

HANOI TRADE JOINT STOCK CORPORATION
REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended December 31, 2025, reviewed by

NHAN TAM VIET AUDITING COMPANY LIMITED

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HANOI TRADE JOINT STOCK CORPORATION

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of Hanoi Trade Joint Stock Corporation (hereinafter referred to as the "Company") presents its report together with the reviewed interim consolidated financial statements for the six-month period ended 31 December 2025.

Overview of the Company

Hanoi Trade Joint Stock Corporation, formerly a State-Owned Enterprise, was established pursuant to Decision No. 129/2004/QĐ-TTĐ dated 14 July 2004 of the Prime Minister and Decision No. 125/2004/QĐ-UBND dated 11 August 2004 of the People's Committee of Hanoi. The Corporation operates under Enterprise Registration Certificate No. 0100101273, 36th amendment dated 25 July 2025, issued by the Hanoi Department of Finance.

Charter capital according to the 36th Enterprise Registration Certificate: VND 2,200,000,000,000
Paid-in charter capital as of 30 June 2025: VND 2,200,000,000,000

Head office:

Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City
Tax code: 0100101273

Financial position and business performance

The financial position as at June 30, 2025, the interim consolidated business results, and the interim consolidated cash flows for the first six months of the fiscal year ending December 31, 2025, of the Company are presented in the interim consolidated financial statements attached to this report (from page 06 to page 64).

Events occurring after the end of the fiscal year

The Company's Board of Directors confirms that no other events have occurred up to the date of this report that would require adjustment to the amounts or disclosure in the interim consolidated financial statements.

Board of Directors and Executive Management

The members of the Board of Directors and the Executive Management of the Company during the year and up to the date of this interim consolidated financial statements are as follows:

Board of Directors

Full Name	Position	Date of Appointment/Termination
Mr. Nguyen Thai Dung	Chairman of the Board of Directors	
Ms. Tran Thi Tuyet Nhung	Member	
Ms. Tran Hue Linh	Member	

Executive Board

Full Name	Position	Date of Appointment/Termination
Mrs. Duong Thi Lam	General Director	Appointed on March 1, 2025
	Deputy General Director	Dismissed on March 1, 2025
	Chief Accountant	Dismissed on January 15, 2025
Mr. Vu Thanh Son	General Director	Dismissed on March 1, 2025
Mrs. Do Tue Tam	Deputy General Director	
Mr. Le Anh Tuan	Deputy General Director	

HANOI TRADE CORPORATION – JOINT STOCK COMPANY
REPORT OF THE GENERAL DIRECTORATE (CONTINUED)

Supervisory Board

Full name	Position	Date of Appointment/Dismissal
Mrs. Nguyen Hong Hai	Head of Board	
Mrs. Vu Thi Quynh Trang	Member	
Mr. Nguyen Trong Hien	Member	

Auditor

Nhan Tam Viet Auditing Co., Ltd. has reviewed the interim consolidated financial statements for the six-month period of the fiscal year ending December 31, 2025.

Confirmation of the Board of General Directors

The Company's Board of General Directors is responsible for preparing the consolidated financial statements that give a true and fair view of the financial position, business performance, and cash flows of the Company for each financial year. In preparing these interim consolidated financial statements, the Board of General Directors confirms compliance with the following requirements:

- Establishing and maintaining internal control as deemed necessary by the Board of General Directors and the Board of Management to ensure the preparation and presentation of financial statements free from material misstatement, whether due to fraud or error;
- Selecting appropriate accounting policies and applying them consistently;
- Making reasonable and prudent judgments and estimates;
- Clearly stating whether the applied accounting standards have been complied with, and disclosing and explaining any material departures in the financial statements;
- Preparing and presenting the financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and legal regulations on the preparation and presentation of financial statements;
- Preparing the financial statements on a going concern basis, unless it is inappropriate to assume that the Company will continue its operations.

The Company's Board of General Directors ensures that the accounting records are maintained to reflect the consolidated financial position of the Company accurately and fairly at any time, and that the interim consolidated financial statements comply with prevailing State regulations. The Board of General Directors is also responsible for safeguarding the Company's assets and taking appropriate measures to prevent and detect frauds and other irregularities as of June 30, 2025, and for ensuring that the consolidated interim business results and consolidated interim cash flows for the six-month period of the fiscal year ending December 31, 2025 are in compliance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and other relevant legal requirements relating to the preparation and presentation of interim consolidated financial statements.

Other Commitment

The Board of General Directors affirms that the Company complies with Decree No. 155/2020/NĐ-CP dated December 31, 2020 on corporate governance applicable to public companies, and that the Company has not violated its information disclosure obligations under Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the securities market.

Hanoi, August 29, 2025

General Director



Duong Thi Lam

No : 2706.01.02/2025/BCTC-NTV2

REPORT ON REVIEW RESULTS
Regarding the consolidated interim financial statements
For the six-month period of the fiscal year ending December 31, 2025

To : **To the Shareholders, the Board of Directors, and the Board of General Directors**
Hanoi Trade Joint Stock Corporation

We have reviewed the accompanying consolidated interim financial statements of Hanoi Trade Joint Stock Corporation, prepared on August 29, 2025 from page 06 to page 64, including the consolidated interim balance sheet as of June 30, 2025, the consolidated interim income statement, the consolidated interim cash flow statement for the six-month period of the fiscal year ending December 31, 2025, and the notes to the interim consolidated financial statements.

Responsibilities of Management

The Board of General Directors of Hanoi Trade Joint Stock Corporation is responsible for the preparation and fair presentation of the consolidated interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and other legal regulations relating to the preparation and presentation of consolidated interim financial statements, as well as for such internal control as management determines is necessary to enable the preparation and presentation of consolidated interim 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 these consolidated interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard 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 Vietnamese Standards on Auditing and, consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for Qualified Conclusion

+ In 2024, the Corporation recognized Business Cooperation Revenue amounting to VND 263 billion. As of the date of this report, we have not obtained sufficient documentation; therefore, we have not had adequate basis to assess the appropriateness of the recognition of this Business Cooperation Revenue.

+ As at the date of issuance of this report, we have not received the financial statements for the accounting period from January 1, 2025 to June 30, 2025 of the investee companies of Hanoi Trade Joint Stock Corporation, including Cointra Construction and Trading Investment Joint Stock Company (for which a 100% provision for impairment of investment has been made) and Nga Tu So Trade Center Joint Venture (for which a 100% provision for impairment of investment has been made). Accordingly, we are unable to assess the impact of the above matter on the consolidated interim financial statements for the six-month period of the fiscal year ending December 31, 2025 of the Corporation.

Qualified Conclusion

Based on our review, except for the matter described in the paragraph "Basis for Qualified Conclusion", the accompanying interim consolidated financial statements give a true and fair view, in all material respects, of the interim financial position of Hanoi Trade Joint Stock Corporation as at June 30, 2025, as well as the consolidated interim results of its operations and consolidated interim cash flows for the six-month period of the fiscal year ending December 31, 2025, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and the relevant legal regulations on preparation and presentation of interim consolidated financial statements.

Hanoi, August 29, 2025

Nhan Tam Viet Auditing Co., Ltd

Deputy General Director Auditor



Nguyen Van Tan

Practicing Certificate No.: 5348-2025-124-1

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38–40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period of the fiscal year ending December 31, 2025

INTERIM CONSOLIDATED BALANCE SHEET

As at June 30, 2025

Unit: VND

ASSET		Code	Explan ation	Ending balance	Beginning balance
A -	SHORT-TERM ASSETS	100		1,010,952,518,700	1,043,479,743,747
I.	Cash and cash equivalents	110	V.1	42,783,081,845	55,312,296,140
1.	Cash	111		34,283,081,845	54,812,296,140
2.	Cash equivalents	112		8,500,000,000	500,000,000
II.	Short-term financial investment	120		300,000,000	-
1.	Trading securities	121		-	-
2.	Provision for impairment of trading securities	122		-	-
3.	Held to maturity investment	123		300,000,000	-
III.	Short-term receivables	130		907,315,546,972	928,723,842,598
1.	Short-term trade receivables	131	V.2a	206,909,301,955	205,033,282,954
2.	Short-term vendor advance	132	V.3	331,487,045,994	330,080,873,329
3.	Short-term internal receivables	133		-	-
4.	Receivable according to construction contract progress plan	134		-	-
5.	Short-term loan receivable	135	V.4	106,487,024,654	106,637,024,654
6.	Other short-term receivables	136	V.5a	464,927,775,341	482,167,539,759
7.	Provision for doubtful short-term receivables	137	V.6	(202,495,600,972)	(195,194,878,098)
8.	Assets missing pending resolution	139		-	-
IV.	Inventory	140		32,615,995,008	32,433,451,862
1.	Inventory	141	V.7	32,615,995,008	32,433,451,862
2.	Provision for inventory write-down	149		-	-
V.	Other short-term assets	150		27,937,894,875	27,010,153,147
1.	Short-term prepaid expenses	151	V.8a	13,305,714,014	13,049,229,612
2.	Deductible value added tax	152		13,945,591,730	13,384,931,451
3.	Taxes and other amounts receivable from the State	153	V.16	686,589,131	575,992,084
4.	Government bond repurchase transaction	154		-	-
5.	Other short-term assets	155		-	-

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period of the fiscal year ending December 31, 2025

INTERIM CONSOLIDATED BALANCE SHEET (continued)

ASSET		Code	Explan	Ending balance	Beginning balance
B - LONG-TERM ASSETS		200		2,063,643,190,887	2,078,350,428,306
I. Long-term receivables		210		3,957,628,160	7,388,210,191
1. Long-term receivables from customers		211	V.2b	6,082,062,641	6,278,578,591
2. Long-term prepayment to seller		212		-	-
3. Working capital in affiliated units		213		-	-
4. Long-term internal receivables		214		-	-
5. Long-term loan receivable		215		-	-
6. Other long-term receivables		216	V.5b	1,448,486,640	1,109,631,600
7. Provision for doubtful long-term receivables		219	V.6	(3,572,921,121)	-
II. Fixed assets		220		629,079,274,700	636,354,370,484
1. Tangible fixed assets		221	V.9	583,264,604,823	590,539,700,607
<i>Original price</i>		222		902,946,499,173	898,102,203,798
<i>Accumulated depreciation</i>		223		(319,681,894,350)	(307,562,503,191)
2. Financial lease fixed assets		224		-	-
<i>Original price</i>		225		-	-
<i>Accumulated depreciation</i>		226		-	-
3. Intangible fixed assets		227	V.10	45,814,669,877	45,814,669,877
<i>Original price</i>		228		48,910,103,011	48,910,103,011
<i>Accumulated depreciation</i>		229		(3,095,433,134)	(3,095,433,134)
III. Investment real estate		230	V.11	92,669,494,369	94,506,412,135
Original price		231		131,527,016,822	131,527,016,822
Accumulated depreciation		232		(38,857,522,453)	(37,020,604,687)
IV. Long-term unfinished assets		240	V.12	969,532,963,435	963,445,908,218
1. Long-term unfinished production and business costs		241		546,895,305,236	546,582,721,998
2. Cost of unfinished basic construction		242		422,637,658,199	416,863,186,220
V. Long-term financial investment		250	V.13	208,693,121,636	202,403,216,823
1. Investment in subsidiaries		251		-	-
2. Investment in joint ventures and associates		252		135,920,648,854	131,429,664,041
3. Investing in other entities		253		90,817,472,782	89,018,552,782
4. Long-term financial investment reserve		254		(18,045,000,000)	(18,045,000,000)
5. Held to maturity investment		255		-	-
VI. Other long-term assets		260		159,710,708,587	174,252,310,455
1. Long-term prepaid expenses		261	V.8b	133,849,771,918	146,143,547,484
2. Deferred income tax assets		262		-	-
3. Long-term replacement equipment, supplies and spare parts		263		-	-
4. Other long-term assets		268		-	-
5. Goodwill		269		25,860,936,669	28,108,762,971
TOTAL ASSET		270		3,074,595,709,587	3,121,830,172,053

HANOI TRADE JOINT STOCK CORPORATION

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period of the fiscal year ending December 31, 2025

INTERIM CONSOLIDATED BALANCE SHEET (continued)

CAPITAL SOURCE		Code	Explan ation	Ending balance	Beginning balance
C -	LIABILITIES PAYABLE	300		866,131,579,425	908,018,378,524
I.	Short-term debt	310		641,968,208,390	684,120,498,317
1.	Short-term trade payables	311	V.14	19,026,434,761	19,005,904,129
2.	Short-term advance payment buyer	312	V.15a	1,991,316,202	3,862,989,909
3.	Taxes and other payments to the State	313	V.16	6,654,872,789	27,863,422,423
4.	Payable to workers	314		4,281,931,438	6,671,284,918
5.	Short-term payable expenses	315	V.17	29,443,218,535	19,449,276,616
6.	Short-term internal payables	316		-	-
7.	Payable according to construction contract progress schedule	317		-	-
8.	Short-term unearned revenue	318	V.18a	10,524,954,071	9,020,595,079
9.	Other short-term payables	319	V.19a	38,039,638,159	43,871,619,548
10.	Short-term loans and finance leases	320	V.20a	531,263,810,119	553,632,673,379
11.	Provision for short-term payables	321		466,524,003	466,524,003
12.	Bonus and welfare fund	322		275,508,313	276,208,313
13.	Price stabilization fund	323		-	-
14.	Government bond repurchase transaction	324		-	-
II.	Long-term debt	330		224,163,371,035	223,897,880,207
1.	Long-term trade payables	331		-	-
2.	Long term prepayment buyer	332	V.15b	19,710,456,615	19,707,456,615
3.	Long-term payable expenses	333		-	-
4.	Internal payable on working capital	334		-	-
5.	Long-term internal payables	335		-	-
6.	Long-term unrealized revenue	336	V.18b	92,912,699,758	94,821,910,012
7.	Other long-term payables	337	V.19b	31,096,575,546	25,957,410,186
8.	Long-term loans and financial leases	338	V.20b	80,424,284,931	83,374,099,984
9.	Convertible bonds	339		-	-
10.	Preferred stock	340		-	-
11.	Deferred income tax payable	341		19,354,185	37,003,410
12.	Long-term payables provision	342		-	-
13.	Science and Technology Development Fund	343		-	-

HANOI TRADE JOINT STOCK CORPORATION

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INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period of the fiscal year ending December 31, 2025

INTERIM CONSOLIDATED BALANCE SHEET (continued)

CAPITAL SOURCE	Code	Explanations	Ending balance	Beginning balance
D - OWNER'S EQUITY	400		2,208,464,130,162	2,213,811,793,529
I. Owner's equity	410	V.21	2,208,464,130,162	2,213,811,793,529
1. Owner's equity	411		2,200,000,000,000	2,200,000,000,000
- Common shares with voting rights	411a		2,200,000,000,000	2,200,000,000,000
- Preferred stock	411b		-	-
2. Capital surplus	412		315,664,802	315,664,802
3. Bond conversion option	413		-	-
4. Other owners' equity	414		-	-
5. Treasury stock	415		(529,920,000)	(529,920,000)
6. Asset revaluation difference	416		10,242,057,765	10,242,057,765
7. Exchange rate difference	417		-	-
8. Development investment fund	418		33,381,940,928	33,381,940,928
9. Enterprise Reorganization Support Fund	419		-	-
10. Other equity funds	420		-	-
11. Undistributed profit after tax	421		(55,617,228,162)	(50,327,802,859)
- Undistributed profit after tax accumulated to the end of previous period	421a		(50,457,620,145)	(27,225,140,160)
- Undistributed profit this period	421b		(5,159,608,017)	(23,102,662,699)
12. Source of capital for basic construction investment	422		-	-
13. Non-controlling Interests	429		20,671,614,828	20,729,852,893
II. Other funding sources and funds	430		-	-
1. Funding sources	431		-	-
2. Funds for forming fixed assets	432		-	-
TOTAL CAPITAL	440		3,074,595,709,587	3,121,830,172,053

