments in other entities is as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance	(878,238,342)	(878,238,342)
Make provision	-	-
Reversal of provision	-	-
Ending balance of period	(878,238,342)	(878,238,342)

Transactions between the Company and subsidiary, associates and joint ventures

Significant transactions between the Company and subsidiary, associates and joint ventures are as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
<i>Hoc Mon Agriculture Wholesale Market Co., Ltd. - Subsidiary</i>		
Rendering of services		
<i>Revenue from space rental</i>	4,103,351,400	3,989,070,000
<i>Costs (commissions received on-behalf)</i>	43,546,720	39,482,329
Subsidiary profits transferred to Holding company		
<i>Profit receivable</i>	12,373,134,510	11,916,605,993
<i>Profit has been received</i>	(12,494,544,212)	(11,602,635,596)
Warehouse rental activities		
<i>Receivable</i>	4,790,139,200	4,343,055,930
<i>Already received</i>	(5,187,918,230)	(4,837,010,933)
<i>Offset debt</i>	(47,901,392)	(43,430,560)
Space rental		
<i>Receivable</i>	4,513,686,540	4,387,977,000
<i>Already received</i>	(4,513,686,540)	(4,387,977,000)

HOCMON TRADE JOINT STOCK COMPANY

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

Details	First 6 months of 2025	First 6 months of 2024
Commissions received on-behalf		
<i>Payable</i>	47,901,392	43,430,560
<i>Offset debt</i>	(47,901,392)	(43,430,560)
Loan		
<i>Loan received</i>	31,200,000,000	40,401,698,630
<i>Loan repaid</i>	(30,900,000,000)	(40,601,698,630)
Loan interest		
<i>Loan interest payable</i>	420,449,591	376,465,034
<i>Loan interest already paid</i>	(296,359,727)	(451,337,637)
- Other transactions		
+ <i>Rewards from Bonus and welfare fund</i>	15,000,000	15,000,000
+ <i>Receiving on-behalf rewards from the City People's Committee</i>	35,100,000	-
<i>Hoc Mon Foods Processing Corporation – Associated company</i>		
- Sale of goods		
+ <i>Revenue</i>	1,131,927,274	1,196,363,636
+ <i>Receivable</i>	1,245,120,000	1,316,000,000
+ <i>Already received</i>	(1,245,120,000)	(1,316,000,000)
- Dividends		
+ <i>Dividends are distributed</i>	2,100,001,600	2,100,001,600
+ <i>Dividends already received</i>	(2,100,001,600)	-
- Other transactions		
+ <i>Rewards from Bonus and welfare fund</i>	10,000,000	10,000,000

As at 30th June 2025:

- The company has no commitment to invest in subsidiary, associates, joint ventures and other entities.
- The Company has no investments in subsidiary, associates, joint ventures and other entities which are used to pledge, mortgage, guarantee.

HOCMON TRADE JOINT STOCK COMPANY

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

3. Short-term trade receivables

Details	Ending balance of period	Beginning balance
Receivables from related parties	1,330,170,000	2,092,082,500
+ Transimex Port Corporation	1,133,920,000	1,397,120,000
+ Phan Minh Trung	196,250,000	509,387,500
+ Tran Quang Quynh	-	185,575,000
Receivables from other customers	16,537,112,049	14,025,219,180
- Customers transfer houses formed in the future	11,142,141,931	11,762,288,600
+ Pham My Linh	1,302,704,400	-
+ Tran Thi Kieu Trang	680,936,850	680,936,850
+ Bui Thi Xuan Huong	657,381,975	657,381,975
+ Other customers	8,501,118,706	10,423,969,775
- Customers belong to the Company's office department	1,839,011,200	307,230,400
+ Ngoc Suong Petroleum Private Enterprise	360,320,800	-
+ Other customers	1,478,690,400	307,230,400
- Customers of retail gas stations	3,139,899,318	1,911,009,380
+ Thoi Tam Thon Gas Station	1,047,062,150	505,322,660
+ Tan Chanh Hiep Gas Station	763,142,160	560,856,560
+ Other gas stations	1,329,695,008	844,830,160
- Customers for warehouse rental	383,059,600	44,690,800
+ Customers for slaughterhouse rental	260,020,200	44,690,800
+ Other rental customers	123,039,400	-
- Others	33,000,000	-
Total	17,867,282,049	16,117,301,680

As at 30th June 2025, the Company didn't have short-term trade receivables which are used to pledge, mortgage, guarantee.

HOCMON TRADE JOINT STOCK COMPANY

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

Significant transactions incurred during period:

Details	First 6 months of 2025	First 6 months of 2024
<i>Nguyen Thi Du Petroleum Private Enterprise</i>		
Sales of goods	18,585,620,000	16,634,880,000
Proceeds from sales of goods	(18,337,000,000)	(16,634,880,000)
<i>Tan Thinh Vuong Petroleum Private Enterprise</i>		
Sales of goods	25,762,980,000	26,914,460,000
Proceeds from sales of goods	(25,762,980,000)	(26,914,460,000)

4. Short-term advance payments to suppliers

Details	Ending balance of period	Beginning balance
<i>Advance payments to related parties</i>	<i>4,479,601</i>	<i>74,058,029</i>
Petroleum Company Region II - One Member Limited Liability (Petrolimex Saigon)	4,479,601	74,058,029
<i>Advance payments to other suppliers</i>	<i>9,120,244,926</i>	<i>3,032,180,275</i>
Enter Construction Consulting Co., Ltd. (*)	1,650,855,816	-
Phuong Hoang Trading Construction Co., Ltd. (*)	2,531,964,657	-
Happy Home Construction JSC (*)	1,654,437,152	-
Other suppliers	3,282,987,301	3,032,180,275
Total	9,124,724,527	3,106,238,304

(1) This is the advance payment to suppliers for housing construction of the Xuan Thoi Dong housing project (refer to the Notes No. V.12).

5. Other receivables**5a. Other short-term receivables**

Details	Ending balance of period		Beginning balance	
	Amount	Provision	Amount	Provision
<i>Receivables from related parties</i>	<i>7,128,865,034</i>	-	<i>7,648,053,766</i>	-
Hoc Mon Agriculture Wholesale Market Co., Ltd. - Subsidiary	7,028,865,034	-	7,548,053,766	-
- Profit distributed	6,058,136,968	-	6,179,546,670	-
- Receiving on-behalf from warehouse rental	970,728,066	-	1,368,507,096	-
Petroleum Company Region II - One Member Limited Liability (Petrolimex Saigon)	100,000,000	-	100,000,000	-

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Notes to the interim (separate) Financial Statements (cont.)

Details	Ending balance of period		Beginning balance	
	Amount	Provision	Amount	Provision
- Mortgages, deposits	100,000,000	-	100,000,000	-
Receivables from other organizations and individuals	2,424,412,586	-	3,709,909,776	-
Interest on term deposits	2,218,912,586	-	3,486,728,526	-
Others	205,500,000	-	223,181,250	-
Total	9,553,277,620	-	11,357,963,542	-

As at 30th June 2025, the Company didn't have other short-term receivables which are used to pledge, mortgage, guarantee.

5b. Other long-term receivables

Details	Ending balance of period		Beginning balance	
	Amount	Provision	Amount	Provision
Receivables from other organizations and individuals	7,608,541,171	-	7,248,541,171	-
Department of Planning and Investment of Ho Chi Minh city (*)	7,248,541,171	-	7,248,541,171	-
Duong Dong – Binh Thuan Co., Ltd.	360,000,000	-	-	-
Total	7,608,541,171	-	7,248,541,171	-

(*) Pursuant to the Escrow Agreement No. 01/2017/HĐTGKQ 3187621334 dated 06th November 2017 and the Appendix No. 1 dated 19th April 2019 between Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon branch and Department of Planning and Investment of Ho Chi Minh city, Hoc Mon Trade Joint Stock Company has paid to Department of Planning and Investment of Ho Chi Minh city the amount of VND 14,497,082,342 according to the Escrow Agreement to ensure the implementation of the housing project in Xuan Thoi Dong commune, Hoc Mon district. On 28th November 2017, the Decision No. 6203/QĐ-UBND is granted by People's Committee of Ho Chi Minh city on approving Hoc Mon Trade Joint Stock Company to use land to implement the housing project in Xuan Thoi Dong commune, Hoc Mon district, Ho Chi Minh city. On 19th April 2019, Department of Planning and Investment of Ho Chi Minh city refunded 50% of the deposit according to the Escrow Agreement to ensure the project implementation No. 41/TTKQ-2017 dated 06th November 2017 with amount of VND 7,248,541,171 at Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon branch.

On 26th June 2025, the Ho Chi Minh City Department of Finance had sent the Report No. 121/BCTD-STC to the People's Committee of Ho Chi Minh city on adjusting the investment policy decision of "The housing project in Xuan Thoi Dong commune, Hoc Mon district " of the Company. As of 30th June 2025, the Company is waiting for the Decision of People's Committee of Ho Chi Minh city on approving the adjustment of the project implementation schedule to be extended by 2 years (refer to the Notes No. V.12).