Prepared by

Chief Accountant

Prepared on August 29, 2025

General Director

Cao Manh Tuan

Nguyen Thu Hang

Duong Thi Lam



For the six-month period of the fiscal year ending December 31, 2025

For the six-month period of the fiscal year ending December 31, 2025

**Cumulative from the beginning of the year
to the end of this period**

INDICATORS		Cod e	Explan ation	This year	Last year
1.	Revenue from sales of goods and provision of service	01	VI.1	234,783,053,026	244,479,401,757
2.	Revenue deductions	02		-	-
3.	Doanh thu thuần về bán hàng và cung cấp dịch vụ	10		234,783,053,026	244,479,401,757
4.	Net revenue from sales of goods and provision of service	11	VI.2	177,916,982,224	191,316,801,600
5.	Cost of goods sold	20		56,866,070,802	53,162,600,157
6.	Gross profit from sales of goods and provision of service	21	VI.3	30,924,062,636	29,813,283,789
7.	Financial expenses	22	VI.4	29,481,926,576	40,206,705,904
	Including: interest expense	23		28,542,257,234	39,314,737,687
8.	Share of profit or loss of joint ventures and associates	24		9,197,228,775	6,928,661,414
9.	Selling expenses	25	VI.5	16,649,067,281	18,523,593,165
10.	General and administrative expenses	26	VI.6	58,485,619,514	38,431,897,024
11.	Net profit from operating activities	30		(7,629,251,158)	(7,257,650,733)
12.	Other income	31	VI.7	3,134,540,947	2,919,089,814
13.	Other expenses	32	VI.8	655,838,357	893,798,918
14.	Other profit	40		2,478,702,590	2,025,290,896
15.	Total accounting profit before tax	50		(5,150,548,568)	(5,232,359,837)
16.	Current corporate income tax expense	51	VI.9	126,517,802	133,780,900
17.	Deferred corporate income tax expense	52	VI.9	(17,649,225)	-
18.	Profit after corporate income tax	60		(5,259,417,145)	(5,366,140,737)
19.	Profit after tax of the parent company	61		(5,159,608,017)	(5,432,578,229)
20.	Profit after tax of non-controlling interests	62		(99,809,128)	66,437,492
21.	Basic earnings per share	70	VI.10	(23)	(25)
22.	Diluted earnings per share	71	VI.10	(23)	(25)

Duong Thi Lam

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38–40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period of the fiscal year ending December 31, 2025

INTERIM CONSOLIDATED CASH FLOW STATEMENT

(By indirect method)

For the six-month period of the fiscal year ending December 31, 2025

Unit: VND

INDICATORS	Co de	Explan ation	Cumulative from the beginning of the year to the end of this period	
			This year	Last year
I. Cash Flows from Operating Activities				
1. Profit before tax	01		(5,150,548,568)	(5,232,359,837)
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		14,006,308,925	12,253,903,398
- Provisions	03		10,873,643,995	2,056,704,477
- Foreign exchange gains/losses from revaluation of monetary items denominated in foreign currencies	04		(219,872,893)	(43,726,394)
- Gains/losses from investing activities	05		(10,227,427,236)	(12,368,069,495)
- Borrowing costs	06		28,542,257,234	39,314,737,687
- Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	08		37,824,361,458	35,981,189,836
- Increase/decrease in receivables	09		15,350,712,685	(77,065,557,847)
- Increase/decrease in inventories	10		(495,126,384)	6,831,286,884
- Increase/decrease in payables	11		(3,601,291,366)	(13,341,550,577)
- Increase/decrease in prepaid expenses	12		12,037,291,164	15,050,513,558
- Increase/decrease in trading securities	13		-	-
- Interest paid	14		(41,287,901,616)	(47,624,217,144)
- Corporate income tax paid	15		(306,705,036)	(264,884,482)
- Other cash receipts from operating activities	16		-	-
- Other cash payments for operating activities	17		(700,000)	(90,866,000)
Net cash flows from operating activities	20		19,520,640,904	(80,524,085,772)
II. Cash Flows from Investing Activities				
1. Cash paid for purchases and construction of fixed assets and other long-term assets	21		(10,668,767,354)	(13,929,673,106)
2. Cash received from disposal of fixed assets and other long-term assets	22		3,181,818	32,041,818
3. Cash paid for loans and purchases of debt instruments of other entities	23		(300,000,000)	-
4. Cash received from loan collections and sale of debt instruments of other entities	24		150,000,000	400,000,000
5. Cash paid for investments in other entities	25		(1,798,920,000)	(3,513,000,000)
6. Cash received from capital withdrawals from other entities	26		-	-
7. Interest received, dividends and profits received	27		5,778,600,430	5,222,704,386
Net cash flows from investing activities	30		(6,835,905,106)	(11,787,926,902)

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38–40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period of the fiscal year ending December 31, 2025

INTERIM CONSOLIDATED STATEMENT OF CASH FLOWS (continued)

INDICATORS	Co de	Explan ation	Cumulative from the beginning of the year to the end of this period	
			This year	Last year
III. Cash flows from financing activities				
1. Cash received from issuance of shares and capital contributions from owners	31		-	-
2. Cash paid to return capital to owners or to repurchase issued shares	32		-	-
3. Cash received from borrowings	33		505,329,768,818	491,006,558,413
4. Repayment of principal on borrowings	34		(530,665,751,884)	(401,778,210,610)
5. Repayment of principal on finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	-
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>(25,335,983,066)</i>	<i>89,228,347,803</i>
Net cash flow during the period	50		(12,651,247,268)	(3,083,664,871)
Cash and cash equivalents at the beginning of the pe	60	V.1	55,312,296,140	36,171,253,569
Effect of exchange rate changes on foreign currency cas	61		122,032,973	42,839,168
Cash and cash equivalents at the end of the period	70	V.1	42,783,081,845	33,130,427,866

Prepared by



Cao Manh Tuan

Chief Accountant



Nguyen Thu Hang

Prepared on August 29, 2025

General Director



Duong Thi Lam

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38–40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

INTERIM CONSOLIDATED FINANCIAL STATEMENTS

For the six-month period ended December 31, 2025

Notes to the Interim Consolidated Financial Statements (continued)

Notes to the Interim Consolidated Financial Statements

For the six-month period ended December 31, 2025

I. NATURE OF THE COMPANY'S OPERATIONS

1. **Form of ownership:** Joint Stock Company

2. **Company overview:**

Hanoi Trade Joint Stock Corporation was formerly a State-owned Enterprise established under Decision No. 129/2004/QĐ-TTg dated July 14, 2004 of the Prime Minister and Decision No. 125/2004/QĐ-UBND dated August 11, 2004 of the People's Committee of Hanoi City. The Corporation operates under Enterprise Registration Certificate No. 0100101273, amended for the 36th time on July 25, 2025, issued by the Department of Finance of Hanoi City.

Charter capital according to the 37th Enterprise Registration Certificate: VND 2,200,000,000,000

Charter capital contributed as of June 30, 2025: VND 2,200,000,000,000

Head office:

Address: 38–40 Le Thai To Street, Hoan Kiem Ward, Hanoi City

Tax code: 0100101273

3. **Principal business activities during the period:** General trading; Import and export of goods traded by the Corporation; Entrusted export and import of goods.

4. **Business activities:**

The Corporation's business activities include:

- Retail of foodstuffs in specialized stores; Retail of food in specialized stores; Retail of tobacco products in specialized stores, details: Retail of domestic tobacco products in specialized stores; Retail of household electrical appliances, beds, wardrobes, tables, chairs and similar furniture, lamps and lighting equipment, other household goods not elsewhere classified in specialized stores; Retail of books, newspapers, magazines, and office supplies in specialized stores; Retail of other goods in specialized stores, details: Retail of gold, silver, precious and semi-precious stones, jewelry in specialized stores; Retail of souvenirs, wickerwork, handicrafts in specialized stores; Retail of paintings, pictures and other works of art (excluding antiques) in specialized stores; Duty-free business; Retail of flowers and ornamental plants; Retail of watches and eyewear (excluding optical prescription services); Retail of cameras, films, and photographic materials; Retail of bicycles and spare parts;
- Processing and preserving of aquatic products and products from aquatic resources; Wine production; Production of non-alcoholic beverages and mineral water; Production of bakery products from flour; Retail of beverages in specialized stores; Preparation of dishes and processed foods; Provision of catering services under non-regular contracts with customers (banquets, meetings, weddings, etc.); Beverage serving services (excluding bar business);
- Retail of garments, footwear, leather and leatherette products in specialized stores; Processing and preserving of meat and meat products; Processing and preserving of vegetables and fruits; Production of pasta, noodles and similar products; Restaurants and mobile food service activities, details: Restaurants, eateries, food services (excluding bars, karaoke lounges, nightclubs);

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- Warehousing and storage of goods; Organization of trade promotion and introduction activities; Production of wooden packaging; Manufacture of animal feed, poultry feed and aquaculture feed; Manufacture of footwear; Sugar production;
- Short-term accommodation services, details: Hotels, guesthouses, lodgings providing short-term accommodation services;
- Inland waterway freight transport; Direct supporting services for waterway transport; Specialized design activities (excluding construction design services); Holding and management of assets of the Corporation; Packaging services; Agency, brokerage, auction activities, details: Agency; Manufacture of cocoa, chocolate and confectionery; Road freight transport; Direct supporting services for railway and road transport; Advertising (excluding tobacco advertising); Market research and public opinion polling; Real estate business, land use rights owned, used or leased, details: Real estate business; Real estate consultancy, brokerage, auction of real estate, auction of land use rights, details: Real estate consultancy, brokerage;
- Other business support service activities not elsewhere classified, details: Import and export of goods traded by the Corporation; Entrusted export and import of goods; Wholesale of agricultural and forestry raw materials (excluding timber, bamboo) and live animals (excluding those prohibited by the State); Wholesale of rice; Other specialized wholesale not elsewhere classified, details: Wholesale of fertilizers; Wholesale of other chemicals (excluding those used in agriculture); Wholesale of primary plastic materials; Wholesale of rubber; Wholesale of silk, fibers, and yarns; Wholesale of garment and footwear accessories; Wholesale of metal and non-metal scrap and waste;
- Other mining not elsewhere classified, details: Exploitation and recovery of minerals (excluding those prohibited by the State); Wholesale of construction materials and other installation equipment, details: Wholesale of bamboo, timber, logs and processed wood; Rice milling and production of coarse flour; Production of starch and starch-based products; Retail of carpets, mattresses, blankets, curtains, wall and floor coverings in specialized stores, details: Retail of carpets, mattresses, blankets, curtains, wall and floor coverings; Retail of toys and games in specialized stores (excluding toys harmful to children's education, personality development and health, or affecting public security and safety);
- Retail of pharmaceuticals, medical instruments, cosmetics and sanitary products in specialized stores, details: Retail of perfumes, cosmetics and sanitary products; Retail of second-hand goods in specialized stores, details: Retail of second-hand garments; Retail of other second-hand goods (excluding relics, antiques, and national treasures);
- General wholesale; Sale of motorcycles and motorbikes; Cultivation of cashew; Cultivation of pepper; Cultivation of coffee; Cultivation of tea; Cultivation of spices and medicinal plants; Wholesale of food; Wholesale of beverages; Wholesale of machinery, equipment and spare parts, details: Wholesale of electrical machinery, equipment, and electrical materials (generators, electric motors, wires and other equipment used in electrical circuits); Wholesale of textile, garment, leather and footwear machinery, equipment and spare parts; Wholesale of office machinery, equipment and spare parts (excluding computers and peripheral devices); Wholesale of tobacco products, details: Wholesale of domestic tobacco products; Wholesale of electronic and telecommunication equipment and components; Wholesale of other household goods (excluding pharmaceuticals); Wholesale of computers, peripheral devices and software; Retail of foodstuffs, beverages, tobacco products accounting for a large proportion in general stores, details: Retail of foodstuffs, beverages, domestic tobacco products accounting for a large proportion in general stores; Other retail activities in general stores; Retail of computers, peripheral devices, software and telecommunication equipment in specialized stores; Retail of fabrics, wool, yarn, thread and other textiles in specialized stores; Retail of hardware, paints, glass and other installation equipment for construction in specialized stores; Retail of sports equipment and gear in specialized stores; Wholesale of fabrics, garments, footwear; Manufacture of corrugated paper, paperboard, paper and paperboard packaging, details: Manufacture of paper and paperboard packaging.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**5. Normal operating cycle:** Within 12 months**6. Corporate structure:*****Subsidiaries included in the consolidation:***

No.	Company name	Ownership interest (%)	Voting rights (%)	Address
1	Hapro Liquor Joint Stock Company	54.58%	54.58%	Hapro Industrial Park, Thuan An Commune, Hanoi City, Vietnam
2	Hapro Handicraft Export-Import and Tourism Trader Joint Stock Company	52.50%	52.50%	11B Trang Thi Street, Hoan Kiem Ward, Hanoi City, Vietnam
3	Hai Duong Food Technology Joint Stock Company	54.13%	54.13%	No. 150 Chi Lang Street, Thanh Dong Ward, Hai Phong City, Vietnam
4	Binh Phuoc Cashew Processing and Export Joint Stock Company	83.69%	83.69%	No. 551, Group 1, Tan Phuoc Hamlet, Phu Rieng Commune, Dong Nai Province, Vietnam
5	Hanoi Trade Infrastructure Development Investment Joint Stock Company	92.41%	92.41%	38 - 40 Le Thai To Street, Hoan Kiem Ward, Hanoi City, Vietnam
6	Bac Giang Trade Infrastructure Development Investment Joint Stock Company	60.97%	60.97%	TM Lot, Bac Giang City Culture-Sports-Service Center, Hoang Van Thu Street, Bac Giang Ward, Bac Ninh Province, Vietnam

All subsidiaries are operating normally in production and business activities

(1) Hapro Liquor Joint Stock Company was established and operates under Business Registration Certificate No. 0102164984 issued by the Hanoi Department of Planning and Investment, first granted on February 07, 2007, amended for the 6th time on June 07, 2024.

Charter capital according to the business registration: VND 32,978,600,000 (Thirty-two billion nine hundred seventy-eight million six hundred thousand dong), divided into 3,297,860 shares with a par value of VND 10,000 per share.

(2) Hapro Handicraft Export Import and Tourist Trading Joint Stock Company was established and operates under Business Registration Certificate No. 0102333368 issued by the Hanoi Department of Planning and Investment, first granted on July 24, 2007, amended for the 8th time on December 02, 2015.

Charter capital according to the business registration: VND 10,000,000,000 (Ten billion dong), divided into 1,000,000 shares with a par value of VND 10,000 per share.

(3) Hai Duong Food Technology Joint Stock Company was established and operates under Enterprise Registration Certificate No. 0800009770 issued by the Hai Duong Department of Planning and Investment, first granted on January 05, 2005, amended for the 8th time on January 09, 2015.

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Charter capital according to the business registration: VND 2,250,000,000 (Two billion two hundred fifty million dong), divided into 22,500 shares with a par value of VND 100,000 per share.

(4) Binh Phuoc Cashew Production, Processing and Export Import Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 3801099028 issued by the Binh Phuoc Department of Planning and Investment, first granted on April 24, 2015, amended for the 6th time on August 15, 2024.

Charter capital according to the business registration: VND 60,000,000,000 (Sixty billion dong), divided into 6,000,000 shares with a par value of VND 10,000 per share.

(5) Hanoi Trade Infrastructure Development Investment Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0102544224 issued by the Hanoi Department of Planning and Investment, first granted on November 23, 2006, amended for the 18th time on March 18, 2025. Charter capital according to the business registration: VND 54,500,000,000 (Fifty-four billion five hundred million dong), divided into 5,450,000 shares with a par value of VND 10,000 per share.

(6) Bac Giang Trade Infrastructure Development Investment Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 2401008722 issued by the Hanoi Department of Finance, first granted on January 18, 2025. Charter capital according to the business registration: VND 39,400,000,000 (Thirty-nine billion four hundred million dong), divided into 3,940,000 shares with a par value of VND 10,000 per share.

Joint ventures and associates are consolidated using the equity method:

No.	Company Name	Ownership Ratio	Voting Rights	Address
1	Chu Dau Ceramics Joint Stock Company	30.00%	30.00%	Chu Dau Hamlet, Thai Tan Commune, Hai Phong City, Vietnam
2	An Phu Hung Import-Export Trading Joint Stock Company	40.00%	40.00%	No. 5C/1, Group 8, Quarter 1A, An Phu Ward, Thuan An City, Binh Duong Province, Vietnam
3	Hapro Information Joint Stock Company	26.77%	26.77%	38-40 Le Thai To Street, Hoan Kiem Ward, Hanoi, Vietnam
4	Long Bien Trading and Investment Joint Stock Company	30.94%	30.94%	No. 561, Nguyen Van Linh Street, Phuc Loi Ward, Hanoi City, Vietnam
5	Asia Tower Co., Ltd.	40.00%	40.00%	No. 6 Nha Tho Street, Hoan Kiem Ward, Hanoi
6	Trang Thi Hotel Joint Stock Company	30.00%	30.00%	11B Trang Thi Street, Cua Nam Ward, Hanoi City, Vietnam
7	Hanoi Trade and Tourism Development Joint Stock Company	40.00%	40.00%	No. 7 Dinh Tien Hoang Street, Hoan Kiem Ward, Hanoi City, Vietnam
8	Hanoi Agricultural Product Import-Export Service Joint Stock Company	42.38%	42.38%	210 Nguyen Trai Street, Thanh Xuan Ward, Hanoi
9	Buoi Market Trading and Service Investment Joint Stock Company	30.00%	30.00%	Buoi Market, Tay Ho Ward, Hanoi City, Vietnam

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

10	Hanoi Food Joint Stock Company	20.00%	20.00%	No. 24-26 Tran Nhat Duat Street, Hoan Kiem Ward, Hanoi City, Vietnam
11	Thuy Ta Joint Stock Company	30.00%	30.00%	No. 6 Le Thai To Street, Hoan Kiem Ward, Hanoi
12	Thuy Ta Food Joint Stock Company	30.00%	30.00%	No. 6 Le Thai To Street, Hoan Kiem Ward, Hanoi
13	Livestock and Poultry Production and Trading Joint Stock Company	42.33%	42.33%	Hapro Industrial Park, Thuan An Commune, Hanoi City, Vietnam

(1) Chu Dau Ceramics Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0800889229 issued by the Department of Planning and Investment of Hai Duong Province for the first time on January 12, 2011, last amended on August 12, 2019.

Charter capital according to the business registration: VND 20,000,000,000 (Twenty billion dong), divided into 2,000,000 shares, with a par value of VND 10,000 per share.

(2) An Phu Hung Import Export Trading Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 3701669394 issued by the Department of Planning and Investment of Binh Duong Province for the first time on January 14, 2010, last amended on December 1, 2011.

Charter capital according to the business registration: VND 10,000,000,000 (Ten billion dong), divided into 1,000,000 shares, with a par value of VND 10,000 per share.

(3) Hapro Information Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0105702077 issued by the Department of Planning and Investment of Hanoi City for the first time on December 7, 2011, last amended on November 18, 2024.

Charter capital according to the business registration: VND 10,000,000,000 (Ten billion dong), divided into 1,000,000 shares, with a par value of VND 10,000 per share.

(4) Long Bien Trading and Investment Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0100596869 issued by the Department of Planning and Investment of Hanoi City for the first time on November 5, 2003, last amended on December 18, 2018.

Charter capital according to the business registration: VND 15,000,000,000 (Fifteen billion dong), divided into 1,500,000 shares, with a par value of VND 10,000 per share.

(5) Asia Tower Co., Ltd. is a limited liability company established and operating under Business Registration Certificate No. 0100145961 issued by the Department of Planning and Investment of Hanoi City for the first time on April 24, 2008, last amended on August 14, 2019.

Charter capital according to the business registration: VND 12,636,225,000 (Twelve billion six hundred thirty-six million two hundred twenty-five thousand dong).

(6) Trang Thi Hotel Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0107528836 issued by the Department of Planning and Investment of Hanoi City for the first time on August 4, 2016.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Charter capital according to the business registration: VND 10,000,000,000 (Ten billion dong), divided into 1,000,000 shares, with a par value of VND 10,000 per share.

(7) Hanoi Trade and Tourism Development Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0102048258 issued by the Department of Planning and Investment of Hanoi City for the first time on October 11, 2006, last amended on June 3, 2015.

Charter capital according to the business registration: VND 6,000,000,000 (Six billion dong), divided into 600,000 shares, with a par value of VND 10,000 per share.

(8) Hanoi Agricultural Import Export Services Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0100107589 issued by the Department of Planning and Investment of Hanoi City for the first time on June 7, 1993, last amended on December 1, 2015.

Charter capital according to the business registration: VND 40,000,000,000 (Forty billion dong), divided into 4,000,000 shares, with a par value of VND 10,000 per share.

(9) Buoi Market Trading & Services Investment Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0102137243 issued by the Department of Planning and Investment of Hanoi City for the first time on January 5, 2007, last amended on March 29, 2023.

Charter capital according to the business registration: VND 50,000,000,000 (Fifty billion dong), divided into 5,000,000 shares, with a par value of VND 10,000 per share.

(10) Hanoi Food Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0100106803 issued by the Department of Planning and Investment of Hanoi City for the first time on June 30, 2005, last amended on June 28, 2022.

Charter capital according to the business registration: VND 145,000,000,000 (One hundred forty-five billion dong), divided into 14,500,000 shares, with a par value of VND 10,000 per share.

(11) Thuy Ta Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0100107268 issued by the Department of Planning and Investment of Hanoi City for the first time on March 30, 2006, last amended on June 13, 2023.

Charter capital according to the business registration: VND 15,000,000,000 (Fifteen billion dong), divided into 1,500,000 shares, with a par value of VND 10,000 per share.

(12) Thuy Ta Food Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0109987899 issued by the Department of Planning and Investment of Hanoi City for the first time on May 6, 2022, last amended on June 9, 2023.

Charter capital according to the business registration: VND 15,000,000,000 (Fifteen billion dong), divided into 1,500,000 shares, with a par value of VND 10,000 per share.

Thuy Ta Joint Stock Company split into two companies: Thuy Ta Joint Stock Company and Thuy Ta Food Joint Stock Company

(13) Livestock and Poultry Production and Trading Joint Stock Company is a joint stock company established and operating under Business Registration Certificate No. 0102144804 issued by the Department of Planning and Investment of Hanoi City for the first time on January 17, 2007, last amended on July 14, 2016.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Charter capital according to the business registration: VND 47,250,000,000 (Forty-seven billion two hundred fifty million dong), divided into 4,725,000 shares, with a par value of VND 10,000 per share.

Subsidiaries:

No.	Subsidiary	Address
1	Branches of Hanoi Trade Corporation – Joint Stock Company – Northern Import-Export Center	6th Floor, No. 38-40 Le Thai To Street, Hoan Kiem Ward, Hanoi
2	Duty-Free Business Center	C4 Giang Vo, Giang Vo Ward, Hanoi
3	Branches of Hanoi Trade Corporation – Joint Stock Company – Hapromart Supermarket Business Center	6th Floor, No. 38-40 Le Thai To Street, Hoan Kiem Ward, Hanoi
4	Northern Thang Long Wholesale Market Business Center	Hai Boi – Vinh Thanh Commune – Hanoi
5	Southern Wholesale Market Business Center	Den Lu Urban Area, Hoang Mai Ward, Hanoi
6	Branches of Hanoi Trade Corporation – Joint Stock Company – Export Processing Center	Group 47, Thu Lam Commune, Hanoi, Vietnam
7	Branches of Hanoi Trade Corporation – Joint Stock Company in Ho Chi Minh City	77-79 Pho Duc Chinh, Ben Thanh Ward, Ho Chi Minh City, Vietnam
8	Thuong Dinh Market Business Center	Thuong Dinh – Thanh Xuan – Hanoi
9	Branches of Hanoi Trade Corporation – Joint Stock Company in Dong Thap Province	Group 10, Tan Thuan B Hamlet, Tan Duong Commune, Dong Thap Province, Vietnam
10	Branches of Hanoi Trade Corporation – Joint Stock Company in Hung Yen Province	Trai Residential Group, Duong Hao Ward, Hung Yen Province, Vietnam

7. Declaration on the comparability of information in the separate financial statements:

The interim financial statements for the first six months of the fiscal year ending December 31, 2025 are fully consistent and comparable with the financial statements for 2024 and the interim financial statements for the first six months of the fiscal year ending December 31, 2024.

8. Employees

As at the end of the financial year, the enterprise had 382 employees in service (the number at the beginning of the year was 402 employees).

II. FINANCIAL YEAR AND ACCOUNTING CURRENCY**1. Financial year**

The Company's financial year begins on January 1 and ends on December 31 each year

2. Accounting currency

The accounting currency used is the Vietnamese Dong (VND).

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

III. ACCOUNTING STANDARDS AND REGIME APPLIED

1. Accounting regime applied

The Company applies the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated 2016 amending and supplementing Circular No. 200/2014/TT-BTC, and other circulars providing guidance on the implementation of accounting standards and regime issued by the Ministry of Finance.

2. Statement of compliance with Vietnamese accounting standards and regime

The Board of Directors ensures compliance with the requirements of Vietnamese Accounting Standards and the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated 2016 amending and supplementing Circular No. 200/2014/TT-BTC, as well as other circulars providing guidance on accounting standards issued by the Ministry of Finance in the preparation of financial statements.

3. Accounting form applied

The Company uses the general journal accounting form on computer software.

IV. ACCOUNTING POLICIES APPLIED

1. Basis for the preparation of the consolidated financial statements

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

The consolidated financial statements include the financial statements of Nagakawa Group Joint Stock Company (the parent company) and its subsidiaries. A subsidiary is an entity controlled by the parent company. Control exists when the parent company has the ability, directly or indirectly, to govern the financial and operational policies of the subsidiary to obtain economic benefits from its activities. When assessing control, potential voting rights that are currently exercisable or convertible are taken into account.

The results of the operations of subsidiaries acquired or sold during the year are presented in the consolidated statement of profit or loss from the date of acquisition or up to the date of disposal of the investment in that subsidiary.

If a subsidiary's accounting policies differ from the accounting policies applied consistently within the Group, adjustments are made to the subsidiary's financial statements before inclusion in the consolidated financial statements.

Balances of accounts between companies within the Group, internal transactions, and unrealized gains arising from these transactions are eliminated in preparing the consolidated financial statements. Unrealized losses from internal transactions are also eliminated, except where the costs giving rise to such losses are not recoverable.

Non-controlling interests represent the portion of profit and net assets of subsidiaries not held by the parent company's shareholders and are presented separately in the consolidated statement of profit or loss and consolidated balance sheet. Non-controlling interests include the value of non-controlling interests at the date of initial business combination and the share of non-controlling interests in changes in equity since the date of the business combination. Losses attributable to non-controlling interests that exceed their equity in a subsidiary are deducted from the Group's

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interest unless the non-controlling shareholders have binding obligations and are able to cover such losses.

2. Business Combination

The assets, liabilities, and contingent liabilities of a company are recognized at their fair values on the date of acquisition of the subsidiary. Any excess of the purchase price over the total fair value of the acquired assets is recognized as goodwill. Any shortfall between the purchase price and the total fair value of the acquired assets is recognized in the profit or loss of the period in which the acquisition occurs.

Non-controlling interests at the date of the initial business combination are determined based on the proportion of non-controlling shareholders in the total fair value of the assets, liabilities, and contingent liabilities recognized.

3. Goodwill

Goodwill represents the difference between the purchase consideration and the parent company's share of the net fair value of the identifiable assets, liabilities, and contingent liabilities of the subsidiary at the acquisition date. Goodwill is recognized as an asset on the consolidated balance sheet and is amortized on a straight-line basis over 10 years (for investments in subsidiaries).

4. Foreign Currency Transactions

The actual exchange rates applied to foreign currency transactions during the year are as follows:

- The exchange rate for buying and selling foreign currencies is the rate specified in the contract between the Company and the commercial bank;
- The exchange rate for capital contribution or receipt of contributed capital is the bank's foreign currency buying rate at the bank where the Company opens the account to receive investors' capital on the contribution date;
- The exchange rate for recording receivables is the bank's buying rate at the commercial bank designated by the Company for customer payment at the transaction date;
- The exchange rate for recording payables is the bank's selling rate at the commercial bank where the Company expects to make the payment at the transaction date;

The actual exchange rates applied when revaluing monetary items denominated in foreign currencies at the balance sheet date are as follows:

- For monetary assets, the foreign currency buying rate is applied;
- For foreign currency deposits, the bank's buying rate at the bank where the Company holds the account is applied;
- For monetary liabilities, the foreign currency selling rate at the commercial bank where the Company regularly transacts is applied.

All foreign exchange differences arising during the period and from revaluation of monetary items denominated in foreign currencies at period-end are recognized in the profit or loss of the accounting period.

5. Principles for Recognition of Cash and Cash Equivalents

Cash includes cash on hand, demand deposits at banks, and monetary gold used for store-of-value purposes, excluding gold classified as inventory intended for use as raw materials in production or goods for sale.

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Cash equivalents are short-term investments with maturities of no more than three months from the date of purchase, which are easily convertible into a known amount of cash and carry minimal risk of changes in value when converted to cash.

6. Financial investments

Held-to-maturity investment

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments of the Company include term deposits at banks (including treasury bills and notes), bonds, preferred shares with mandatory redemption at a certain future date, and loans held to maturity for the purpose of periodic interest income, as well as other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, including purchase price and directly related transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest income from held-to-maturity investments after the acquisition date is recognized on an accrual basis in the income statement. Interest earned prior to the Company taking ownership is deducted from the initial cost at the acquisition date.

When there is objective evidence that part or all of an investment may not be recoverable and the loss can be reliably measured, the loss is recognized in financial expenses for the year and directly reduces the carrying amount of the investment

Loans

Loans are recognized at their principal amount less allowance for doubtful debts. The allowance for doubtful debts is established based on the expected level of loss.

Investments in subsidiaries, joint ventures, and associates

Subsidiaries

A subsidiary is a company controlled by the Company. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee company to obtain economic benefits from its activities.

Associates

An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but is not control over those policies.

Investments in subsidiaries, joint ventures, and associates are initially recognized at cost, which includes the purchase price or capital contribution together with any directly attributable transaction costs. In cases where the investment is made by non-monetary assets, the cost of the investment is measured at the fair value of the non-monetary assets at the transaction date.

Dividends and profits relating to periods prior to the acquisition are deducted from the carrying amount of the investment. Dividends and profits relating to periods subsequent to the acquisition are recognized as income. Dividends received in the form of shares are recorded only as an increase in the number of shares held, without recognizing any value, or are recognized at par value.