As at 30th June 2025, the Company didn't have other long-term receivables which are used to pledge, mortgage, guarantee.

HOCMON TRADE JOINT STOCK COMPANY

Address: 25 Ba Trieu street; Quarter 1, Hoc Mon commune, Ho Chi Minh city.

INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

6. Bad debts

Details	Ending balance of period		Beginning balance	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
<i>Related parties</i>	-	-	-	-
<i>Other organizations and individuals</i>	158,800,000	-	158,800,000	-
<i>Overdue for more than 3 years</i>	158,800,000	-	158,800,000	-
- Dai Nguyen Co., Ltd.	150,000,000	-	150,000,000	-
- EPI Vietnam JSC	8,800,000	-	8,800,000	-
Total	158,800,000	-	158,800,000	-

The movement on provision for doubtful debts is as follows:

Details	Short-term receivables, loans	Long-term receivables, loans	Total
Beginning balance	(158,800,000)	-	(158,800,000)
Make provision	-	-	-
Reversal of provision	-	-	-
Ending balance of period	(158,800,000)	-	(158,800,000)

7. Inventories

Details	Ending balance of period		Beginning balance	
	Historical cost	Provision	Historical cost	Provision
Materials and supplies	-	-	-	-
Tools	-	-	-	-
Work-in-process	-	-	-	-
Finished goods ⁽¹⁾	77,868,862,594	-	68,873,188,888	-
Merchandises ⁽²⁾	4,702,465,553	(45,051,429)	5,604,985,481	(45,051,429)
Total	82,571,328,147	(45,051,429)	74,478,174,369	(45,051,429)

⁽¹⁾ This is the completed housing products of the housing project in Xuan Thoi Dong commune.⁽²⁾ Merchandises include gasoline, oil and lubricants of all kinds.In which, as at 30th June 2025:

- The Company didn't have inventories which are used to pledge, mortgage, guarantee.
- The Company didn't have stagnant inventory, inferior or poor quality which can not afford to consume.

HOCMON TRADE JOINT STOCK COMPANY

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

The movement on provision for obsolete inventory is as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance	(45,051,429)	(45,051,429)
Make provision	-	-
Reversal of provision	-	-
Ending balance of period	(45,051,429)	(45,051,429)

8. Prepaid expenses**8a. Short-term prepaid expenses**

<i>Details</i>	Ending balance of period	Beginning balance
Tools in use	463,272,266	351,790,593
Repair costs	445,846,857	1,066,927,426
Insurance premium	135,225,291	182,874,334
Others	207,962,556	85,299,631
Total	1,252,306,970	1,686,891,984

The movement on short-term prepaid expenses is as follows:

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance	1,686,891,984	1,436,015,728
Increase during period	1,603,501,538	3,383,713,872
Allocation during period	(2,038,086,552)	(1,901,013,476)
Ending balance of period	1,252,306,970	2,918,716,124

8b. Long-term prepaid expenses

<i>Details</i>	Ending balance of period	Beginning balance
Repair costs ⁽¹⁾	6,706,177,998	7,299,736,203
Land rental for clean water supply station ⁽²⁾	3,902,896,954	3,951,480,736
Tools in use	764,800,410	359,662,355
Others	182,294,831	258,242,557
Total	11,556,170,193	11,869,121,851

⁽¹⁾ This is the repair cost of Hoc Mon Agriculture Wholesale Market.⁽²⁾ The allocation period is fifty (50) years specified in the Agreement dated 24th August 2015 signed by Hoang Quan Consulting – Trading – Service Real Estate Corporation.

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Notes to the interim (separate) Financial Statements (cont.)

The movement on long-term prepaid expenses is as follows:

Details	First 6 months of 2025	First 6 months of 2024
Beginning balance	11,869,121,851	11,726,004,229
Increase during period	2,586,233,464	4,592,970,400
Allocation during period	(2,899,185,122)	(2,153,327,949)
Ending balance of period	11,556,170,193	14,165,646,680

9. Tangible fixed assets

Items	Buildings & structures	Machineries, equipments	Vehicles, transmissions	Management equipments and tools	Total
I. Historical cost					
1. Beginning balance	40,913,318,642	12,995,354,305	4,419,149,091	341,612,195	58,669,434,233
2. Increase during period	224,120,371	272,012,883	-	415,033,704	911,166,958
- Procurement during period	224,120,371	272,012,883	-	415,033,704	911,166,958
3. Decrease during period	-	-	-	-	-
4. Ending balance of period	41,137,439,013	13,267,367,188	4,419,149,091	756,645,899	59,580,601,191
In which:					-
fully-depreciated but still be used	5,953,329,509	3,496,232,611	-	111,683,735	9,561,245,855
II. Depreciation					-
1. Beginning balance	14,520,458,424	6,858,958,543	1,750,368,075	168,448,887	23,298,233,929
2. Increase during period	1,081,561,441	512,265,837	278,243,310	62,079,158	1,934,149,746
- Depreciation during period	1,081,561,441	512,265,837	278,243,310	62,079,158	1,934,149,746
3. Decrease during period	-	-	-	-	-
4. Ending balance of period	15,602,019,865	7,371,224,380	2,028,611,385	230,528,045	25,232,383,675
III. Net book value					-
1. Beginning balance	26,392,860,218	6,136,395,762	2,668,781,016	173,163,308	35,371,200,304
2. Ending balance of period	25,535,419,148	5,896,142,808	2,390,537,706	526,117,854	34,348,217,516
In which:					
Temporarily unused	-	-	-	-	-
Waiting for liquidation	-	-	-	-	-

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

In which:

- As at 30th June 2025, the Company didn't have tangible fixed assets which are used to pledge, mortgage, guarantee.
- As at 30th June 2025, the Company didn't have commitments to purchase or sell tangible fixed assets of great value in the future.

10. Intangible fixed assets

Details	Land-use rights (*)	AMIS software	Total
I. Historical cost			
1. Beginning balance	40,093,252,534	127,960,000	40,221,212,534
2. Increase during period	-	-	-
3. Decrease during period	-	-	-
4. Ending balance of period	40,093,252,534	127,960,000	40,221,212,534
<i>In which:</i>			
fully-amortized but still be used	-	-	-
II. Amortization			
1. Beginning balance	1,192,671,414	104,571,772	1,297,243,186
2. Increase during period	52,850,766	12,796,002	65,646,768
- Amortization during period	52,850,766	12,796,002	65,646,768
3. Decrease during period	-	-	-
4. Ending balance of period	1,245,522,180	117,367,774	1,362,889,954
III. Net book value			
1. Beginning balance	38,900,581,120	23,388,228	38,923,969,348
2. Ending balance of period	38,847,730,354	10,592,226	38,858,322,580
<i>In which:</i>			
Temporarily unused	-	-	-
Waiting for liquidation	-	-	-

HOCMON TRADE JOINT STOCK COMPANY

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INTERIM (SEPARATE) FINANCIAL STATEMENTS

For the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

In which:

- As at 30th June 2025, the Company didn't have intangible fixed assets which are used to pledge, mortgage, guarantee.
- As at 30th June 2025, the Company didn't have commitments to purchase or sell intangible fixed assets of great value in the future.

() The land-use rights are as follows:*

- The ground No. 1/6 National Highway 22, Hoc Mon town: The land-use right No. BK 380037 dated 12th June 2012 granted by Ho Chi Minh city Department of Natural Resources and Environment. Expiration date is 04th July 2061.
- The ground No. 3/8 Quarter 2, Hoc Mon town, Hoc Mon district at land plot No. 646, map sheet No. 15 (SDN)-TT/HM: Certificate of house ownership and land-use rights No. 70137010197, original document No. 33804/2001 (Certificate issued to owner) dated 31st December 2001, transferred ownership to the Company on 16th September 2009, total area of 200 m² of residential land (in which: 34.1 m² housing). Long expiration date.
- The ground No. 1/2 National Highway 22, Chanh hamlet, Tan Xuan commune, Hoc Mon district: The land-use right No. BK 380199 dated 25th July 2013 granted by Ho Chi Minh city Department of Natural Resources and Environment. Long expiration date.
- The ground No. 88 Ba Trieu street, Hoc Mon town, Hoc Mon district: The land-use right No. BK 474755 dated 27th August 2014 granted by Ho Chi Minh city Department of Natural Resources and Environment. Expiration date is 24th April 2064.
- Land plot No. 507, map sheet No. 24, Hoc Mon town, Hoc Mon district: The land-use right No. CC968164, the Certificate book No. CH00335 dated 27th November 2015 granted by the People's Committee of Hoc Mon district, transferred to the Company on 16th May 2019, area of 628.50 m² (in which: 508.3 m² is urban residential land, long expiration date and 120.2 m² is rice cultivation land, expiration date is 24th November 2018).
- The land-use right No. DI-179514, the Certificate book No. CH01360 dated 18th September 2023 granted by the People's Committee of Hoc Mon district, transferred to the Company on 29th November 2023, land plot No. 666, map sheet No. 23, area of 549.2 m² (477.1 m² is urban residential land, long expiration date and 72.1 m² is land for perennial crops, expiration date is 11th October 2072).