If the subsidiary, joint venture, or associate prepares consolidated financial statements, the consolidated financial statements shall be used as the basis for determining the provision for impairment. If subsidiaries, joint ventures, or associates are required to prepare consolidated financial statements, the basis for determining the provision for impairment shall be the consolidated financial statements. If the subsidiary, joint venture, or associate prepares consolidated financial statements, the consolidated financial statements shall be used as the basis for determining the provision for impairment

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Any increase or decrease in the provision for impairment of investments in subsidiaries, joint ventures, and associates required to be recognized as of the financial year-end shall be recorded in finance expenses.

7. Receivables

Receivables are classified into trade receivables, intercompany receivables, and other receivables in accordance with the following principles:

- Trade receivables represent commercial receivables arising from sales transactions between the Company and independent customers, including receivables from consignment exports entrusted to other entities.
- Other receivables represent non-commercial receivables not related to sales and purchase transactions.

Provision for doubtful debts is established for each doubtful receivable based on the aging of overdue debts or the estimated potential loss, specifically as follows:

- For overdue receivables:
 - 30% of the receivable value for debts overdue for more than 6 months but less than 1 year;
 - 50% of the receivable value for debts overdue for 1 year but less than 2 years;
 - 70% of the receivable value for debts overdue for 2 years but less than 3 years;
 - 100% of the receivable value for debts overdue for 3 years or more.
- Đối với nợ phải thu chưa quá hạn thanh toán nhưng khó có khả năng thu hồi: căn cứ vào dự kiến mức tổn thất để lập dự phòng.

8. Inventory Recognition Principle

Inventories are stated at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Raw materials and merchandise: include purchase costs and other directly attributable costs incurred to bring the inventories to their present location and condition.

Net realizable value of inventories is the estimated selling price in the ordinary course of business, less the estimated costs of completion and the estimated costs necessary to make the sale.

Inventories are valued using the weighted average method and accounted for under the perpetual inventory system.

A provision for inventory devaluation is made for each inventory item whose cost exceeds its net realizable value. For services in progress, the provision for devaluation is determined for each type of service with a separate pricing basis. Increases or decreases in the provision for inventory devaluation required to be made at the financial year-end are recognized in cost of goods sold.

9. Tangible Fixed Assets

Tangible fixed assets are presented at cost less accumulated depreciation. The cost of tangible fixed assets are presented at historical cost less accumulated depreciation. The historical cost of tangible fixed assets comprises all expenditures directly attributable to bringing the asset to its working condition for its intended use. Subsequent expenditures are capitalized only when it is probable that future economic benefits associated with the asset will flow to the Company. Other

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expenditures that do not meet these criteria are recognized as production and business expenses in the period incurred.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in income or expenses of the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The estimated useful lives of tangible fixed assets are as follows:

Buildings and structures	05 – 50 years
Machinery and equipment	05 – 08 years
Vehicles and transmission equipment	06 – 10 years
Office equipment	03 – 10 years
Other tangible fixed assets	03 – 20 years

10. Intangible Fixed Assets

Intangible fixed assets are presented at historical cost less accumulated amortization.

The historical cost of intangible fixed assets comprises all expenditures incurred by the Company to acquire the assets up to the point that they are ready for use. Expenditures relating to intangible fixed assets incurred after initial recognition are recorded as production and business expenses in the period, unless such expenditures are directly associated with a specific intangible fixed asset and increase the future economic benefits from that asset.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortization are derecognized, and any resulting gain or loss is recognized in income or expenses of the year.

The Company's intangible fixed assets consist of:

Land use rights

Land use rights include all actual expenditures directly related to the land, such as payments for land use rights, compensation, site clearance, land leveling, registration fees, etc. Land use rights with indefinite useful life are not amortized

Computer software

Expenditures relating to computer software that is not an integral part of the related hardware are capitalized. The historical cost of computer software comprises all expenditures incurred by the Company up to the point the software is ready for use. Computer software is amortized on a straight-line basis over 03–08 years.

11. Construction in Progress

Construction in progress represents expenditures directly attributable (including related borrowing costs in accordance with the Company's accounting policies) to assets under construction, machinery and equipment being installed for production, rental, or administrative purposes, as well as costs relating to major repairs of fixed assets in progress. These assets are recorded at historical cost and are not depreciated.

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12. Accounting Principles for Prepaid Expenses.

Prepaid expenses include actual expenditures incurred that relate to the business and production results of multiple accounting periods. The Company's prepaid expenses consist of the following:

Tools and supplies

Tools and supplies put into use are allocated to expenses on a straight-line basis over an allocation period not exceeding 12 months.

Goodwill

Goodwill arising from the equitization of State-owned enterprises is amortized to expenses over a period of 10 years.

Other prepaid expenses

These are expenses serving multiple business periods, which are allocated to production and business expenses over a period not exceeding 3 years.

13. Accounting Principles for Payables and Accrued Expenses

Payables and accrued expenses are recognized for amounts to be paid in the future relating to goods and services already received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses, intercompany payables, and other payables is made in accordance with the following principles:

- Trade payables represent commercial payables arising from transactions for the purchase of goods, services, and assets from suppliers independent of the Company, including payables relating to imports through entrusted parties.
- Accrued expenses represent payables for goods and services already received from suppliers or already provided to customers but not yet paid due to the absence of invoices or insufficient accounting documents, as well as payables to employees for accrued leave salaries and production and business expenses to be accrued.
- Other payables represent non-commercial payables not related to the purchase, sale, or provision of goods and services.

14. Principles for Recognizing Borrowings and Finance Lease Liabilities

The Company must monitor the detailed maturity schedule of loans and finance lease liabilities. Amounts with repayment terms exceeding 12 months from the date of the parent unit's financial statement are presented as long-term loans and finance lease liabilities. Amounts due within 12 months from the date of the financial statement are presented as short-term loans and finance lease liabilities to facilitate repayment planning.

For finance lease liabilities, the total lease obligation recorded on the credit side of account 341 reflects the total amount payable, calculated as the present value of minimum lease payments or the fair value of the leased asset.

Loans and liabilities denominated in foreign currencies must be converted into the functional currency at the actual transaction exchange rate at the time of the transaction;

- When repaying foreign currency loans, the debit of account 341 is converted at the actual bookkeeping exchange rate specific to each transaction;

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- When preparing the financial statements, the balances of foreign currency loans and finance lease liabilities must be revalued at the actual transaction exchange rate at the reporting date.
- Exchange differences arising from the repayment and revaluation of foreign currency loans and finance lease liabilities at period-end are recognized in financial income or expenses.

15. Principles for Recognizing Owners' Equity

Contributed capital

Contributed capital is recognized based on the actual amount contributed by shareholders.

Share premium

Share premium is recognized as the difference between the issuance price and the par value of shares at the time of initial issuance, additional issuance, the difference between the re-issuance price and the book value of treasury shares, and the equity component of convertible bonds upon maturity. Direct costs relating to additional share issuance and re-issuance of treasury shares are deducted from share premium.

Statutory funds

Funds are appropriated during the year based on the Resolution of the General Meeting of Shareholders and are utilized in accordance with the Company's Charter.

16. Profit Distribution

Profit after corporate income tax is distributed to shareholders after appropriations to funds as required by the Company's Charter and legal regulations, and upon approval by the General Meeting of Shareholders.

In profit distribution to shareholders, consideration is given to non-monetary items included in undistributed profit after tax that may affect cash flows and the Company's ability to pay dividends, such as gains from revaluation of assets contributed as capital, gains from revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

17. Revenue and Income Recognition

Revenue from sale of goods

Revenue from sale of goods is recognized when all of the following conditions are satisfied:

- The Company has transferred the significant risks and rewards of ownership of the products or goods to the buyer.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- Revenue can be measured reliably. When a contract allows the buyer to return the purchased products or goods under specific conditions, revenue is recognized only when such conditions no longer exist and the buyer has no right to return the products or goods (except in cases where the buyer has the right to exchange the goods for other goods or services).
- It is probable that the economic benefits associated with the sales transaction will flow to the Company.
- The costs incurred or to be incurred in respect of the sales transaction can be measured reliably.

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Service revenue

Revenue from service transactions is recognized when the outcome of the transaction can be measured reliably. Where services are rendered over multiple periods, revenue for the period is recognized by reference to the stage of completion of the transaction at the reporting date. The outcome of a service transaction can be measured reliably when all of the following conditions are satisfied:

- Revenue can be measured reliably. When a contract allows the buyer to return the services received under specific conditions, revenue is recognized only when such conditions no longer exist and the buyer no longer has the right to return the services rendered.
- It is probable that the economic benefits associated with the service transaction will flow to the Company.
- The stage of completion of the transaction at the reporting date can be measured reliably.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Interest income

Interest income is recognized on an accrual basis, determined based on the balances of deposit accounts and the actual interest rates applicable for each period.

18. Principles for Accounting Cost of Goods Sold.

Cost of goods sold during the year is recognized in line with the revenue generated in the period and in compliance with the prudence principle.

For direct raw material costs consumed in excess of normal levels, labor costs, and fixed production overheads not allocated into the value of inventories, the accountant must recognize them directly into cost of goods sold (after deducting compensations, if any), even when the products or goods have not yet been determined as sold.

The provision for inventory devaluation is included in cost of goods sold based on the volume of inventory on hand and the difference between the net realizable value being lower than the original cost of inventories. When determining the quantity of inventories subject to devaluation provision, the accountant must exclude the inventories already under signed sales contracts (with net realizable value not lower than book value) but not yet delivered to customers, if there is firm evidence that customers will not withdraw from contract execution.

19. Principles for Accounting Financial Expenses

Financial expenses reflect the costs of financial activities, including expenses or losses related to financial investments, borrowing and lending costs, capital contribution to joint ventures and associates, losses from transferring short-term securities, securities transaction costs; provision for devaluation of trading securities, provision for investment losses in other entities, losses incurred from foreign currency sales, foreign exchange losses, etc

20. Principles for Accounting Selling Expenses and General & Administrative Expenses

Selling expenses reflect actual costs incurred in the process of selling products, goods, or providing services, including expenses for offering, product introduction, advertising, sales commissions, product warranty (except for construction activities), preservation, packaging, transportation; salaries of sales department staff (wages, salaries, allowances, etc.); social insurance, health insurance, trade union funds, unemployment insurance for sales staff; depreciation of fixed assets used for sales; land rental, etc.

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General and administrative expenses reflect overall management expenses of the company, including expenses for salaries of administrative staff (wages, salaries, allowances, etc.); social insurance, health insurance, trade union funds, unemployment insurance for administrative staff; office supplies and materials, working tools, depreciation of fixed assets used for administration; land rental, business license tax; provision for doubtful debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); and other monetary expenses (entertainment, customer conferences, etc.).

21. Corporate Income Tax

Current income tax

Current income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and tax loss carryforwards.

The Company is subject to corporate income tax at a rate of 20%.

22. Financial Instruments

a) Financial Assets

Classification of financial assets

The Company classifies financial assets into the following categories: financial assets at fair value through profit or loss, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification of these financial assets depends on the nature and purpose of the financial asset and is determined at the time of initial recognition.

Financial assets at fair value through profit or loss

Financial assets are classified as at fair value through profit or loss if they are held for trading or designated as at fair value through profit or loss at the time of initial recognition.

Financial assets are classified as held for trading if:

- They are acquired or incurred principally for the purpose of selling in the short term;
- The Company has the intention to hold them for the purpose of short-term profit-making;
- They are derivative financial instruments (except for derivative financial instruments that are designated as a financial guarantee contract or an effective hedging instrument).

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Company has the positive intention and ability to hold to maturity.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are designated as available for sale or are not classified as financial assets at fair value through profit or loss, held-to-maturity investments, or loans and receivables.

Initial carrying amount of financial assets

Financial assets are recognized on the trade date and derecognized on the settlement date. At initial recognition, financial assets are measured at purchase price/issuance cost plus any directly attributable transaction costs related to the acquisition or issuance of such financial assets.

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b) Financial Liabilities

The Company classifies financial liabilities into the following categories: financial liabilities at fair value through profit or loss, and financial liabilities measured at amortized cost. The classification of financial liabilities depends on the nature and purpose of the liability and is determined at the time of initial recognition.

Financial liabilities at fair value through profit or loss

Financial liabilities are classified as at fair value through profit or loss if they are held for trading or are designated as at fair value through profit or loss at the time of initial recognition.

Financial liabilities are classified as held for trading if they:

- Issued or incurred principally for the purpose of repurchasing in the near term;
- The Company intends to hold them for the purpose of short-term profit;
- Are derivative financial instruments (except for derivative financial instruments that are designated as financial guarantee contracts or effective hedging instruments).

Financial liabilities measured at amortized cost

Financial liabilities measured at amortized cost are determined at the initial recognition amount of the financial liability less principal repayments, plus or minus the cumulative amortization calculated using the effective interest method of the difference between the initial recognition amount and the maturity amount, less any reduction (directly or through the use of an allowance account) due to impairment or uncollectibility.

The effective interest method is a method of calculating the amortized cost of a financial liability and allocating the interest expense over the relevant period. The effective interest rate is the rate that exactly discounts the estimated future cash flows to be paid or received over the expected life of the financial instrument, or a shorter period if appropriate, to the net carrying amount of the financial liability.

Initial carrying amount of financial liabilities

At the time of initial recognition, financial liabilities are measured at issue price plus directly attributable transaction costs related to the issuance of such financial liabilities.

23. Related parties

Parties are considered to be related if one party has the ability to control or exert significant influence over the other party in making financial and operating policy decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering the relationships of related parties, the substance of the relationship is given more importance than its legal form.

Transactions with related parties during the year are disclosed in Note VII.1

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM CONSOLIDATED BALANCE SHEET****1. Cash and Cash Equivalents**

	Ending balance	Beginning balance
Cash on Hand	4,188,752,047	3,328,129,271
Demand Deposits at Banks	30,094,329,798	49,006,094,977
Cash in Transit	-	2,478,071,892
Cash Equivalents	8,500,000,000	500,000,000
Total	42,783,081,845	55,312,296,140

2. Accounts Receivable**a) Short-term Accounts Receivable from Customers**

	Ending balance	Beginning balance
<i>Receivables from Related Parties</i>	<i>45,115,694,156</i>	<i>41,908,112,568</i>
Thang Long Wine Joint Stock Company	-	3,746,001
Livestock and Poultry Production and Trading Joint Stock Company	22,766,005,956	21,840,636,466
An Phu Hung Import-Export Trading Joint Stock Company	100,000,000	100,000,000
Long Bien Trading and Investment Joint Stock Company	29,043,933	23,878,773
Hanoi Trade and Tourism Development Joint Stock Company	6,703,124,324	6,703,124,324
Chu Dau Ceramics Joint Stock Company	13,182,081	-
Hanoi Food Joint Stock Company	15,369,758,862	13,088,989,265
Dieu Viet Ha Import-Export Joint Stock Company	110,819,466	110,819,466
Intimex Vietnam Joint Stock Company	23,759,534	36,918,273
Other customer receivables	161,793,607,799	163,125,170,386
Hapro Ecological Furniture Joint Stock Company	6,005,995,384	5,525,654,918
Son Thanh Phat Co., Ltd.	2,402,634,835	2,402,634,835
Hapro Da Nang Trading Investment Joint Stock Company	9,443,466,822	9,001,628,464
Thien Huong Food Joint Stock Company	1,819,796,800	6,687,942,000
INDOBOSS, LDA	15,942,542,678	15,631,285,106
Hapro Four Seasons Culinary Joint Stock Company	12,292,170,031	11,995,707,094
Hanoi Supermarket Development Joint Stock Company	7,392,497,858	7,392,497,858
Hapro Distribution Joint Stock Company	36,444,964,942	35,825,164,874
Other customers	70,049,538,449	68,662,655,237
Total	206,909,301,955	205,033,282,954

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**b) Long-term Receivables from Customers**

	Ending balance	Beginning balance
<i>Receivables from Related Parties</i>	<i>1,745,750,385</i>	<i>1,745,750,385</i>
Livestock and Poultry Production and Trading Joint Stock Company	1,745,750,385	1,745,750,385
<i>Other customer receivables</i>	<i>4,336,312,256</i>	<i>4,532,828,206</i>
Dung Thuy Co., Ltd.	2,202,488,345	2,202,488,345
Vinh Gia Luong Joint Stock Company	635,749,040	766,749,040
Ha An International Joint Stock Company	1,009,652,400	1,009,652,400
Other customer receivables	488,422,471	553,938,421
Total	6,082,062,641	6,278,578,591

3. Short-term advances to suppliers

	Ending balance	Beginning balance
<i>Advances to related parties</i>	<i>53,542,570,089</i>	<i>53,542,570,089</i>
An Phu Hung Import-Export Joint Stock Company	27,381,448,482	27,381,448,482
Dieu Viet Ha Import-Export Joint Stock Company	26,161,121,607	26,161,121,607
<i>Advances to other suppliers</i>	<i>277,944,475,905</i>	<i>276,538,303,240</i>
Phuc An Manufacturing and Trading Co., Ltd.	116,686,935,911	116,686,935,911
Hong Thien Phat Single-Member LLC	31,307,345,324	31,307,345,324
Other suppliers	129,950,194,670	128,544,022,005
Total	331,487,045,994	330,080,873,329

4. Short-term Loans Receivable

	Ending balance		Beginning balance	
	Amount	Provision	Amount	Provision
<i>Receivables from related parties</i>	<i>66,792,466,000</i>	<i>-</i>	<i>66,792,466,000</i>	<i>-</i>
Hapro Livestock and Poultry Production and Trading Joint Stock Company	24,980,266,000	-	24,980,266,000	-
Hanoi Food Joint Stock Company	41,812,200,000	-	41,812,200,000	-
<i>Receivables from other organizations and individuals</i>	<i>39,694,558,654</i>	<i>-</i>	<i>39,844,558,654</i>	<i>-</i>
Nam Ha Noi Import Export Joint Stock Company (Simex)	7,300,000,000	-	7,300,000,000	-
Hapro Trading and Investment Joint Stock Company Da Nang	10,800,000,000	-	10,800,000,000	-
Hapro Eco Furniture Joint Stock Company	4,650,000,000	-	4,650,000,000	-
Hapro Distribution Joint Stock Company	14,725,954,359	-	14,875,954,359	-
Hapro Four Seasons Culinary Joint Stock Company	2,218,604,295	-	2,218,604,295	-
Total	106,487,024,654	-	106,637,024,654	-

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	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
<i>Receivables from related parties</i>	380,981,214,819	(2,444,019,724)	401,419,072,774	(2,444,019,724)
Hapro Livestock and Poultry Production and Trading Joint Stock Company	169,673,555	-	169,673,555	-
Trang Thi Hotel Joint Stock Company	1,618,104,448	-	1,435,976,102	-
Dieu Viet Ha Import Export Joint Stock Company	2,444,019,724	(2,444,019,724)	2,444,019,724	(2,444,019,724)
Intimex Viet Nam Joint Stock Company	375,623,904,109	-	396,243,890,410	-
Cost of Business Cooperation	368,750,000,000	-	370,000,000,000	-
Business Cooperation Interest	6,873,904,109	-	26,243,890,410	-
An Phu Hung Import Export Trading Joint Stock Company	1,125,512,983	-	1,125,512,983	-
<i>Receivables from other organizations and individuals</i>	83,946,560,522	(15,341,157,478)	80,748,466,985	(14,117,124,246)
Advances	6,699,430,570	(93,237,419)	3,007,003,571	-
Other receivables	77,247,129,952	-	77,741,463,414	-
Hanoi Department of Finance	38,508,516,474	-	38,508,516,474	-
Phuc An Production and Trading Co., Ltd.	13,809,351,470	(13,809,351,470)	13,809,351,470	(13,809,351,470)
Hong Thien Phat One Member Co., Ltd.	1,789,300,931	-	1,789,300,931	-
Hapro Eco Furniture Joint Stock Company	1,100,795,813	(1,100,795,813)	1,100,795,813	-
Other short-term receivables	22,039,165,264	(337,772,776)	22,533,498,726	(307,772,776)
Total	464,927,775,341	(17,785,177,202)	482,167,539,759	(16,561,143,970)

b, Long-term

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
<i>Receivables from related parties</i>	400,000	-	400,000	-
Thuy Ta Joint Stock Company – Deposits, collaterals	400,000	-	400,000	-
<i>Receivables from other organizations and individuals</i>	1,448,086,640	-	1,109,231,600	-
Deposits, collaterals	1,448,086,640	-	1,109,231,600	-
Total	1,448,486,640	-	1,109,631,600	-

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**6. Provision for Short-term Doubtful Debts**

Movements of provisions during the period:

	Short-term receivables and loans	Long-term receivables and loans	Cộng
Beginning balance	(195,194,878,098)		(195,194,878,098)
Additional Provisioning	(10,785,397,872)	-	(10,785,397,872)
Other Reductions	(88,246,123)		(88,246,123)
Ending balance	(206,068,522,093)	-	(206,068,522,093)

*Bad debts and the provision for short-term doubtful receivables are presented in Appendix No. 01.***7. Inventories**

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Raw materials and supplies	280,103,184	-	1,620,066,288	-
Work in progress	7,550,000	-	25,000,000	-
Finished goods	9,909,374,826	-	9,485,326,982	-
Merchandise	21,208,033,665	-	20,092,125,259	-
Real estate merchandise	1,210,933,333	-	1,210,933,333	-
Total	32,615,995,008	-	32,433,451,862	-

8. Prepaid Expenses**a, Short-term Prepaid Expenses**

	Ending balance	Beginning balance
Tools, supplies issued for use and other short-term prepaid expenses	13,305,714,014	13,049,229,612
Total	13,305,714,014	13,049,229,612

b, Long-term Prepaid Expenses

	Ending balance	Beginning balance
Tools, supplies, and other expenses	124,535,928,846	135,274,517,264
Brand expenses	9,313,843,072	10,869,030,220
Total	133,849,771,918	146,143,547,484

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9. Tangible Fixed Assets

	Buildings and Structures	Machinery and Equipment	Transportation and Transmission Means	Management Equipment and Tools	Other Tangible Fixed Assets	Total
Original Cost						
Beginning balance	853,265,853,164	30,933,749,633	8,595,617,720	2,632,861,246	2,674,122,035	898,102,203,798
Increase During the Period from New Purchases	4,047,062,975	-	-	-	49,120,000	4,096,182,975
Completed Construction in Progress	798,112,400	-	-	-	-	798,112,400
Disposals and sales	-	-	-	(50,000,000)	-	(50,000,000)
Ending balance	858,111,028,539	30,933,749,633	8,595,617,720	2,582,861,246	2,723,242,035	902,946,499,173
<i>Of which:</i>						
<i>Fully depreciated but still in use</i>	37,610,160,277	3,069,378,776	6,865,280,435	1,594,108,785	505,597,909	49,644,526,182
Accumulated Depreciation						
Beginning balance	286,815,258,679	10,279,033,661	6,967,109,107	1,977,933,871	1,523,167,873	307,562,503,191
Depreciation for the year/period	11,125,577,406	816,719,509	156,062,376	52,561,414	18,470,454	12,169,391,159
Disposals and sales	-	-	-	(50,000,000)	-	(50,000,000)
Ending balance	297,940,836,085	11,095,753,170	7,123,171,483	1,980,495,285	1,541,638,327	319,681,894,350
Net Book Value						
Beginning balance	566,450,594,485	20,654,715,972	1,628,508,613	654,927,375	1,150,954,162	590,539,700,607
Ending balance	560,170,192,454	19,837,996,463	1,472,446,237	602,365,961	1,181,603,708	583,264,604,823

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Notes to the Interim Consolidated Financial Statements (continued)**10. Intangible Fixed Assets**

	Land Use Rights	Software Programs	Other Intangible Assets	Total
Original Cost				
Beginning balance	45,845,913,581	3,031,689,430	32,500,000	48,910,103,011
Ending balance	45,845,913,581	3,031,689,430	32,500,000	48,910,103,011
<i>Of which:</i>				
<i>Fully depreciated but still in use</i>	-	2,052,009,250	32,500,000	2,084,509,250
Accumulated Amortization				
Beginning balance	16,674,972	3,031,689,430	32,500,000	3,095,433,134
Ending balance	16,674,972	3,031,689,430	32,500,000	3,095,433,134
Net Book Value				
Beginning balance	45,814,669,877	-	-	45,814,669,877
Ending balance	45,814,669,877	-	-	45,814,669,877

The carrying amount of intangible fixed assets pledged as collateral or security for loans is: VND 2,792,973,474.

11. Investment Properties

	Buildings	Infrastructure	Total
Original Cost			
Beginning balance	97,669,924,568	33,857,092,254	131,527,016,822
Ending balance	97,669,924,568	33,857,092,254	131,527,016,822
<i>Of which:</i>			
<i>Fully depreciated but still in use</i>	-	-	-
Accumulated Depreciation			
Beginning balance	19,129,697,942	17,890,906,745	37,020,604,687
Depreciation for the period	1,374,024,384	462,893,382	1,836,917,766
Ending balance	20,503,722,326	18,353,800,127	38,857,522,453
Net Book Value			
Beginning balance	78,540,226,626	15,966,185,509	94,506,412,135
Ending balance	77,166,202,242	15,503,292,127	92,669,494,369

The carrying amount of investment property pledged as collateral or security for loans is as follows: cost VND 57,509,326,400 and carrying amount VND 46,987,768,580.

According to Vietnamese Accounting Standard No. 05 – Investment Property, the fair value of investment property as of June 30, 2025, should be presented. However, the Company has not yet determined the fair value of these investment properties as of June 30, 2025, due to the lack of a suitable consulting firm. Therefore, the Company has not presented the fair value of this investment property in the Notes to the Interim Consolidated Financial Statements.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**12. Long-term construction in progress****a) Long-term Work in Progress**

	Beginning balance	Costs incurred during the period	Transferred to fixed assets during the period	Ending balance
Construction in Progress	546,582,721,998	312,583,238	-	546,895,305,236
<i>Le Chi Residential and Auxiliary Area Project, Gia Lam, Hanoi</i>	<i>546,582,721,998</i>	<i>312,583,238</i>	<i>-</i>	<i>546,895,305,236</i>
Total	546,582,721,998	312,583,238	-	546,895,305,236

b) Construction in Progress Costs

	Beginning balance	Costs incurred during the period	Transferred to fixed assets during the period	Ending balance
Construction in Progress			-	-
+ <i>Hanoi Distribution and Shopping Center Project</i>	<i>74,937,637,289</i>	<i>105,407,505</i>	<i>-</i>	<i>75,043,044,794</i>
+ <i>Southern Wholesale Market Expansion Project</i>	<i>161,276,678,170</i>	<i>-</i>	<i>-</i>	<i>161,276,678,170</i>
+ <i>Hapro Thuong Dinh Commercial and Service Center Project</i>	<i>29,291,013,306</i>	<i>911,840,284</i>	<i>-</i>	<i>30,202,853,590</i>
+ <i>Other Construction in Progress</i>	<i>151,357,857,455</i>	<i>5,407,280,509</i>	<i>(650,056,319)</i>	<i>156,115,081,645</i>
Total	416,863,186,220	6,424,528,298	(650,056,319)	422,637,658,199

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Notes to the Interim Consolidated Financial Statements (continued)**13. Long-term financial investments**

	Ending balance		Beginning balance	
	Original Cost	Provision	Original Cost	Provision
Investment in Subsidiaries	135,920,648,854	-	131,429,664,041	-
Hanoi Trading Development Joint Stock Company	-	-	-	-
Chu Dau Ceramics Joint Stock Company	20,996,602,370	-	18,537,805,237	-
An Phu Hung Import-Export Trading Joint Stock Company	-	-	-	-
Hapro Information Joint Stock Company	1,016,850,500	-	984,214,891	-
Long Bien Trading – Investment Joint Stock Company	17,347,023,995	-	16,735,368,995	-
Asia Tower Co., Ltd.	18,964,102,361	-	21,078,638,881	-
Trang Thi Hotel Joint Stock Company	2,209,384,227	-	2,263,233,440	-
Hanoi Trade and Tourism Development Joint Stock Company	10,571	-	10,571	-
Hanoi Agricultural Import-Export Services Joint Stock Company	25,189,335,070	-	25,333,198,202	-
Buoi Market Trade and Services Investment Joint Stock Company	4,362,433,637	-	4,200,696,069	-
Hanoi Food Joint Stock Company	11,405,577,195	-	12,208,257,417	-
Thuy Ta Joint Stock Company	22,549,074,238	-	18,530,028,527	-
Thuy Ta Food Joint Stock Company	7,944,432,194	-	7,418,656,283	-
Livestock and Poultry Production and Trading Joint Stock Company	3,935,822,496	-	4,139,555,528	-
Investment in other entities	90,817,472,782	(18,045,000,000)	89,018,552,782	(18,045,000,000)
Chu Dau Hai Duong Ceramics Joint Stock Company	-	-	-	-
Hanoi Fashion Trade and Services Joint Stock Company	17,154,346,367	-	17,154,346,367	-
VNN Investment and Trading Joint Stock Company	1,295,000,000	(1,295,000,000)	1,295,000,000	(1,295,000,000)
Hanoi Milk Joint Stock Company	788,160,603	-	788,160,603	-
Global Real Estate Investment Joint Stock Company	32,203,288,931	-	30,404,368,931	-
Cointra Construction and Trading Investment Joint Stock Company	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)
Trang Tien Investment and Trading Co., Ltd.	10,065,485,897	-	10,065,485,897	-
Tan My Production, Trading and Services Joint Stock Company	7,082,706,930	-	7,082,706,930	-

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	Ending balance		Beginning balance	
	Original Cost	Provision	Original Cost	Provision
Joint Venture of Nga Tu So Trade Center	5,550,000,000	(5,550,000,000)	5,550,000,000	(5,550,000,000)
Lang Yen Trading Joint Stock Company	2,108,484,054	-	2,108,484,054	-
Dieu Viet Ha Import-Export Joint Stock Company (*)	-	-	-	-
Hapro Events and Culinary Joint Stock Company – Investment of Hanoi Trade Infrastructure Company	2,870,000,000	-	2,870,000,000	-
Hapro Distribution Joint Stock Company – Investment of Hanoi Trade Infrastructure Company	500,000,000	-	500,000,000	-
Supermarket Development Joint Stock Company – Investment of Hanoi Trade Infrastructure Company	10,200,000,000	(10,200,000,000)	10,200,000,000	(10,200,000,000)
Total	226,738,121,636	(18,045,000,000)	220,448,216,823	(18,045,000,000)

(*) Hanoi Trade Corporation – Joint Stock Company recorded the investment based on the Enterprise Value determined for the equitization of the parent company, Hanoi Trade Corporation, on June 30, 2016.

(**) Hanoi Trade Corporation – Joint Stock Company received the transfer at a price of 0 VND.