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

11. Investment Properties

Items	Hoc Mon Agriculture Wholesale Market ^(*)				Hoa Binh Minh motorcycle shop	Warehouses and kiosks for rent	Total
	Meat market area	Vegetable market area	Cool storage	Infrastructure			
I. Historical cost							
1. Beginning balance	7,512,905,862	13,161,237,343	2,109,255,380	40,095,254,516	1,050,847,785	4,973,368,173	68,902,869,059
2. Increase during period	-	-	-	-	-	-	-
3. Decrease during period	-	-	-	-	-	-	-
4. Ending balance of period	7,512,905,862	13,161,237,343	2,109,255,380	40,095,254,516	1,050,847,785	4,973,368,173	68,902,869,059
In which: fully-depreciated but still be used	-	-	2,109,255,380	4,661,126,560	-	4,973,368,173	11,743,750,113
II. Depreciation							-
1. Beginning balance	5,158,862,076	10,836,085,394	2,109,255,380	24,066,206,202	379,472,808	4,973,368,173	47,523,250,033
2. Increase during period	150,258,120	263,224,746	-	96,910,244	87,570,648	-	597,963,758
- Depreciation during period	150,258,120	263,224,746	-	96,910,244	87,570,648	-	597,963,758
3. Decrease during period	-	-	-	-	-	-	-
4. Ending balance of period	5,309,120,196	11,099,310,140	2,109,255,380	24,163,116,446	467,043,456	4,973,368,173	48,121,213,791
III. Net book value							
1. Beginning balance	2,354,043,786	2,325,151,949	-	16,029,048,314	671,374,977	-	21,379,619,026
2. Ending balance of period	2,203,785,666	2,061,927,203	-	15,932,138,070	583,804,329	-	20,781,655,268

HOC MON TRADE JOINT STOCK COMPANY

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(*) Project of Hoc Mon Agriculture Wholesale Market has been finalized according to the Decision No. 4942/QĐ-UBND dated 07th October 2014 by the People's Committee of Ho Chi Minh city.

In which:

- As at 30th June 2025, the Company didn't have investment properties which are used to pledge, mortgage, guarantee.
- As at 30th June 2025, the Company didn't have commitments to purchase or sell investment properties of great value in the future.

According to the Vietnam Accounting Standards No. 05 "Investment Property", the fair value of investment property at the end of fiscal year must be presented. However, the Company has not yet determined the fair value of investment property due to the lack of conditions to do so.

Rental income and expenses related to investment properties are as follows:

Details	First 6 months of 2025	First 6 months of 2024
Income from rental	11,246,107,110	10,863,249,159
Direct costs associated with generating income from rental	(4,264,479,083)	(3,595,445,790)
Direct costs are not associated with generating income from rental	-	-

12. Long-term work-in-process

Details	Ending balance of period		Beginning balance	
	Historical cost	Recoverable amount	Historical cost	Recoverable amount
Xuan Thoi Dong housing area project ⁽¹⁾	96,738,944,816	96,738,944,816	121,327,199,572	121,327,199,572
Trade Center project ⁽²⁾	18,181,818,182	18,181,818,182	18,181,818,182	18,181,818,182
Total	114,920,762,998	114,920,762,998	139,509,017,754	139,509,017,754

⁽¹⁾ In accordance with the Decision No. 2815/QĐ-UBND dated 31st May 2017 of the People's Committee of Ho Chi Minh city on approving Hoc Mon Trade Joint Stock Company is the investor of the housing project in Xuan Thoi Dong commune, Hoc Mon district, Ho Chi Minh city with an area of 42,944.9 m² at Xuan Thoi Dong commune, Hoc Mon district, estimated implementation time and progress is 3 years from the time of investment approval. On 18th January 2019, the Company has been granted the Construction License No. 09/GPXD by the Ho Chi Minh city Department of Construction on permission to construct technical infrastructure works at the housing project in Xuan Thoi Dong commune. The Announcement No. 12938/SXD-PTN&TTBĐS dated 10th November 2020 of the Ho Chi Minh city Department of Construction regarding the Company's eligibility to sell and lease-purchase future housing. According to the Decision No. 3694/QĐ-UBND dated 03rd October 2020 of the People's Committee of Ho Chi Minh city, the Company is allowed to adjust the project implementation time and progress to 3 years from the date of issuance of the Decision on approving the investment adjustment.

On 26th June 2025, the Ho Chi Minh City Department of Finance had sent the Report No. 121/BCTD-STC to the People's Committee of Ho Chi Minh city on adjusting the investment policy decision of "The housing project in Xuan Thoi Dong commune, Hoc Mon district " of the Company. As of 30th June 2025, the Company is waiting for the Decision of People's Committee of Ho Chi Minh city on approving the adjustment of the project implementation schedule to be extended by 2 years.

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(2) This is the cost of receiving the transfer of the 4th floor at Hoc Mon Trade Center according to the Transfer Agreement No. 08/2016/HĐMBKTDV-HM dated 23rd March 2016 between Hoc Mon Trade Joint Stock Company and Hoang Quan Consulting – Trading – Service Real Estate Corporation.

During the period, the Company has signed a legal service contract to resolve disputes related to the above contract. Up to now, the two parties are still in the negotiation process to resolve disputes and related matters.

13. Construction-in-progress

<i>Details</i>	Beginning balance	Incurred during period	Transferred to fixed assets during period	Ending balance of period
<i>Procurement of fixed assets</i>	-	272,012,883	(272,012,883)	-
Solar power installation	-	272,012,883	(272,012,883)	-
<i>Construction-in-progress</i>	342,240,909	167,729,100	-	509,970,009
Make local adjustments to the detailed planning of 1/500 Hoc Mon Agriculture Wholesale Market	342,240,909	167,729,100	-	509,970,009
Total	342,240,909	439,741,983	(272,012,883)	509,970,009

In which, as at 30th June 2025:

- The Company didn't have construction-in-progress which are used as collateral for loans.
- The Company didn't have interest expenses capitalized into construction-in-progress during year.

14. Deferred income tax assets

The Company has temporarily paid Corporate Income Tax at the rate of 1% on the amount received in advance from real estate transfer activities at the housing project in Xuan Thoi Dong commune according to the Circular No. 78/2014/TT- BTC dated 18th June 2014 of the Ministry of Finance. The Company will re-finalize the CIT payable for this activity when handing over the real estate.

<i>Details</i>	Beginning balance	Recorded in business results during period	Recorded in owners' equity during period	Ending balance of period
Deferred income tax assets related to deductible temporary differences	1,148,860,300	(63,965,288)	-	1,084,895,012
<i>Temporary payment of 1% CIT from real estate business activities</i>	1,007,222,800	(60,067,788)	-	947,155,012
<i>Make provision for severance allowance</i>	141,637,500	(3,897,500)	-	137,740,000
Total	1,148,860,300	(63,965,288)	-	1,084,895,012

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Notes to the interim (separate) Financial Statements (cont.)

15. Short-term trade payables

Details	Ending balance of period	Beginning balance
<i>Payables to other suppliers</i>	10,161,290,830	14,913,455,554
Hoang Quan Consulting – Trading – Service Real Estate Corporation	5,000,000,000	5,000,000,000
Saigon Build Design and Construction Co., Ltd.	924,878,763	261,738,627
Others	4,236,412,067	9,651,716,927
Total	10,161,290,830	14,913,455,554

In addition to the payable to Hoang Quan Consulting – Trading – Service Real Estate Corporation, the Company didn't have the unpaid overdue debts.

Significant transactions on sales of goods arising during year:

Details	First 6 months of 2025	First 6 months of 2024
<i>Huy Long Trading Co., Ltd.</i>		
Purchase of goods	346,572,570,000	420,016,780,000
Payment for purchase of goods	(346,500,000,000)	(419,500,000,000)
<i>Duong Dong – Tay Nguyen Co., Ltd.</i>		
Purchase of goods	42,992,177,000	-
Payment for purchase of goods	(42,992,177,000)	-

16. Short-term advance payments from customers

Details	Ending balance of period	Beginning balance
<i>Advance payments from related parties</i>	2,526,470,654	2,526,470,654
Customers transfer Xuan Thoi Dong project (*)	2,526,470,654	2,526,470,654
- Nguyen Thuy Phi Linh	2,526,470,654	2,526,470,654
<i>Advance payments from others</i>	84,587,919,199	89,565,008,079
Customers transfer Xuan Thoi Dong project (*)	84,294,030,499	89,500,809,379
- Pham My Linh	8,037,566,952	13,598,549,048
- Truong Thuy Tuyet Tram	5,496,914,345	7,020,028,745
- Le Thi Bich Ngoc	2,628,269,230	3,258,790,988
- Other customers	68,131,279,972	65,623,440,598
Others	293,888,700	64,198,700
Total	87,114,389,853	92,091,478,733

(*) This is the advance payments from customers according to the payment schedule in the housing purchase contract of Xuan Thoi Dong project.