The movement of the investment provision is as follows:

	Current year	Prior year
Beginning balance	(18,045,000,000)	(1,295,000,000)
Additional provision recognized		(16,750,000,000)
Provision reversed	-	-
Ending balance	(18,045,000,000)	(18,045,000,000)

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

The details of the ownership percentages and voting rights in each company are as follows:

	Ending balance			Beginning balance		
	Owner's contributed capital	Ownership percentage	Voting rights percentage	Owner's contributed capital	Ownership percentage	Voting rights percentage
Equity Investments in Other Entities						
Chu Dau Hai Duong Ceramic Joint Stock Company (*)	-	2.67%	2.67%	-	2.67%	2.67%
Hanoi Fashion Trading and Service Joint Stock Company	16,506,975,469	15%	15%	16,506,975,469	15%	15%
VNN Investment and Trading Joint Stock Company	1,295,000,000	6.11%	6.11%	1,295,000,000	6.11%	6.11%
Hanoi Milk Joint Stock Company	780,000,000	0.23%	0.23%	780,000,000	0.50%	0.50%
Global Real Estate Investment Joint Stock Company	22,973,117,966	2.40%	2.40%	22,973,117,966	2.40%	2.40%
Cointra Construction and Trading Investment Joint Stock Company	1,000,000,000	10.00%	10.00%	1,000,000,000	10.00%	10.00%
Trang Tien Investment and Trading LLC	10,065,485,897	10.00%	10.00%	10,065,485,897	10.00%	10.00%
Tan My Production, Trading and Service Joint Stock Company	5,818,871,221	5.57%	5.57%	5,818,871,221	5.77%	5.77%
Ngã Tư Sở Shopping Center Consortium	5,550,000,000	-	-	5,550,000,000	-	-
Lang Yen Trading Joint Stock Company	2,014,246,551	5.00%	5.00%	2,014,246,551	5.00%	5.00%
Dieu Viet Ha Import-Export Joint Stock Company (*)	-	5.00%	5.00%	-	5.00%	5.00%

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Notes to the Interim Consolidated Financial Statements (continued)**14. Short-term trade payables**

	Ending balance		Beginning balance	
	Value	Likely to be paid	Value	Likely to be paid
<i>Payables to related parties</i>	<i>1,203,872,669</i>	<i>1,203,872,669</i>	<i>1,227,994,885</i>	<i>1,227,994,885</i>
Intimex Vietnam Joint Stock Company	1,092,074,043	1,092,074,043	1,092,074,043	1,092,074,043
Thong Tin Hapro Joint Stock Company	111,798,626	111,798,626	135,920,842	135,920,842
<i>Payables to other suppliers</i>	<i>17,822,562,092</i>	<i>17,822,562,092</i>	<i>17,777,909,244</i>	<i>17,777,909,244</i>
Constrexim No.1 Joint Stock Company (Confitech)	1,693,086,975	1,693,086,975	1,693,086,975	1,693,086,975
Vietnam Real Estate Exploitation Services Joint Stock Company	37,980,900	37,980,900	37,980,900	37,980,900
Hanoi Construction and Installation No.3 Joint Stock Company	404,440,911	404,440,911	1,067,952,123	1,067,952,123
Vietnam Asset Management Services Joint Stock Company	675,760,621	675,760,621	962,979,779	962,979,779
Hanoi Consumer Goods Import-Export and Retail LLC	853,170,755	853,170,755	1,010,541,092	1,010,541,092
Hapro Bon Mua Culinary Joint Stock Company	-	-	69,271,200	69,271,200
Hapro Distribution Joint Stock Company	324,262,785	324,262,785	574,262,785	574,262,785
Cuu Long Xanh Import-Export LLC	3,400,000,000	3,400,000,000	-	-
Other suppliers	10,433,859,145	10,433,859,145	12,361,834,390	12,361,834,390
Total	19,026,434,761	19,026,434,761	19,005,904,129	19,005,904,129

15. Advance payments from customers**a) Short-term advance payments from customers**

	Ending balance	Beginning balance
<i>Advance payments from other customers</i>	<i>1,991,316,202</i>	<i>3,862,989,909</i>
BOZKUS IC VE DIS TICARET LIMIT	353,834,400	353,834,400
Veles LLC	202,811,720	202,811,720
FRITZ FRIES & SOEHNE GMBH & CO.KG	123,807,452	-
Ferto Agriculture Pty Ltd	-	190,109,729
Dong Nam A Commercial Joint Stock Bank	-	1,139,943,024
Other customers	1,310,862,630	1,976,291,036
Total	1,991,316,202	3,862,989,909

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**b) Long-term advance payments from customers**

	Ending balance	Beginning balance
<i>Advance payments from other customers</i>	<i>19,710,456,615</i>	<i>19,707,456,615</i>
Vu Thi Thanh Mai	2,164,296,032	2,164,296,032
Nguyen Thi Thanh Thuy	2,538,975,103	2,538,975,103
Other customers	15,007,185,480	15,004,185,480
Total	19,710,456,615	19,707,456,615

16. Taxes and amounts payable to the State**a) Taxes and amounts payable to the State**

	Beginning balance	Amount Payable During the Period	Amount Paid During the Period	Other Increases/Decreases	Ending balance
VAT	27,405,500,749	7,492,091,439	30,619,049,152	-	4,278,543,036
Special Consumption Tax	1,981,421	5,388,017	6,479,029	-	890,409
Import-Export Tax	-	173,463,144	173,463,144	-	-
Corporate Income Tax	145,469,650	68,091,220	137,681,407	-	75,879,463
Personal Income Tax	243,322,039	687,663,529	714,887,980	-	216,097,588
Land and Land Lease Tax	59,628,564	12,544,577,211	10,528,263,482	-	2,075,942,293
Fees, Charges, and Other Payables	7,520,000	125,841,656	125,841,656	-	7,520,000
Total	27,863,422,423	21,097,116,216	42,305,665,850	-	6,654,872,789

b) Taxes and Other Receivables from the State.

	Beginning balance	Amount collected during the period	Amount receivable during the period	Other increases/decreases	Ending balance
VAT overpayment	-	-	-	-	-
Import-Export tax overpayment	40,000,000	-	-	-	40,000,000
Corporate income tax overpayment	365,186,938	58,426,582	169,023,629	-	475,783,985
Personal income tax	8,129,190	-	-	-	8,129,190
Land rental overpayment	6,411,015	-	-	-	6,411,015
Other receivables from the State	156,264,941	-	-	-	156,264,941
Total	575,992,084	58,426,582	169,023,629	-	686,589,131

Taxes receivable are presented under the item Taxes and amounts receivable from the State.

The Company's tax finalization is subject to inspection by the Tax Authority. Since the application of tax laws and regulations to various transactions can be interpreted in different ways, the amounts of tax presented in the consolidated financial statements may be adjusted according to the decisions of the Tax Authority.

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The Company pays VAT using the deduction method.

The Value Added Tax (VAT) rates are 5%, 8%, and 10%.

Corporate Income Tax

The Company is required to pay corporate income tax on taxable income at a rate of 20%.
Details of corporate income tax payable during the period are presented in Note VI.10.

Other Taxes

The Company declares and pays other taxes in accordance with the regulations.

17. Short-term Accrued Expenses

	Ending balance	Beginning balance
Payables to other organizations and individuals	29,443,218,535	19,449,276,616
Accrued interest expenses	1,813,063,913	1,813,063,913
Other short-term accrued expenses	27,630,154,622	17,636,212,703
Total	29,443,218,535	19,449,276,616

18. Unearned Revenue**a) Short-term Unearned Revenue**

	Ending balance	Beginning balance
Advance revenue received	10,524,954,071	9,020,595,079
Total	10,524,954,071	9,020,595,079

b) Long-term Unearned Revenue

	Ending balance	Beginning balance
Advance revenue from leasing of land and buildings	92,912,699,758	94,821,910,012
Total	92,912,699,758	94,821,910,012

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**19. Other Payables****a, Other Short-term Payables**

	Ending balance	Beginning balance
<i>Payables to other entities and individuals</i>	38,039,638,159	43,871,619,548
Excess assets pending resolution	24,291,609	24,291,609
Trade union funds	248,486,123	180,181,832
Social insurance	286,942,492	261,382,957
Health insurance	59,556,205	52,299,494
Unemployment insurance	65,770,499	66,050,499
Other payables and obligations	36,115,721,485	42,008,905,768
+ <i>Phu Thinh Trading and Manufacturing Co., Ltd. – loan interest</i>	<i>18,133,133,152</i>	<i>13,176,493,151</i>
+ <i>Thien Duong Golf Development JSC – loan interest</i>	<i>2,230,173,151</i>	<i>19,932,457,534</i>
+ <i>Other parties</i>	<i>15,752,415,182</i>	<i>8,899,955,083</i>
Deposit and collateral received	990,575,600	1,093,006,600
Payable for equitization	9,637,932	9,637,932
Other short-term payables	238,656,214	175,862,857
Total	38,039,638,159	43,871,619,548

b, Other long-term payables

These are long-term deposits and collaterals received from individuals and organizations

	Ending balance	Beginning balance
Payables to other organizations and individuals	31,096,575,546	25,957,410,186
Deposits and collaterals received	29,096,575,546	23,957,410,186
Other long-term payables	2,000,000,000	2,000,000,000
Total	31,096,575,546	25,957,410,186

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20. Borrowings and Finance Lease Liabilities

a) Short-term Borrowings and Finance Lease Liabilities

	Ending balance		Beginning balance	
	Value	Repayment capacity	Value	Repayment capacity
Short-term bank loans	247,232,049,292	247,232,049,292	344,446,164,164	344,446,164,164
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch (Loan of the Northern Import-Export Branch) (1)	2,977,420,844	2,977,420,844	3,537,589,490	3,537,589,490
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch (Loan of the Office) (1)	211,299,033,546	211,299,033,546	303,826,213,532	303,826,213,532
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch (Loan of the Dong Thap Branch) (1)	24,201,790,000	24,201,790,000	25,541,700,000	25,541,700,000
Vietnam Investment and Development Commercial Joint Stock Bank (Loan of Binh Phuoc Cashew Processing and Export Joint Stock Company)	7,753,804,902	7,753,804,902	7,753,804,902	7,753,804,902
Southeast Asia Commercial Joint Stock Bank (Loan of Hai Duong Food Technology Joint Stock Company) (2)	1,000,000,000	1,000,000,000	625,356,240	625,356,240
Southeast Asia Commercial Joint Stock Bank (Loan of Hanoi Trade Infrastructure Development Investment Joint Stock Company)	-	-	3,161,500,000	3,161,500,000
Short-term borrowings from other organizations	194,446,258,723	194,446,258,723	119,601,007,111	119,601,007,111
Paradise Golf Development Joint Stock Company (3.1)	55,400,000,000	55,400,000,000	115,250,000,000	115,250,000,000
Phu Thinh Trading and Manufacturing Limited Liability Company (3.2)	134,800,000,000	134,800,000,000	-	-
Short-term loans to other parties	4,246,258,723	4,246,258,723	4,351,007,111	4,351,007,111
Current portion of long-term borrowings	89,585,502,104	89,585,502,104	89,585,502,104	89,585,502,104
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch (Loan of the Office) (4)	89,585,502,104	89,585,502,104	89,585,502,104	89,585,502,104
Total	531,263,810,119	531,263,810,119	553,632,673,379	553,632,673,379

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(1) This is a loan from Southeast Asia Commercial Joint Stock Bank – Hanoi Branch under the following credit agreements

1.1. Credit agreement under the limit REF2422900299 dated September 12, 2024

- Loan limit: VND 150,000,000,000 or equivalent in foreign currency (The limit for the Northern Import-Export Branch of Hanoi Trading Corporation – JSC is VND 30,000,000,000. The limit for the Hanoi Trading Corporation – JSC branch in Dong Thap province is up to VND 20,000,000,000. The limit for Hanoi Trading Corporation – JSC is VND 100,000,000,000)..

- Purpose of loan: To supplement working capital, L/C and guarantee limits, and document discount limits.

- Interest rate: Determined for each specific debt acknowledgment not.

- Collateral:

Collateral 01: Real estate at Land Lot No. 86, Map Sheet No. 21, Tan Duong Commune, Lai Vung District, Dong Thap Province, according to the land use rights certificate, house ownership, and other assets attached to the land No. CA 140669, entry in the certificate register: CT03718, issued by the Department of Natural Resources and Environment of Dong Thap Province on September 24, 2015; 04 properties at Montgomerie Links Vietnam Golf Villa Area, Dien Ngoc Ward, Dien Ban Town, Quang Nam Province, under land use rights and house ownership certificates: CB246705, certificate register CT11632; CB246708, CT11633; CB246709, CT11634, issued by the Department of Natural Resources and Environment of Quang Nam Province on September 18, 2015, under mortgage contract for land use rights No. 3472, volume 02 TP/CC-SCC/HDGD dated May 11, 2020, certified by Notary Officer of Notary Office No. 2, Dong Thap Province on May 12, 2020; and mortgage contract for land use rights and assets attached to land No. 00783, volume 01/TP/CC-SCC/HDGD dated May 11, 2020, certified by Notary Officer of Hoi An Notary Office on May 11, 2020, valued at VND 58,940,000,000 (Fifty-eight billion nine hundred forty million VND).

Collateral 02: Land use rights and future assets arising from the Hapro Food Industrial Cluster Housing and Auxiliary Project, Kim Son Commune, Gia Lam District, Hanoi City, under the ownership of Hanoi Trading Corporation – JSC, valued at VND 953,199,738,400, including 130 Land Use Rights Certificates, house ownership, and other assets attached to land.

1.2. Loan agreement No. REF2511252933 dated 29/04/2025, loan amount VND 295,000,000,000.

Loan term: 09 months. Interest rate: 10.6% per annum

Purpose of loan: “Payment for business cooperation to supplement working capital under Contract 295/0425/HAPRO-INTIMEX dated 13/03/2025 signed between Hanoi Trading Corporation – JSC and Intimex Vietnam Joint Stock Company”.

1.3. Term loan cum debt acknowledgment note No. REF2417200280 dated 28/06/2024, loan amount VND 96,000,000,000.

Loan term: 12 months. Interest rate: 10.6% per annum

Purpose of loan: “Payment for business cooperation to supplement working capital under Contract 96.24/HDHT/HTM-INTVN dated 16/05/2024 signed between Hanoi Trading Corporation – JSC and Intimex Vietnam Joint Stock Company”.

(2) Credit limit loan agreement No. 2331200034/HĐCVGM dated 09/11/2023

- Loan limit: VND 4,500,000,000 (Four billion five hundred million VND)

- Purpose of loan: To supplement working capital for business activities

- Interest rate: Determined at the time of disbursement or debt acknowledgment

- Loan term for maintaining the limit: 12 month

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- Collateral of the loan agreement No. 2331200034/HĐCVGM dated 09/11/2023

+ Collateral 1: 01 property at the address: Nguyen Trai Ward, Hai Duong City, Hai Duong Province, according to the Land Use Rights Certificate, house ownership, and other assets attached to the land No. BN 459190, certificate register: CT00173 issued by the People's Committee of Hai Duong Province on 13/09/2013 to Hai Duong Food Technology Joint Stock Company;
Asset value: VND 3,825,000,000

+ Collateral 2: 01 property at the address: Lai Cach Town, Cam Giang District, Hai Duong Province, according to the Land Use Rights Certificate, house ownership, and other assets attached to the land No. BN 459178, certificate register: CT00172 issued by the People's Committee of Hai Duong Province on 13/09/2013 to Hai Duong Food Technology Joint Stock Company
Appraised asset value: VND 1,274,000,000

+ Collateral 3: 01 property at the address: Sao Do Ward, Chi Linh Town, Hai Duong Province, according to the Land Use Rights Certificate, house ownership, and other assets attached to the land No. BN 459166, certificate register: CT00155 issued by the People's Committee of Hai Duong Province on 21/08/2013 to Hai Duong Food Technology Joint Stock Company

+ Collateral 4: 01 property at the address: Sao Do Ward, Chi Linh Town, Hai Duong Province, according to the Land Use Rights Certificate, house ownership, and other assets attached to the land No. CD 447677, certificate register: CT00166 issued by the People's Committee of Hai Duong Province on 11/08/2016.