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Notes to the interim (separate) Financial Statements (cont.)

17. Tax and statutory obligations

Items	Beginning balance		Arising during period		Ending balance of period	
	Receivable	Payable	Payable	Already paid	Receivable	Payable
Value added tax (VAT) on local sales (*)	-	-	1,218,349,456	(498,893,624)	-	719,455,832
Corporate income tax (CIT)	3,705,061,448	-	847,930,208	(774,102,942)	3,631,234,182	-
Corporate income tax (CIT) on production and business activities	1,797,744,908	-	-	-	1,797,744,908	-
Corporate income tax (CIT) on real estate transfer activities	1,907,316,540	-	847,930,208	(774,102,942)	1,833,489,274	-
Personal income tax (PIT)	350,043,753	116,104,845	1,051,559,782	(1,277,983,730)	460,362,856	-
Personal income tax (PIT) (salary and wages)	350,043,753	-	771,804,477	(882,123,580)	460,362,856	-
Personal income tax (PIT) (capital investment)	-	116,104,845	270,755,305	(386,860,150)	-	-
Personal income tax (PIT) (individuals leasing property)	-	-	9,000,000	(9,000,000)	-	-
Land rent	292,716,306	-	661,825,204	(661,825,204)	292,716,306	-
Non-agricultural land use tax	-	-	76,341,049	(76,341,049)	-	-
License tax	-	-	19,000,000	(19,000,000)	-	-
Other taxes	-	-	53,783,455	(49,745,155)	-	4,038,300
Total	4,347,821,507	116,104,845	3,929,540,682	(3,357,891,704)	4,384,313,344	723,494,132

Value Added Tax (VAT)

The Company pay value added tax in accordance with deduction method at rate of 8%, 10%.

Corporate income tax (CIT)

The Company must pay corporate income tax on taxed income at the rate of 20%.

The Company has temporarily paid Corporate Income Tax at the rate of 1% on the amount received in advance from real estate transfer activities at the housing project in Xuan Thoi Dong commune according to the Circular No. 78/2014/TT- BTC dated 18th June 2014 of the Ministry of Finance. The Company will re-finalize the CIT payable for this activity when handing over the real estate.

Land rent

The Company must pay land rent as stipulated in the lease contract and the tax authorities' notification.

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Housing tax

Land rent is paid according to the tax authorities' notification.

Other taxes

The Company has declared and paid under regulations.

The Company's tax declaration are subject to examination by the tax authorities as the application of tax laws and regulations to different for each types of transactions. The tax amounts is presented in the Financial Statements for the six-month period ended 30th June 2025 will be subject to change according to the finalization of the decision of the tax authorities.

18. Payables to employees

<i>Details</i>	Ending balance of period	Beginning balance
Wages payable	3,024,232,628	2,725,017,567
Total	3,024,232,628	2,725,017,567

19. Short-term accruals

<i>Details</i>	Ending balance of period	Beginning balance
<i>Payables to related parties</i>	<i>239,583,561</i>	<i>115,493,697</i>
Interest expenses payable to Hoc Mon Agriculture Wholesale Market Co., Ltd. - subsidiary	239,583,561	115,493,697
<i>Payables to other organizations and individuals</i>	<i>64,989,040</i>	<i>197,438,357</i>
Audit fee	36,900,000	156,800,000
Interest expenses payable	28,089,040	40,638,357
Total	304,572,601	312,932,054

20. Unearned revenue**20a. Short-term unearned revenue**

<i>Details</i>	Ending balance of period	Beginning balance
<i>Unearned revenue related to related parties</i>	<i>7,500,000</i>	-
Advance payment for advertising space rental	7,500,000	-
- Ben Thanh Group - One Member Limited Liability	7,500,000	-
<i>Unearned revenue related to other organizations and individuals</i>	<i>2,986,207,776</i>	<i>2,986,207,776</i>
Advance payment for investment property rental	2,986,207,776	2,986,207,776
Vegetable market area	1,602,092,400	1,602,092,400
Meat market area	753,634,332	753,634,332
Kiosks area	591,902,364	591,902,364
Canteen	38,578,680	38,578,680
Total	2,993,707,776	2,986,207,776

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Notes to the interim (separate) Financial Statements (cont.)

20b. Long-term unearned revenue

Details	Ending balance of period	Beginning balance
Unearned revenue related to other organizations and individuals	85,601,875,749	87,094,979,637
Advance payment for investment property rental	85,601,875,749	87,094,979,637
Vegetable market area	44,336,751,618	45,137,797,818
Meat market area	23,770,893,566	24,147,710,732
Kiosks area	15,980,017,365	16,275,968,547
Canteen	1,514,213,200	1,533,502,540
Total	85,601,875,749	87,094,979,637

20c. Unenforceable contracts

The Company didn't have unenforceable contract.

21. Other payables**21a. Other short-term payables**

Details	Ending balance of period	Beginning balance
Payables to related parties	9,126,966,256	13,368,422,628
Dividends payable to shareholders		
- Ben Thanh Group - One Member Limited Liability		
- Petroleum Company Region II - One Member Limited Liability (Petrolimex Saigon)		
- Members of key management		
Payables to other organizations and individuals		
Hoang Quan Consulting – Trading – Service Real Estate Corporation (*)	8,226,893,022	8,226,893,022
Dividends payable to shareholders		
Surplus assets for treatment	56,117,999	56,117,999
Trade union's expenditure	15,218,052	15,218,052
Others	811,862,183	186,070,000
Total	9,126,966,256	13,368,422,628

(*) The amount payable according to the Minutes of debt offset agreement dated 31st December 2023 on offsetting the VAT adjustment with amount of VND 9,756,818,182 and the amount receivable as at 30th June 2025 according to the Meeting Minutes dated 28th December 2020 for compensation for breach of contract with amount of VND 1,529,925,160.

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Notes to the interim (separate) Financial Statements (cont.)

21b. Other long-term payables

Details	Ending balance of period	Beginning balance
Payables to related parties	130,000,000	230,000,000
Deposit to register the right to purchase products at Xuan Thoi Dong project (*)	130,000,000	230,000,000
- Nguyen Thuy Phi Linh	30,000,000	30,000,000
- Le Phan Trung Hieu	100,000,000	200,000,000
Payables to other organizations and individuals	11,848,847,638	11,381,400,000
Long-term deposits and mortgages	1,680,000,000	1,540,000,000
Deposit for construction of rough houses at Xuan Thoi Dong project	990,000,000	840,000,000
Deposits and mortgages for Kiosks rental	640,000,000	640,000,000
Deposits and mortgages for gasoline purchase	80,000,000	90,000,000
Deposit to register the right to purchase products at Xuan Thoi Dong project (*)	7,765,000,000	8,465,000,000
Others	2,373,847,638	1,346,400,000
Total	11,978,847,638	11,611,400,000

(*) This is the advance deposits from individuals to register the right to purchase products at the housing project in Xuan Thoi Dong commune.

22. Short-term finance lease loans and liabilities

Details	Ending balance of period		Beginning balance	
	Amount	Ability to repay	Amount	Ability to repay
Short-term finance lease loans and liabilities payable to related parties	27,200,000,000	27,200,000,000	26,900,000,000	26,900,000,000
Hoc Mon Agriculture Wholesale Market Co., Ltd. – Subsidiary ⁽¹⁾	27,200,000,000	27,200,000,000	26,900,000,000	26,900,000,000
Short-term finance lease loans and liabilities payable to other organizations and individuals	46,500,000,000	46,500,000,000	57,900,000,000	57,900,000,000
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon branch ⁽²⁾	20,000,000,000	20,000,000,000	21,400,000,000	21,400,000,000
Shinhan Bank Vietnam Limited – Bac Saigon branch ⁽³⁾	26,500,000,000	26,500,000,000	36,500,000,000	36,500,000,000
Total	73,700,000,000	73,700,000,000	84,800,000,000	84,800,000,000

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Notes to the interim (separate) Financial Statements (cont.)

- (1) The loan from Hoc Mon Agriculture Wholesale Market Co., Ltd. – Subsidiary according to the contracts as follows:

No.	Contract No.	Contract date	Loan term (month)	Interest rate	Amount
1	02/2025/HĐĐHV	04 th February 2025	5	4.00%	1,000,000,000
2	03/2025/HĐĐHV	10 th February 2025	5	4.00%	2,000,000,000
3	04/2025/HĐĐHV	17 th February 2025	5	4.00%	1,000,000,000
4	05/2025/HĐĐHV	24 th February 2025	5	4.00%	2,200,000,000
5	06/2025/HĐĐHV	28 th March 2025	5	4.00%	2,000,000,000
6	07/2025/HĐĐHV	31 st March 2025	5	4.00%	5,000,000,000
7	08/2025/HĐĐHV	15 th April 2025	3	4.00%	1,000,000,000
8	09/2025/HĐĐHV	18 th April 2025	5	4.00%	3,000,000,000
9	10/2025/HĐĐHV	24 th April 2025	5	4.00%	2,000,000,000
10	11/2025/HĐĐHV	28 th April 2025	5	4.00%	2,000,000,000
11	12/2025/HĐĐHV	29 th April 2025	5	4.00%	2,000,000,000
12	13/2025/HĐĐHV	23 rd June 2025	5	4.00%	4,000,000,000
Total					27,200,000,000

- Loan purpose: supplementing working capital.
- Collateral: unsecured.

- (2) The loan from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon branch according to the Credit limit contract No. 01/2024/7621334/HDTD dated 25th December 2024.

- Credit limit: VND 40,000,000,000. In which, the credit limit included all outstanding balances of short-term loans, guarantees, open LC of customers at the bank transferred from specific short-term credit contracts, guarantee contracts according to the Credit limit contract No. 01/2023/7621334/HDTD dated 14th December 2023.
- Loan purpose: supplementing working capital, guarantee, open LC for operating activities.
- Limit grant period: 12 months from the date of signing the contract
- Loan/guarantee term, LC, interest rate, fees are determined according to each specific credit contract, guarantee, LC.
- Collateral: Pledge of deposit contracts as follows:
- + Mortgage agreement No. 01/2020/7621334/HĐBĐ dated 04th May 2020, details are as follows:

Deposit contract No.	Owner	Amount	Interest rate	Release date	Maturity date
001/2020/HĐTC. 318.7621334	Hoc Mon Trade JSC	10,000,000,000	4.20%	04 th May 2024	04 th May 2025

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+ Mortgage agreement No. 01/2022/7621334/HĐBĐ dated 20th April 2022, details are as follows:

Deposit contract No.	Owner	Amount	Interest rate	Release date	Maturity date
001/2022/HĐTC. 318.7621334	Hoc Mon Trade JSC	5,000,000,000	4.80%	20 th April 2024	20 th April 2025

+ Mortgage agreement No. 02/2022/7621334/HĐBĐ dated 20th April 2022, details are as follows:

Deposit contract No.	Owner	Amount	Interest rate	Release date	Maturity date
004/2021/HĐTC. 318.7621334	Hoc Mon Trade JSC	5,000,000,000	5.10%	29 th June 2024	29 th June 2025

+ Mortgage agreement No. 03/2022/7621334/HĐBĐ dated 07th May 2021, details are as follows:

Deposit contract No.	Owner	Amount	Interest rate	Release date	Maturity date
003/2021/HĐTC. 318.7621334	Hoc Mon Trade JSC	5,000,000,000	5.00%	07 th May 2024	07 th May 2025

- (3) The loan from Shinhan Bank Vietnam Limited – Bac Saigon branch according to the Credit limit contract No. SHBVN/BSG/HDTD/HTC/201909-001 dated 15th May 2019, Appendix for amendment and supplement No. 01 of the contract No. SHBVN/BSG/HDTD/HTC/201909-001 (12/09/2019) dated 10th September 2020, Appendix for amendment and supplement No. 02 of the contract No. SHBVN/BSG/HDTD/HTC/201909-001 (12/09/2019) dated 10th September 2021, Appendix for amendment and supplement No. 03 of the contract No. SHBVN/BSG/HDTD/HTC/201909-001 (12/09/2019) dated 12th September 2022, Appendix for amendment and supplement No. SHBVN/BGD/HDTD/HTC/201909-001 dated 07th September 2023, Extension contract - amendment and supplement to credit contract dated 12th September 2024.

- Credit limit: VND 48,000,000,000.
- Loan purpose: supplementing working capital, paying directly to the petroleum supplier.
- Limit grant period: 1-year extension until 01st September 2025.
- Loan/guarantee term, LC, interest rate, charges are applied to each loan withdrawal and will be clearly stated in the Loan withdrawal application and debt acceptance agreement.
- Collateral: Pledge of deposit contracts as follows:

Deposit contract No.	Owner	Amount	Interest rate	Release date	Maturity date	Mortgage agreement No.
166704060002 224	Hoc Mon Trade JSC	5,100,000,000	5.70%	10 th December 2024	10 th January 2026	SHBVN/HTC/ HĐTC/2025/01 /01 dated 10 th January 2025
166704060002 227	Hoc Mon Trade JSC	5,100,000,000	5.70%	17 th December 2024	17 th January 2026	SHBVN/HTC/ HĐTC/2025/01 /02 dated 10 th January 2025

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Deposit contract No.	Owner	Amount	Interest rate	Release date	Maturity date	Mortgage agreement No.
166704060002 239	Hoc Mon Trade JSC	5,100,000,000	5.70%	02 nd January 2025	02 nd February 2026	SHBVN/HTC/HDTC/2025/01/03 dated 10 th January 2025
166704060002 255	Hoc Mon Trade JSC	6,100,000,000	5.50%	03 rd February 2025	03 rd February 2026	SHBVN/HTC/HDTC/2025/04/01 dated 16 th April 2025
9689/2025/HĐ TG/NHNo HÓC MÔN-CPTMHM	Hoc Mon Trade JSC	5,000,000,000	4.60%	01 st April 2025	01 st October 2025	SHBVN/HTC/HDTC/2025/04/02 dated 16 th April 2025
1500/2025/HĐ TG/NHNo HÓC MÔN - CPTMHM	Hoc Mon Trade JSC	5,000,000,000	4.80%	05 th May 2025	05 th May 2026	SHBVN/HTC/HDTC/08.2025 dated 09 th May 2025
1522/2025/HĐ TG/NHNo HÓC MÔN - CPTMHM	Hoc Mon Trade JSC	5,000,000,000	4.80%	06 th May 2025	06 th May 2026	SHBVN/HTC/HDTC/08.2025 dated 09 th May 2025
166704060002 305	Hoc Mon Trade JSC	10,000,000,000	5.20%	22 nd May 2025	22 nd May 2026	SHBVN/HTC/HDTC/2025/06/01 dated 10 th June 2025

Details of arising short-term loans during period are as follows:

Details	Beginning balance	Arising during period	Already paid during period	Ending balance of period
Short-term finance lease loans and liabilities payable to related parties	26,900,000,000	31,200,000,000	(30,900,000,000)	27,200,000,000
Hoc Mon Agriculture Wholesale Market Co., Ltd.	26,900,000,000	31,200,000,000	(30,900,000,000)	27,200,000,000
Short-term finance lease loans and liabilities payable to other organizations and individuals	57,900,000,000	330,000,000,000	(341,400,000,000)	46,500,000,000
JS Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon branch	21,400,000,000	235,000,000,000	(236,400,000,000)	20,000,000,000
Shinhan Bank Vietnam Limited – Bac Saigon branch	36,500,000,000	95,000,000,000	(105,000,000,000)	26,500,000,000
Total	84,800,000,000	361,200,000,000	(372,300,000,000)	73,700,000,000

HOCMON TRADE JOINT STOCK COMPANY

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

As at 30th June 2025, the Company didn't have the unpaid overdue finance lease loans and liabilities.

23. Provision for short-term payables

<i>Details</i>	Beginning balance	Increase due to make appropriation during period	Reversal during period	Ending balance of period
Provision for severance allowance	708,187,500	20,437,500	(39,925,000)	688,700,000
Total	708,187,500	20,437,500	(39,925,000)	688,700,000

24. Bonus and welfare funds

<i>Details</i>	Beginning balance	Increase due to make appropriation from profit	Other increase (*)	Spending during period	Ending balance of period
Bonus fund	1,887,609,312	264,409,506	189,270,000	(739,400,000)	1,601,888,818
Welfare fund	654,718,202	1,360,000,000	-	(1,531,660,238)	483,057,964
Bonus fund to the Management and Executive Board	-	622,214,828	-	(742,214,828)	(120,000,000)
Total	2,542,327,514	2,246,624,334	189,270,000	(3,013,275,066)	1,964,946,782

The Company makes appropriation of Bonus and welfare funds according to the Resolution of the 2025 Annual General Meeting of Shareholders No. 05/2025/NQ-ĐHĐCĐ dated 28th March 2025 of Hoc Mon Trade Joint Stock Company.

25. Owners' equity**25a. The movement on the owners' equity**

Items	The owners' invested equity	Development and investment funds	Undistributed earnings	Total
A	1	2	3	4
Beginning balance in previous year	164,999,930,000	51,381,801,583	60,600,982,940	276,982,714,523
Increase in previous year	-	4,246,682,193	25,211,225,335	29,457,907,528
Decrease in previous year	-	-	(36,062,047,251)	(36,062,047,251)
Ending balance in previous year / Beginning balance in current year	164,999,930,000	55,628,483,776	49,750,161,024	270,378,574,800
Increase during period	-	1,007,335,107	14,486,456,409	15,493,791,516
Decrease during period	-	-	(19,753,952,441)	(19,753,952,441)
Ending balance of period	164,999,930,000	56,635,818,883	44,482,664,992	266,118,413,875

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

25b. Details of the owners' invested equity

Details	Proportion	Ending balance of period	Beginning balance
State shareholders	23.86%	39,364,500,000	39,364,500,000
Other shareholders	76.14%	125,635,430,000	125,635,430,000
Total	100.00%	164,999,930,000	164,999,930,000

Details of the charter capital contribution are as follows:

	According to the Company's Charter		Contributed charter capital (VND)	Remaining charter capital (VND)
	VND	Proportion (%)		
State shareholders	39,364,500,000	23,86	39,364,500,000	-
Other shareholders	125,635,430,000	76,14	125,635,430,000	-
Total	164,999,930,000	100,00	164,999,930,000	-

25c. Transactions on capital with owners and distribution of dividends and profit

Details	First 6 months of 2025	First 6 months of 2024
- Owners' invested equity		
+ Beginning balance	164,999,930,000	164,999,930,000
+ Increase during period	-	-
+ Decrease during period	-	-
+ Ending balance of period	164,999,930,000	164,999,930,000
- Dividends, profit already divided	16,499,993,000	13,199,994,400

25d. Stocks

Details	Ending balance of period	Beginning balance
Number of stocks being registered to issue	16,499,993	16,499,993
Number of stocks already issued / public offering	16,499,993	16,499,993
Common stocks	16,499,993	16,499,993
Preferred stocks	-	-
Number of buy-back stocks	-	-
Common stocks	-	-
Preferred stocks	-	-
Number of outstanding stocks	16,499,993	16,499,993
Common stocks	16,499,993	16,499,993
Preferred stocks	-	-
Nominal value of outstanding stocks (vnd/stock)	10,000	10,000

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

25e. Dividends

Dividends are distributed under the Resolution of the Annual General Meeting of Shareholders. Dividends in current year are distributed according to the Resolution of the Annual General Meeting of Shareholders No. 05/2025/NQ-DHĐCĐ dated 28th March 2025.

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
- Dividends declared and paid out during year	11,682,974,945	17,894,124,225
+ Dividends declared on common stocks	11,682,974,945	17,894,124,225
+ Dividends declared on preferred stocks	-	-
- Dividends declared after the accounting period ended	-	-
+ Dividends declared on common stocks	-	-
+ Dividends declared on preferred stocks	-	-
- Dividends of accumulated preferred stocks unrecognized	-	-

25f. Funds of the Company*Development and investment funds*

- Compensate for losses, damages to assets, and bad debts that occur during the business process.
- Compensate for the Company's losses according to the Decision of the Board of Management or the owner's representative.
- Supplement the Company's charter capital
- Invest in expanding business operations and innovating technology, equipment and working conditions of the Company.

25g. Profit distribution

Beginning balance	49,750,161,024
Profit after corporate income tax for the first 6 months of 2025	14,486,456,409
Profit distribution during period	(19,753,952,441)
<i>Distribution of remaining profit in 2024</i>	<i>(14,803,954,541)</i>
- Development and investment funds	1,007,335,107
- Bonus fund	264,409,506
- Welfare fund	1,360,000,000
- Bonus to the Executive Board	622,214,828
- Dividend distribution to shareholders	11,549,995,100
<i>Temporary profit distribution in 2025</i>	<i>(4,949,997,900)</i>
- Dividend distribution to shareholders	4,949,997,900
Ending balance of period of undistributed earnings	44,482,664,992

The Company distributed profit according to the Resolution of the 2025 Annual General Meeting of Shareholders No. 05/2025/NQ-DHĐCĐ dated 28th March 2025.

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

26. Funding source forming fixed assets

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Beginning balance	12,510,497,370	12,510,497,370
Funding sources are provided	-	-
Allocation	-	-
Ending balance of period	12,510,497,370	12,510,497,370

27. Off-balance sheet items

	Ending balance of period		Beginning balance		
<i>Details</i>	Foreign currencies	VND	Foreign currencies	VND	
Bad debts written off	-	70,946,464	-	70,946,464	
<i>Bad debts written off</i>					
	Ending balance of period		Beginning balance		
<i>Details</i>	Original currency	VND	Original currency	VND	Reason for written off
- Tran Van Ri	-	66,058,436	-	66,058,436	Unrecoverable
- Export entrustment costs	-	1,360,278	-	1,360,278	Unrecoverable
- Others	-	3,527,750	-	3,527,750	Unrecoverable
Total		70,946,464		70,946,464	

VI. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM (SEPARATE) INCOME STATEMENTS (Currency: VND)**1. Revenues from sale of goods and rendering of services****1a. Total revenues**

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Sale of goods	378,942,863,634	407,381,682,616
- Gasoline, oil of all kinds, ...	378,942,863,634	407,381,682,616
Trading in investment properties	11,246,107,110	10,863,249,159
- Space for rent	9,296,163,744	8,943,585,795
- Business locations for rent	1,949,943,366	1,919,663,364
+ Vegetable market	801,046,200	801,046,200
+ Meat market	1,148,897,166	1,118,617,164
Transfer of real estate (*)	40,539,035,381	7,543,373,397
Total	430,728,006,125	425,788,305,172

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

(*) This is revenue from transfer of real estate at the Housing project in Xuan Thoi Dong commune

1b. Revenues from sale of goods and rendering of services to related parties

Transactions on sale of goods and rendering of services to subsidiaries and associated companies are presented in the Notes No. V.2b.

Transactions on sale of goods and rendering of services to related parties that are not subsidiaries and associated companies are as follows:

Details	First 6 months of 2025	First 6 months of 2024
Sale of goods	17,245,800,005	17,714,872,723
<i>Transimex Port Corporation</i>	10,987,927,276	10,669,236,361
<i>Xuan Thoi Petroleum Private Enterprise</i>	6,257,872,729	7,045,636,362
Space for rent	7,500,000	7,500,000
<i>Ben Thanh Group - One Member Limited Liability</i>	7,500,000	7,500,000

2. Cost of goods sold

Details	First 6 months of 2025	First 6 months of 2024
Goods sold	365,239,815,931	393,862,361,642
- Gasoline, oil of all kinds, ...	364,478,838,325	392,977,468,707
- Inventory loss (gasoline, oil)	760,977,606	884,892,935
Trading in investment properties	4,264,468,083	3,595,445,790
- Business locations for rent	4,264,468,083	3,595,445,790
Transfer of real estate	34,682,288,583	6,681,942,589
Total	404,186,572,597	404,139,750,021

3. Income from financial activities

Details	First 6 months of 2025	First 6 months of 2024
Dividends and profits received	14,473,136,110	14,016,607,593
- Profits transferred by subsidiary	12,373,134,510	11,916,605,993
- Dividends distributed from Hoc Mon Foods Processing Corporation	2,100,001,600	2,100,001,600
Interest on bank deposits	3,479,543,797	4,132,440,823
Total	17,952,679,907	18,149,048,416

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

4. Selling expenses

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Employees cost	5,518,187,584	4,486,124,750
Tools, equipments	288,591,610	115,610,487
Depreciation/Amortization of fixed assets	287,263,206	321,621,097
Outsourcing expenses	2,670,640,387	2,927,098,697
Others	355,700,506	80,329,304
Total	9,120,383,293	7,930,784,335

5. General & administration expenses

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Employees cost	9,154,986,527	6,042,443,514
Management materials	129,904,370	139,787,367
Office equipments	919,654,909	618,078,216
Depreciation/Amortization of fixed assets	1,068,450,918	1,008,501,887
Taxes and duties	399,812,082	324,973,252
Outsourcing expenses	1,919,337,316	1,718,021,637
Others	4,815,037,640	4,489,812,545
Total	18,407,183,762	14,341,618,418

6. Other income

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Penalty for breach of contract	-	272,941,268
Liquidation of tools, fixed assets	925,926	1,111,111
Others	538,913	479,351
Total	1,464,839	274,531,730

7. Other expenses

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Support for repair of Tan Xuan residential area	-	4,314,927,716
Fines for administrative violations	17,955	2,279,064
Total	17,955	4,317,206,780

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Notes to the interim (separate) Financial Statements (cont.)

8. Current corporate income tax (CIT) expense

The Company must pay corporate income tax on taxed income at the rate of 20%.

Estimated corporate income tax (CIT) payable during the year is as follows:

Details	First 6 months of 2025	First 6 months of 2024
Total pre-tax accounting profit	15,398,351,905	12,037,213,444
Increase/ Decrease adjustments of accounting profit to determine profit subject to corporate income tax:	(13,489,522,255)	(9,130,571,813)
<i>Increase adjustments</i>	<i>1,012,363,855</i>	<i>4,886,035,780</i>
- Non-deductible expenses when determining taxable income	1,003,101,355	4,886,035,780
- Additional provision for severance allowance	20,437,500	-
<i>Decrease adjustments</i>	<i>(14,513,061,110)</i>	<i>(14,016,607,593)</i>
- Dividends and profits received	(14,473,136,110)	(14,016,607,593)
- Reversal of provision for severance allowance	(39,925,000)	-
Taxable income	1,908,829,650	2,906,641,631
<i>Real estate business activities</i>	<i>4,539,989,978</i>	<i>1,135,808,928</i>
<i>Production and business activities</i>	<i>(2,631,160,328)</i>	<i>1,770,832,703</i>
Transferring losses and offsetting gains/losses	-	-
Taxed income	4,539,989,978	2,906,641,631
<i>CIT from business activities (20%)</i>	<i>907,997,996</i>	<i>581,328,326</i>
<i>Temporarily paid corporate income tax is 1% (*)</i>	<i>(60,067,788)</i>	<i>35,790,702</i>
Current corporate income tax (CIT) expense	847,930,208	617,119,028

(*) The Company has temporarily paid Corporate Income Tax at the rate of 1% on the amount received in advance from real estate transfer activities at the housing project in Xuan Thoi Dong commune according to the Circular No. 78/2014/TT- BTC dated 18th June 2014 of the Ministry of Finance. The Company will re-finalize the CIT payable for this activity when handing over the real estate. (refer to the Notes No. V.14, V.17, VI.9)

The Company's tax declaration are subject to examination by the tax authorities as the application of tax laws and regulations to different for each types of transactions. The tax amounts is presented in the Financial Statements for the six-month period ended 30th June 2025 will be subject to change according to the finalization of the decision of the tax authorities.

9. Deferred Corporate Income tax expense

Details	First 6 months of 2025	First 6 months of 2024
Deferred corporate income tax expense arising from taxable temporary differences	63,965,288	(35,815,702)
Total	63,965,288	(35,815,702)

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

10. Gain on stock and diluted gain on stock

These items are not presented in the Company's separate report because this is the Holding company. In accordance with Clause 3.19 and 3.20 - Article 113 of Circular No. 200/TT-BTC dated 22nd December 2014 granted by the Ministry of Finance providing guidance on the Vietnamese Corporate Accounting System, these items will be presented in the consolidated financial statements.

11. Expenses from operating activities by nature

<i>Details</i>	First 6 months of 2025	First 6 months of 2024
Materials, supplies	1,338,150,889	873,476,070
Employees cost	14,673,174,111	10,528,568,264
Depreciation/Amortization of fixed assets	2,597,760,272	2,651,863,923
Outsourcing expenses	23,677,494,242	14,928,927,027
Others	8,595,174,157	7,141,446,732
Total	50,881,753,671	36,124,282,016

VII. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM (SEPARATE) CASH FLOWS STATEMENT (Currency: VND)**1. Non-monetary transactions**

The Company has not incurred non-monetary transactions.

2. Cash and cash equivalents held by the Company that is not available for use

The Company has not incurred cash and cash equivalents held by the Company that is not available for use.

3. Proceeds from borrowings

Proceeds from borrowings is under common contractual arrangements (*refer to the Notes No. V.22*).

4. Repayments of borrowing principal

Repayments of borrowing principal is under common contractual arrangements (*refer to the Notes No. V.22*).

VIII. OTHER INFORMATION (Currency: VND)**1. Contingent assets**

The Company has not incurred contingent assets to affect the interim (separate) financial statements, which need any adjustments to the figures or disclosures in the interim (separate) financial statements.

2. Contingent liabilities

The Company has not incurred contingent liabilities would affect the interim (separate) financial statements, which need any adjustments to the figures or disclosures in the interim (separate) financial statements.

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Notes to the interim (separate) Financial Statements (cont.)

3. Operating lease assets

As at the accounting period ended, the Company didn't have future minimum lease payments derived from the irrevocable operating lease.

4. Transactions and balances with related parties

The Company's related parties include: members of key management, individuals related to members of key management and other related parties.

4a. Transactions and balances with members of key management, individuals related to members of key management

Members of key management include: members of the Board of Management, the Supervisory Board and members of the Board of Directors.

Individuals related to members of key management are close members of the family of members of key management.

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

Related individuals	Relationship
Nguyen Thuy Phi Linh	Son of Mr. Nguyen Tran Trong Nghia – Chairperson of the Board of Management
Phan Minh Trung	Husband of Mrs. Phan Thi Hong Phuc - Deputy General Director
Tran Quang Quynh	Brother-in-law of Mrs. Phan Thi Hong Phuc - Deputy General Director
Le Phan Trung Hieu	Son of Mr. Le Van My - General Director

The Company has not incurred transactions on sale of goods and rendering of services with members of key management and individuals related to members of key management. Other transactions between the Company and members of key management and individuals related to members of key management are as follows:

Details	First 6 months of 2025	First 6 months of 2024
Proceeds from sales of house		
- Phan Minh Trung	313,137,500	-
- Tran Quang Quynh	185,575,000	-
Transfer of deposit for the right to purchase houses		
- Le Phan Trung Hieu	100,000,000	-

Guarantee commitments

The Company has not used fixed assets, inventories, ... as collateral for loans of members of key management and individuals related to members of key management. In addition, none of member of key management and individual related to members of key management used their own properties to secure the loans of the Company (refer to the Notes No. V.22).

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Notes to the interim (separate) Financial Statements (cont.)

Liabilities with members of key management and individuals related to members of key management

Liabilities with members of key management and individuals related to members of key management is presented in the Notes No. V.

Receivables from members of key management and individuals related to members of key management are unsecured and will be paid in cash. The Company does not make provisions for doubtful receivables from members of key management and individuals related to members of key management.

Income of members of key management ^(*):

<i>Details</i>	First 6 months of 2025 ⁽¹⁾	First 6 months of 2024 ⁽¹⁾
Wages, allowances	1,507,384,659	2,038,112,024
Remuneration	780,000,000	684,000,000
Bonus	842,298,048	595,107,500
Dividends	1,776,313,500	2,492,552,050
Others ⁽²⁾	387,850,000	334,304,705
Total	5,293,846,207	6,144,076,279

^(*) Members of key management include: the Board of Management, the Supervisory Board and the Board of Directors.

⁽¹⁾ Income in the first 6 months of 2025 is a temporarily presented according to actual expenses because the company has not yet distributed the salary fund according to business performance. This figure will be re-presented when the effective salary fund is approved.

Income in the first 6 months of 2024 is restated as one-half (1/2) of income after the 2024 effective salary fund is approved according to the Resolution of the 2025 Annual General Meeting of Shareholders No. 05/2025/NQ-ĐHĐCĐ dated 28th March 2025.

⁽²⁾ Income from meetings, birthdays,...

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Notes to the interim (separate) Financial Statements (cont.)

Details of income of members of key management are as follows:

<i>First 6 months of 2025</i>	Position	Wages, allowances	Remuneration	Bonus	Dividends	Others	Total
<i>The Board of Management</i>		868,434,091	588,000,000	554,777,904	1,607,193,000	233,050,000	3,851,454,995
Nguyen Tran Trong Nghia	Chairperson	291,800,000	-	117,218,462	-	41,800,000	450,818,462
Le Van My	Vice Chairperson cum General Director	324,200,000	84,000,000	125,018,463	1,178,163,000	41,650,000	1,753,031,463
To Van Liem	Member of Board of Management cum Deputy General Director	26,000,000	72,000,000	37,127,523	74,623,500	20,000,000	229,751,023
Kieu Cong Tam	Member of Board of Management cum Deputy General Director	226,434,091	72,000,000	114,527,523	49,161,000	39,600,000	501,722,614
Pham Binh Phuong	Member	-	72,000,000	37,127,523	-	15,000,000	124,127,523
Le Phuc Tung	Member	-	72,000,000	37,127,523	-	20,000,000	129,127,523
Pham Hoang Liem	Member	-	72,000,000	37,127,523	-	15,000,000	124,127,523
Nguyen Thi Thai Nhi	Member	-	72,000,000	24,751,682	-	20,000,000	116,751,682
Le Anh Phuong	Member	-	72,000,000	24,751,682	305,245,500	20,000,000	421,997,182
<i>The Supervisory Board</i>		96,275,000	192,000,000	100,320,144	26,425,000	63,000,000	478,020,144
Le Van Teo	Head of the Supervisory Board	96,275,000	72,000,000	61,645,642	26,425,000	31,000,000	287,345,642
Tran Thuy Hong	Member	-	60,000,000	23,204,702	-	16,000,000	99,204,702
Huynh Le Yen Nhi	Member	-	60,000,000	15,469,800	-	16,000,000	91,469,800

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Notes to the interim (separate) Financial Statements (cont.)

<i>First 6 months of 2025</i>	Position	Wages, allowances	Remuneration	Bonus	Dividends	Others	Total
<i>The Board of Directors and Chief Accountant</i>		542,675,568	-	187,200,000	142,695,500	91,800,000	964,371,068
Nguyen Ngoc Thao	Deputy General Director	165,800,000	-	62,400,000	108,748,500	18,600,000	355,548,500
Le Van Tien	Deputy General Director	26,000,000	-	-	25,431,000	19,000,000	70,431,000
Phan Thi Hong Phuc	Deputy General Director	187,227,841	-	66,000,000	5,901,000	27,100,000	286,228,841
Lam Ngoc Thuy Dan	Chief Accountant	87,447,727	-	15,700,000	830,000	13,750,000	117,727,727
Pham Minh Son	Chief Accountant	76,200,000	-	43,100,000	1,785,000	13,350,000	134,435,000
Total		1,507,384,659	780,000,000	842,298,048	1,776,313,500	387,850,000	5,293,846,207

<i>First 6 months of 2024</i>	Position	Wages, allowances	Remuneration	Bonus	Dividends	Others	Total
<i>The Board of Management</i>		1,099,629,445	492,000,000	365,482,500	2,263,950,000	195,090,000	4,416,151,945
Nguyen Tran Trong Nghia	Chairperson	313,869,887	-	106,955,000	-	38,550,000	459,374,887
Le Van My	Vice Chairperson cum General Director	454,554,983	84,000,000	177,897,500	1,851,399,000	39,570,000	2,607,421,483
To Van Liem	Member of Board of Management cum Deputy General Director	24,000,000	72,000,000	-	117,265,500	20,000,000	233,265,500
Kieu Cong Tam	Member of Board of Management cum Deputy General Director	307,204,576	72,000,000	80,630,000	77,253,000	36,970,000	574,057,576

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Notes to the interim (separate) Financial Statements (cont.)

<i>First 6 months of 2024</i>	Position	Wages, allowances	Remuneration	Bonus	Dividends	Others	Total
Pham Binh Phuong	Member	-	72,000,000	-	-	20,000,000	92,000,000
Le Phuc Tung	Member	-	72,000,000	-	-	20,000,000	92,000,000
Pham Hoang Liem	Member	-	72,000,000	-	-	20,000,000	92,000,000
Nguyen Thi Thai Nhi	Member	-	24,000,000	-	-	-	24,000,000
Le Anh Phuong	Member	-	24,000,000	-	218,032,500	-	242,032,500
<i>The Supervisory Board</i>		143,306,869	192,000,000	37,760,000	47,525,000	55,770,000	476,361,869
Le Van Teo	Head of the Supervisory Board	143,306,869	72,000,000	37,760,000	47,525,000	27,770,000	328,361,869
Le Ngoc Nguyen Hoang	Member	-	40,000,000	-	-	12,000,000	52,000,000
Tran Thuy Hong	Member	-	60,000,000	-	-	16,000,000	76,000,000
Huynh Le Yen Nhi	Member	-	20,000,000	-	-	-	20,000,000
<i>The Board of Directors and Chief Accountant</i>		795,175,711	-	191,865,000	181,077,050	83,444,705	1,251,562,466
Nguyen Ngoc Thao	Deputy General Director	288,926,091	-	67,265,000	170,890,500	33,970,000	561,051,591
Le Van Tien	Deputy General Director	12,000,000	-	-	-	-	12,000,000
Phan Thi Hong Phuc	Deputy General Director	273,153,007	-	66,595,000	9,146,550	34,400,000	383,294,557
Lam Ngoc Thuy Dan	Chief Accountant	221,096,614	-	58,005,000	1,040,000	15,074,705	295,216,319
Total		2,038,112,024	684,000,000	595,107,500	2,492,552,050	334,304,705	6,144,076,279

These notes form an integral part of the interim (separate) Financial Statements

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Notes to the interim (separate) Financial Statements (cont.)

4b. Transactions and balances with other related parties

The Company's other related parties include:

- Associated companies, jointly-controlled entities,
- Individuals have the right to directly or indirectly vote in the Company and close members of their family.
- Companies of members of key management and individuals have the Company's direct or indirect voting rights and close members of their families.

The Company's other related parties include:

Other related parties	Relationship
Ben Thanh Production Trading Corporation	Mr. Nguyen Tran Trong Nghia (<i>the Company's Chairperson</i>) is Chairperson.
Ben Thanh Group - One Member Limited Liability	- Mr. Nguyen Tran Trong Nghia (<i>the Company's Chairperson</i>) is the Capital Representative - Mr. Pham Hoang Liem (<i>member of the Company's the Board of Management</i>) is Director of Financial Planning
Petroleum Company Region II - One Member Limited Liability (Petrolimex Saigon)	- Mr. Pham Binh Phuong (<i>member of the Company's the Board of Management</i>) is Deputy Director - Ms Tran Thuy Hong (<i>member of the Company's the Supervisory Board</i>) is Deputy Head of Financial Accounting Department
Ben Thanh - Duc Khai Property Corporation	Mr. Nguyen Ngoc Thao (<i>the Company's Deputy General Director</i>) is member of the Board of Management
Transimex Port Corporation	Mr. Le Phuc Tung (<i>member of the Company's the Board of Management</i>) is Director
Transimex Corporation	Mr. Le Phuc Tung (<i>member of the Company's the Board of Management</i>) is Deputy General Director
Xuan Thoi Petroleum Private Enterprise	Mrs. Le Thi Kieu - Wife of Mr. To Van Liem (<i>member of the Company's the Board of Management</i>) is legal representative

Transactions with other related parties

In addition to transactions with subsidiaries and associated companies is presented in the Notes No. VI.1b, the Company has transactions with other related parties that are not subsidiaries and associated companies are as follows:

Details	First 6 months of 2025	First 6 months of 2024
<i>Petroleum Company Region II - One Member Limited Liability (Petrolimex Saigon)</i>		
Payable on purchase of goods	11,429,632,516	10,234,763,000
Already paid for purchased goods	(11,360,054,088)	(10,235,612,000)
<i>Transimex Port Corporation</i>		
Receivables from sale of goods	12,086,720,000	11,736,160,000
Proceeds from sales of goods	(12,349,920,000)	(11,730,400,000)

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

Details	First 6 months of 2025	First 6 months of 2024
<i>Xuan Thoi Petroleum Private Enterprise</i>		
Receivables from sale of goods	6,883,660,000	7,750,200,000
Proceeds from sales of goods	(6,883,660,000)	(7,750,200,000)
<i>Ben Thanh Group - One Member Limited Liability</i>		
Advance payments for space rental	(16,500,000)	(16,500,000)

Guarantee commitments

The Company has not used fixed assets, inventories, ... as collateral for loans of other related parties. In addition, none of other related parties used their own properties to secure the loans of the Company (refer to the Notes No. V.22).

Liabilities with other related parties

Liabilities with other related parties is presented in the Notes No. V.

Receivables from other related parties are unsecured and will be paid in cash. There is not any provision for doubtful debts which was made for liabilities of other related parties.

5. Capitalized interest expenses

During period, the Company has not incurred capitalized interest expenses.

6. Segment Reporting

The company selected the business segment reporting as the primary reporting, due to the risk and profitability ratios are affected primarily by differences in products and services provided by the Company. The geographical segment reporting is as the secondary reporting. The Company's operating activities are organized and managed according to characteristics of the products and services provided by the Company with each department is a strategic business unit providing different products to serve the various markets.

6a. Segment reporting is presented according to the business field

Details	Commercial activities	Space rental and investment properties activities	Real estate business activities	Total
First 6 months of 2025				
Net revenues from sale of goods and rendering of services	378,942,863,634	11,246,107,110	40,539,035,381	430,728,006,125
Cost of goods sold	365,239,815,931	4,264,468,083	34,682,288,583	404,186,572,597
Gross profit from sale of goods and rendering of services	13,703,047,703	6,981,639,027	5,856,746,798	26,541,433,528

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INTERIM (SEPARATE) FINANCIAL STATEMENTSFor the six-month period ended 30th June 2025

Notes to the interim (separate) Financial Statements (cont.)

<i>Details</i>	Commercial activities	Space rental and investment properties activities	Real estate business activities	Total
First 6 months of 2024				
Net revenues from sale of goods and rendering of services	407,381,682,616	10,863,249,159	7,543,373,397	425,788,305,172
Cost of goods sold	393,862,361,642	3,595,445,790	6,681,942,589	404,139,750,021
Gross profit from sale of goods and rendering of services	13,519,320,974	7,267,803,369	861,430,808	21,648,555,151

6b. Segment reporting is presented according to geography

During period, whole activities of the Company take place only in the territory of Vietnam.

7. Collateral**Collateral for other entities**

- The Company has used the deposit contracts as collateral for loans from Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon (refer to the Notes No. V.2a and V.22). Book value of collateral as at the end of the accounting period is VND 25,000,000,000.
- The Company has used the deposit contracts as collateral for loans from Shinhan Bank Vietnam Limited – Bac Saigon branch (refer to the Notes No. V.2a and V.22). Book value of collateral as at the end of the accounting period is VND 46,400,000,000.

Mortgage assets of other entitiesThe Company did not hold the collateral of the other entities as at 30th June 2025.**8. Going-concern assumption**As at the date of the interim (separate) financial statements, there is not any factor which affect the going-concern assumption of the Company. Therefore, the interim (separate) financial statements for the six-month period ended 30th June 2025 are prepared on the basis of the going-concern assumption.**9. Subsequent events**In the opinion of the Board of Directors, the Company's interim (separate) Financial Statements for the six-month period ended 30th June 2025 would not be seriously affected by any important items, transactions, or any extraordinary events happened to the date of this report, which need any adjustments to the figures or disclosures in the interim (separate) financial statements.Ho Chi Minh city, 20th August 2025.

Prepared by


TRUONG HOANG MINH THU

Chief Accountant


PHAM MINH SON

General Director


LE VAN MY