(3.1) This is a loan of Paradise Golf Joint Stock Company under the following loan agreements

+ Agreement 16/2023/HĐVV/GONTHIENDUONG-HAPRO dated 07/04/2023 and Extension Appendix No. 01 dated 07/04/2024. Loan amount: VND 150,000,000,000. Purpose: To serve the financial needs of the Company. Loan term: 02 years.

+ Agreement 25/2023/HĐVV/GONTHIENDUONG-HAPRO dated 17/05/2023 and Extension Appendix No. 01 dated 17/05/2024. Loan amount: VND 100,000,000,000. Purpose: To serve the financial needs of the Company. Loan term: 02 years.

(3.2) This is a loan of Phu Thinh Trading and Manufacturing LLC under the following loan agreements

+ Agreement 03/2025/HĐVV/PTTNHH-HAPRO dated 10/03/2025. Loan amount: VND 44,000,000,000. Purpose: To serve the financial needs of the Company. Loan term: 01 year.

+ Agreement 14/2025/HĐVV/PTTNHH-HAPRO dated 15/05/2025. Loan amount: VND 90,800,000,000. Purpose: To serve the financial needs of the Company. Loan term: 01 year.

(4) This is a loan under the credit limit agreement No. REF2012500365 signed with Southeast Asia Commercial Joint Stock Bank – Hanoi Branch on 11 May 2020.

- Loan amount: VND 500,000,000,000 (Five hundred billion VND).

+ Up to VND 400,000,000,000 (Four hundred billion VND), purpose: To reimburse costs already paid for the Villa and Expert Housing Project – Investor: Hanoi Trading Corporation – JSC.

+ Up to VND 100,000,000,000 (One hundred billion VND), purpose: To supplement payment capital for the Villa and Expert Housing Project – Investor: Hanoi Trading Corporation – JSC."

- Purpose of loan: To reimburse project costs already paid, including land tax, construction costs already paid, and supplement payment capital for the project

- Loan term: Up to 05 years from the first disbursement;

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- Interest rate: According to SeaBank regulations at the time of disbursement;

- Collateral form: Collateral 01: Real estate at Land Lot No. 86, Map Sheet No. 21, Tan Duong Commune, Lai Vung District, Dong Thap Province, according to the Land Use Rights Certificate, house ownership, and other assets attached to the land No. CA 140669, certificate register: CT03718 issued by the Department of Natural Resources and Environment of Dong Thap Province on 24/09/2015; 04 properties at Montgomerie Links Vietnam Golf Villa Area, Dien Ngoc Ward, Dien Ban Town, Quang Nam Province, according to the Land Use Rights Certificates, house ownership, and other assets attached to the land: CB246705, certificate register: CT11631; CB246707, certificate register: CT11632; CB246708, certificate register: CT11633; CB246709, certificate register: CT11634, issued by the Department of Natural Resources and Environment of Quang Nam Province on 18/09/2015, valued at VND 58,940,000,000 (Fifty-eight billion nine hundred forty million VND). Collateral 02: Land use rights and future assets arising from the Hapro Food Industrial Cluster Housing and Auxiliary Project, Kim Son Commune, Gia Lam District, Hanoi City, under the ownership of Hanoi Trading Corporation – JSC, valued at VND 953,199,738,400, including 130 Land Use Rights Certificates, house ownership, and other assets attached to land.

b) Long-term loans and finance lease liabilities

	Ending balance		Beginning balance	
	Value	Repayment	Value	Repayment
Long-term bank loans	36,724,284,931	36,724,284,931	39,674,099,984	39,674,099,984
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch – Truong Dinh Shopping Center and Service Project (4)	2,213,741,897	2,213,741,897	2,213,741,897	2,213,741,897
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch – Cau Buou Supermarket Project (5)	11,097,230,497	11,097,230,497	11,299,532,995	11,299,532,995
Southeast Asia Commercial Joint Stock Bank – Lang Ha Branch – Hapro Bac Giang General Trade and Service Center Project (6) – Loan of Hanoi Trade Infrastructure Development Investment Joint Stock Company	-	-	26,160,825,092	26,160,825,092
Southeast Asia Commercial Joint Stock Bank – Lang Ha Branch – Hapro Bac Giang General Trade and Service Center Project (6) – Bac Giang Trade Infrastructure Development Investment Joint Stock Company	23,413,312,537	23,413,312,537	-	-
Long-term loans from other organizations	42,000,000,000	42,000,000,000	42,000,000,000	42,000,000,000
Phu Thinh Trading and Manufacturing LLC (7)	42,000,000,000	42,000,000,000	42,000,000,000	42,000,000,000
Long-term loans from individuals	1,700,000,000	1,700,000,000	1,700,000,000	1,700,000,000
Total	80,424,284,931	80,424,284,931	83,374,099,984	83,374,099,984

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(5) This is a loan under the credit limit agreement No. REF2415700022 signed with Southeast Asia Commercial Joint Stock Bank – Hanoi Branch on 14 October 2024.

- Loan amount: VND 26,315,000,000.
- Purpose of loan: To reimburse costs already paid for the project and to supplement payment for the construction of the Cau Buou Supermarket Project;
- Loan term: 120 months; drawdown period: 12 months
- Interest rate: According to SeaBank's regulations at the time of disbursement;

(6) Under the medium- to long-term credit agreement No. 1430200089/HĐTD dated 29/10/2014, loan amount VND 50,000,000,000, purpose: "Investment in the construction of Hapro Bac Giang General Trade and Service Center Project at the TM Quang Truong lot," interest rate as agreed in each debt acknowledgment note.

(7) This is a business loan under the agreement No. 08/2022/HĐVV/PTTNHH-HARPRO signed with Phu Thinh Trading and Manufacturing LLC on 25 February 2022 and Appendix 01/2025/HARPRO-PHUTHINH – PL01 dated 25/02/2025.

- Loan amount: VND 42,000,000,000 (Forty-two billion VND);
- Purpose of loan: To meet the financial needs of Hanoi Trading Corporation – JSC;
- Loan term: Until 25/02/2026;
- Interest rate: 11% per annum (01 year = 365 days) during the actual loan period, calculated on the actual outstanding balance transferred by Phu Thinh Trading and Manufacturing LLC to Hanoi Trading Corporation – JSC.

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Details of movements in short-term loans and finance lease liabilities during the period are as follows:

	Beginning balance	Loan disbursements during the period	Transferred from long-term loans and finance lease liabilities	Other increases	Loan repayments during the period	Other decreases	Ending balance
Short-term bank loans	344,446,164,164	365,213,988,815	-	17,304,753	(462,445,408,440)	-	247,232,049,292
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch (Loan of the Northern Import-Export Branch (1))	3,537,589,490	18,831,213,165	-	17,304,753	(19,408,686,564)		2,977,420,844
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch (Loan of the Office (1))	303,826,213,532	301,542,535,650	-	-	(394,069,715,636)		211,299,033,546
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch (Loan of the Dong Thap Branch (1))	25,541,700,000	43,740,240,000	-	-	(45,080,150,000)		24,201,790,000
Vietnam Investment and Development Commercial Joint Stock Bank (Loan of Binh Phuoc Cashew Processing and Export Joint Stock Company)	7,753,804,902	-	-	-	-		7,753,804,902
Southeast Asia Commercial Joint Stock Bank (Loan of Hai Duong Food Technology Joint Stock Company (2))	625,356,240	1,100,000,000	-	-	(725,356,240)		1,000,000,000
Southeast Asia Commercial Joint Stock Bank (Loan of Hanoi Trade Infrastructure Development Investment Joint Stock Company)	3,161,500,000	-	-	-	(3,161,500,000)		-
Short-term loans from other organizations and individuals	119,601,007,111	138,316,253,031	-	-	(63,471,001,419)		194,446,258,723
Paradise Golf Development Joint Stock Company (3.1)	115,250,000,000	-	-	-	(59,850,000,000)		55,400,000,000
Phu Thinh Trading and Manufacturing LLC (3.2)		134,800,000,000	-	-	-		134,800,000,000
Short-term loans from other parties	4,351,007,111	3,516,253,031	-	-	(3,621,001,419)		4,246,258,723

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	Beginning balance	Loan disbursements during the period	Transferred from long-term loans and finance lease liabilities	Other increases	Loan repayments during the period	Other decreases	Ending balance
Long-term loans due	89,585,502,104	-	-	-	-	-	89,585,502,104
Southeast Asia Commercial Joint Stock Bank – Hanoi Branch (4)	89,585,502,104	-	-	-	-	-	89,585,502,104
Total	553,632,673,379	503,530,241,846	-	-	-	-	531,263,810,119

Details of movements in long-term loans and finance lease liabilities during the period are as follows:

	Beginning balance	Loan disbursements during the period	Transferred to short-term loans and finance lease liabilities	Ending balance
Long-term bank loans	39,674,099,984	1,799,526,972	-	36,724,284,931
Long-term loans from other organizations	42,000,000,000	-	-	42,000,000,000
Long-term loans from other individuals	1,700,000,000	-	-	1,700,000,000
Total	83,374,099,984	1,799,526,972	-	80,424,284,931

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

21. Equity

a, Statement of changes in equity

	Contributed capital	Share premium	Other equity of owners	Treasury shares	Revaluation surplus	Development investment fund	Retained earnings	Non-controlling interests	Total
Beginning balance (prior period)	2,200,000,000,000	315,664,802	27,572,162	(529,920,000)	16,834,960,235	33,437,085,252	(36,953,926,597)	20,330,844,579	2,233,462,280,433
Profit in prior year	-	-	-	-	-	-	(23,102,689,889)	(4,311,230,700)	(27,413,920,589)
Profit distribution	-	-	-	-	-	-	(13,533,333)	(166,266,667)	(179,800,000)
Decrease due to disposal of investment	-	-	-	-	-	-	-	-	-
Increase due to conversion of subsidiary to associate	-	-	(27,572,162)	-	(4,319,130,046)	(55,144,324)	15,389,691,002	(9,419,935,013)	1,567,909,457
Other decreases	-	-	-	-	-	-	-	19,311,934,549	19,311,934,549
Adjustment of errors in 2023	-	-	-	-	(2,273,772,424)	-	(649,287,644)	-	(2,923,060,068)
Restatement adjustment of Hapro Wine	-	-	-	-	-	-	467,424,385	(467,424,385)	-
Ending balance of prior period	2,200,000,000,000	315,664,802	-	(529,920,000)	10,242,057,765	33,381,940,928	(50,327,802,859)	20,729,852,893	2,213,811,793,529
Beginning balance (current year)	2,200,000,000,000	315,664,802	-	(529,920,000)	10,242,057,765	33,381,940,928	(50,327,802,859)	20,729,852,893	2,213,811,793,529
Profit for the current period	-	-	-	-	-	-	(5,159,608,017)	(99,809,128)	(5,259,417,145)
Other adjustments	-	-	-	-	-	-	(129,817,286)	41,571,063	(88,246,223)
Ending balance of current period	2,200,000,000,000	315,664,802	-	(529,920,000)	10,242,057,765	33,381,940,928	(55,617,228,162)	20,671,614,828	2,208,464,130,162

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**b, Details of owners' equity investments**

	<u>Ending balance</u>	<u>Percentage</u>	<u>Beginning balance</u>	<u>Percentage</u>
Motor N.A Vietnam LLC	1,430,000,000,000	65.00%	1,430,000,000,000	65.00%
Hoa Hai Trading and Service Joint Stock Company (formerly Quang Nam Resort Real Estate Joint Stock Company)	347,584,690,000	15.80%	347,584,690,000	15.80%
Asean Securities Joint Stock Company	115,846,000,000	5.27%	115,846,000,000	5.27%
Thanh Cong Automobile Trading LLC	278,981,250,000	12.68%	278,981,250,000	12.68%
Other shareholders	27,588,060,000	1.25%	27,588,060,000	1.25%
Total	<u>2,200,000,000,000</u>	<u>100.00%</u>	<u>2,200,000,000,000</u>	<u>100.00%</u>

c, Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares authorized for issuance	220,000,000	220,000,000
Number of shares issued/sold to the public	220,000,000	220,000,000
- <i>Common shares</i>		
- <i>Preferred shares</i>	41,400	41,400
Number of shares repurchased	41,400	41,400
- <i>Common shares</i>	-	-
- <i>Preferred shares</i>	-	-
Number of shares outstanding	219,958,600	219,958,600
- <i>Common shares</i>	219,958,600	219,958,600
- <i>Preferred shares</i>	219,958,600	219,958,600

Par value of outstanding shares: VND 10,000.

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CONSOLIDATED STATEMENTS.**1. Revenue from sales of goods and provision of services**

	<u>Year-to-date cumulative</u>	
	<u>Current year</u>	<u>Prior year</u>
Revenue from finished goods	150,546,506,447	168,969,482,848
Revenue from services	83,481,520,285	74,626,623,149
Revenue from real estate business	755,026,294	883,295,760
Total	<u>234,783,053,026</u>	<u>244,479,401,757</u>

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**2. Cost of Goods Sold**

	Year-to-date cumulative	
	Current year	Prior year
Cost of finished goods and merchandise	123,899,221,176	143,544,467,320
Cost of services	53,554,867,666	47,309,440,898
Cost of real estate business	462,893,382	462,893,382
Total	177,916,982,224	191,316,801,600

3. Finance Income

	Year-to-date cumulative	
	Current year	Prior year
Interest income from deposits and loans	4,579,983,757	7,772,849,568
Dividends and profit sharing	5,644,261,661	4,723,346,010
Profit from business cooperation	18,734,780,822	13,981,178,082
Foreign exchange gains from revaluation of foreign currency-denominated monetary items	269,015,953	43,487,517
Foreign exchange gains arising	1,696,019,795	3,236,105,097
Other financial income	648	56,317,515
Total	30,924,062,636	29,813,283,789

4. Finance expenses

	Year-to-date cumulative	
	Current year	Prior year
Interest expense	28,542,257,234	39,314,737,687
Foreign exchange losses arising	887,845,335	891,968,217
Foreign exchange losses from revaluation of foreign currency-denominated monetary items	49,381,937	-
Other financial expenses	2,442,070	-
Total	29,481,926,576	40,206,705,904

5. Selling expenses

	Year-to-date cumulative	
	Current year	Prior year
Employee expenses	6,491,091,383	7,807,788,274
Materials and packaging expenses	314,097,460	297,474,400
Tools and supplies expenses	591,319,742	482,521,801
Depreciation of fixed assets	700,647,733	913,135,814
Outsourced service expenses	7,042,054,906	7,156,904,685
Other expenses	1,509,856,057	1,865,768,191
Total	16,649,067,281	18,523,593,165

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**6. General and administrative expenses**

	Year-to-date cumulative	
	Current year	Prior year
Employee expenses	13,643,636,851	13,540,803,214
Management materials expenses	35,490,541	58,549,221
Office supplies expenses	242,081,609	528,822,027
Depreciation of fixed assets	2,346,793,168	2,672,037,501
Taxes, fees and charges	624,011,555	445,312,043
Provision/(Reversal) for doubtful debts	10,785,397,872	2,056,704,477
Outsourced service expenses	3,116,124,066	4,411,821,889
Other expenses	27,692,083,852	14,717,846,652
Total	58,485,619,514	38,431,897,024

7. Other Income

	Year-to-date cumulative	
	Current year	Prior year
Proceeds from disposal of tools and equipment	18,890,909	136,454,545
Gain on disposal of fixed assets	3,181,818	-
Contract breach penalties	1,194,190,520	881,460,484
Income from leasing assets to stores	1,175,508,000	1,139,808,000
Proceeds from disposal of tools and equipment	742,769,700	761,366,785
Total	3,134,540,947	2,919,089,814

8. Other expenses

	Year-to-date cumulative	
	Current year	Prior year
Late payment penalties and administrative fines	636,757,539	-
Loss on disposal of fixed assets	-	128,126,083
Contract penalty expenses	6,000,000	690,449,870
Other expenses	13,080,818	75,222,965
Total	655,838,357	893,798,918

9. Current corporate income tax expense

Corporate income tax payable for the period is estimated as follows:

	Year-to-date cumulative	
	Current year	Prior year
Current corporate income tax expense	126,517,802	133,780,900
Deferred corporate income tax expense	(17,649,225)	-
Total corporate income tax for the current year	108,868,577	133,780,900

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**10. Earnings per share – basic/diluted**

	Year-to-date cumulative	
	Current year	Prior year
Accounting profit after corporate income tax	(5,159,608,017)	(5,432,578,229)
Adjustments to increase or decrease accounting profit to determine profit attributable to common shareholders:	-	-
- Appropriation to bonus and welfare fund	-	-
Profit used to calculate basic earnings per share	(5,159,608,017)	(5,432,578,229)
Weighted average number of common shares outstanding during the period	219,958,600	219,958,600
Basic/diluted earnings per share	(23,46)	(24,70)

11. Cost of production and business by nature

	Year-to-date cumulative	
	Current year	Prior year
Labor costs	25,208,623,128	4,418,392,303
Costs of raw materials, supplies, tools, and equipment	1,784,893,350	25,606,409,208
Depreciation of fixed assets	14,006,308,925	12,253,903,398
Outsourced service costs	26,302,744,111	47,577,213,176
Other costs	67,189,496,383	19,416,770,019
Total	134,492,065,897	109,272,688,104

VII. OTHER INFORMATION**1. Transactions with Related Parties**

Related parties of the Company include: key management personnel, individuals related to key management personnel, and other related parties.

A, Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel include members of the Board of Directors. Individuals related to key management personnel are close family members of the key management personnel.

The Company has no outstanding balances with key management personnel and related individuals.

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The remuneration of key management personnel is as follows:

Total remuneration of the Board of Directors, the Supervisory Board, and the Executive Board

		Year-to-date cumulative	
		Current year	Prior year
Nguyen Thai Dung	Chairman of the Board of Directors	30,000,000	30,000,000
Tran Thi Tuyet Nhung	Member of the Board of Directors	18,000,000	18,000,000
Tran Hue Linh	Member of the Board of Directors	18,000,000	18,000,000
Vu Thanh Son	General Director (Dismissed on 01/03/2025)	248,879,927	742,393,226
Duong Thi Lam	General Director	528,933,484	393,190,992
Do Tue Tam	Deputy General Director	311,215,937	317,044,928
Le Anh Tuan	Deputy General Director	280,429,211	284,352,885
Nguyen Hong Hai	Head of the Supervisory Board	18,000,000	18,000,000
Vu Thi Quynh Trang	Member of the Supervisory Board	6,000,000	6,000,000
Nguyen Trong Hien	Member of the Supervisory Board	6,000,000	6,000,000
Total		1,465,458,559	1,832,982,031

B, Transactions with other related parties

Other related parties of the Company include:

Related party	Relationship
Chu Dau Ceramics Joint Stock Company	Associate company
Gia Suc Gia Cam Production and Trading Joint Stock Company	Associate company
An Phu Hung Import-Export Trading Joint Stock Company	Associate company
Cho Buoi Trading & Service Investment Joint Stock Company	Associate company
Hapro Information Joint Stock Company	Associate company
Long Bien Trading and Investment Joint Stock Company	Associate company
Asia Tower LLC	Associate company
Hanoi Agricultural Export-Import Service Joint Stock Company	Associate company
Trang Thi Hotel Joint Stock Company	Associate company
Hanoi Trade and Tourism Development Joint Stock Company	Associate company
Hanoi Food Joint Stock Company	Associate company
Thuy Ta Joint Stock Company	Associate company
Thuy Ta Food Joint Stock Company	Associate company
Thang Long Wine Joint Stock Company	Company with key management
Chu Dau Hai Duong Ceramics Joint Stock Company	Investee company
Hanoi Fashion Trading and Service Joint Stock Company	Investee company
VNN Investment and Trading Joint Stock Company	Investee company
Hanoi Milk Joint Stock Company	Investee company
Global Real Estate Investment Joint Stock Company	Investee company
Cointra Construction and Trading Investment Joint Stock Company	Investee company

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Related party	Relationship
Trang Tien Investment and Trading LLC	Investee company
Tan My Production, Trading and Service Joint Stock Company	Investee company
Nga Tu So Market Shopping Center Consortium	Investee company
Lang Yen Trading Joint Stock Company	Investee company
Viet Ha Cashew Export-Import Joint Stock Company	Investee company
Motor N.A Vietnam LLC	Parent company
Intimex Joint Stock Company	Same as parent company
Thanh Cong Automobile Trading LLC	Shareholder of the Company
Hoa Hai Trading and Service Joint Stock Company (formerly Quang Nam Resort Real Estate Joint Stock Company)	Shareholder of the Company

The main transactions arising during the period between the Company and other related parties are as follows:

Provision of goods, services, and loan interest	6M2025	6M2024
Thang Long Wine Joint Stock Company	85,929,158	109,774,547
Gia Suc Gia Cam Production and Trading Joint Stock Company	950,405,125	910,677,061
Hapro Information Joint Stock Company	43,952,646	2,000,000
Long Bien Trading and Investment Joint Stock Company	8,360,080	7,248,360
Hanoi Fashion Trading and Service Joint Stock Company	150,389,558	172,985,919
Chu Dau Ceramics Joint Stock Company	946,521,380	840,862,955
Hanoi Food Joint Stock Company	2,280,769,597	2,295,370,534
An Phu Hung Trading, Investment and Export-Import LLC	35,454,546	-

Purchases	6M2025	6M2024
Thang Long Wine Joint Stock Company	4,090,909	52,429,454
Hapro Information Joint Stock Company	908,246,925	843,318,273
Motor N.A Vietnam LLC	18,914,522	33,190,400
Hapro Handicraft and Tourism Export-Import JSC	50,000,000	-
Hanoi Fashion Trading and Service Joint Stock Company	8,160,000	-
Chu Dau Ceramics Joint Stock Company	743,784,848	252,843,518
Hanoi Food Joint Stock Company	-	-
Thuy Ta Joint Stock Company	12,573,585	7,879,333
Thuy Ta Food Joint Stock Company	43,037,036	26,277,777

Dividends received	6M2025	6M2024
Tan My Production, Trading and Service Joint Stock Company	1,950,000,000	1,320,000,000
Trang Tien Investment and Trading LLC	3,624,261,661	3,462,597,302
Asia Tower LLC	3,725,545,162	-
Hanoi Agricultural Export-Import Service Joint Stock Company	423,750,000	-
Long Bien Trading and Investment Joint Stock Company	556,948,800	-
Lang Yen Trading Joint Stock Company	70,000,000	-

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Business cooperation	6M2025	6M2024
Intimex Joint Stock Company		
Principal receivable from business cooperation	368,750,000,000	370,000,000,000
Principal collected from business cooperation	370,000,000,000	-
Interest receivable from business cooperation	18,734,780,822	5,847,616,438
Interest collected from business cooperation	38,104,767,123	-

The prices of goods and services provided to related parties are at market value. Purchases of goods and services from related parties are also conducted at market prices.

Receivables are unsecured and will be settled in cash. No allowance for doubtful debts has been made for receivables from related parties.

At the end of the financial year, balances with related parties are presented in Notes V.2; V.3; V.4; V.5; V.13; V.14./.

2. Segment Information

Segment information is presented by business line and geographical area. The primary segment reporting is based on geographical areas according to the Company's organizational structure, internal management, and internal financial reporting system.

Geographical Area

The Company's operations are mainly distributed in the Northern and Southern regions.

Information on business results, fixed assets and other long-term assets, and the value of major non-cash expenses by geographical segment based on the location of the Company's customers is as follows:

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

	Northern Region	Southern Region	Eliminations	Total
Current year				
Total net revenue from sales and service provision	200,292,880,116	76,986,678,362	(42,496,505,452)	234,783,053,026
Segment expenses	140,512,857,653	72,910,390,217	(35,506,265,646)	177,916,982,224
Segment operating results	59,780,022,463	4,076,288,145	(6,990,239,806)	56,866,070,802
Unallocated expenses				75,134,686,795
Profit from operating activities				(18,268,615,993)
Financial income				30,924,062,636
Financial expenses				29,481,926,576
Share of profit or loss in joint ventures and associates				9,197,228,775
Other income				3,134,540,947
Other expenses				655,838,357
Current corporate income tax expense				126,517,802
Deferred corporate income tax expense				(17,649,225)
Profit after corporate income tax				(5,259,417,145)

Business segments

The Company has the following main business segments:

- Sales of goods and finished products
- Service activities
- Real estate business

Details of net revenue from sales and service provision to external parties by business segment are as follows:

	Current year	Prior year
Sales of goods and finished products	150,546,506,447	168,969,482,848
Provision of services	83,481,520,285	74,626,623,149
Real estate business	755,026,294	883,295,760
Total	234,783,053,026	244,479,401,757

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**3. Financial Risk Management**

market risk. The Board of Directors is responsible for establishing policies and controls to mitigate financial risks and for monitoring the implementation of these policies and controls.

A, Credit Risk

Credit risk is the risk that a party to a contract will be unable to fulfill its obligations, resulting in a financial loss to the Company.

The Company's credit risk mainly arises from trade receivables and bank deposit.

Trade Receivables

The Company mitigates credit risk by transacting only with financially sound entities, requiring letters of credit or collateral for first-time or financially unknown counterparties. Additionally, accounting staff regularly monitor receivables to ensure timely collection.

The Company's trade receivables involve many entities and individuals, so the concentration of credit risk is low.

Bank Deposits

The Company's term and demand deposits are held with domestic banks. The Board of Directors does not consider there to be any material credit risk associated with these deposits.

B, Liquidity Risk

Liquidity risk is the risk that the Company will encounter difficulties in meeting its financial obligations due to a shortage of cash.

The Board of Directors has ultimate responsibility for managing liquidity risk. The Company's liquidity risk mainly arises from the mismatched maturities of financial assets and financial liabilities.

The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and borrowings deemed sufficient by the Board of Directors to meet the Company's operational needs, thereby minimizing the impact of cash flow fluctuations.

The contractual maturities of financial liabilities, based on expected undiscounted payments, are as follow:

	Up to 1 year	Over 1 year to 5 years	Over 5 years	Total
Ending balance				
Loans and borrowings	531,263,810,119	80,424,284,931	-	611,688,095,050
Trade payables	19,026,434,761	-	-	19,026,434,761
Other payables	71,764,788,132	31,096,575,546	-	102,861,363,678
Total	622,055,033,012	111,520,860,477	-	733,575,893,489
Beginning balance				
Loans and borrowings	553,632,673,379	83,374,099,984	-	637,006,773,363
Trade payables	19,005,904,129	-	-	19,005,904,129
Other payables	69,992,181,082	25,957,410,186	-	95,949,591,268
Total	642,630,758,590	109,331,510,170	-	751,962,268,760

The Company believes that the concentration of repayment risk is low. The Company has the ability to settle its maturing obligations from cash flows generated by operating activities and proceeds from matured financial asset.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)**C, Market Risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk includes three types: foreign currency risk, interest rate risk, and other price risk.

The sensitivity analyses presented below are prepared based on the net debt balances, assuming that the ratio between fixed-rate and floating-rate borrowings remains unchanged.

Foreign Currency Risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates.

Interest Rate Risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates.

The Company's interest rate risk mainly relates to borrowings.

The Company manages interest rate risk by analyzing market conditions to obtain the most favorable interest rates while staying within its risk management limits.

Other Price Risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices, other than those arising from interest rate or foreign exchange rate changes.

4. Fair Value of Financial Assets and Liabilities

	Book Value		Fair Value	
	Ending balance	Beginning balance	Ending balance	Beginning balance
Financial assets				
Cash and cash equivalents	42,783,081,845	55,312,296,140	42,783,081,845	55,312,296,140
Held-to-maturity investments	300,000,000	-	300,000,000	-
Accounts receivable from customers	188,025,115,074	192,422,301,665	188,025,115,074	192,422,301,665
Loans	106,487,024,654	106,637,024,654	106,487,024,654	106,637,024,654
Other receivables	448,591,084,779	483,277,171,359	448,591,084,779	483,277,171,359
Financial assets available-for-sale	208,693,121,636	202,403,216,823	208,693,121,636	202,403,216,823
Total	994,879,427,988	1,040,052,010,641	994,879,427,988	1,040,052,010,641
Financial liabilities				
Loans and borrowings	611,688,095,050	637,006,773,363	611,688,095,050	637,006,773,363
Accounts payable to suppliers	19,026,434,761	19,005,904,129	19,026,434,761	19,005,904,129
Other payables	102,861,363,678	95,949,591,268	102,861,363,678	95,949,591,268
Total	733,575,893,489	751,962,268,760	733,575,893,489	751,962,268,760

The fair value of financial assets and financial liabilities is presented at the amount at which the financial instrument could be exchanged in a current transaction between knowledgeable and willing parties.

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

The Company uses the following methods and assumptions to estimate fair value:

- The fair value of cash, short-term bank deposits, trade receivables, trade payables, and other short-term payables approximates their carrying amounts, as these instruments are short-term.
- The fair value of loans and receivables with fixed or variable interest rates is assessed based on information such as interest rates, credit risk, repayment ability, and the risk characteristics of the debt. Based on this assessment, the Company estimates provisions for amounts that are likely to be uncollectible.

The fair value of financial assets available-for-sale that are listed on the stock exchange is determined by the quoted market price at the end of the financial year. The fair value of unlisted financial assets available-for-sale is estimated using appropriate valuation methods.

5. Information on Going Concern

These separate financial statements have been prepared on a going concern basis.

6. Other Information

Hanoi Trading Joint Stock Corporation was part of the State-Owned Enterprise equitization plan for the period 2016–2020. The enterprise value was determined as of 30/06/2016. The company officially converted into a joint stock company on 29/06/2018. The Company has complied with current regulations on enterprise valuation, adhered to legal requirements in the equitization process, and followed guidance from relevant equitization documents. According to Decision No. 168/QĐ-UBND dated 10/01/2019 of the Hanoi People's Committee approving the actual value of the State's capital at the time of converting the parent company – Hanoi Trading Corporation into Hanoi Trading Corporation – Joint Stock Company, and the handover minutes of the parent company – Hanoi Trading Corporation to Hanoi Trading Corporation – Joint Stock Company dated 17/01/2019, the handover was witnessed by the Department of Finance, Department of Home Affairs, Enterprise Finance Sub-Department, and the Party Committee of the State-Owned Enterprise sector.

7. Comparative Information

The comparative figures in the interim consolidated balance sheet are taken from the 2024 audited consolidated financial statements by Nhan Tam Viet Auditing LLC.

The comparative figures in the interim consolidated statement of profit or loss and the interim consolidated statement of cash flows are taken from the reviewed interim consolidated financial statements for the six-month period ended 31 December 2024 by Nhan Tam Viet Auditing LLC.

Prepared by



Cao Manh Tuan

Chief Accountant



Nguyen Thu Hang

Prepared on 29 August 2025

General Director



Duong Thi Lam

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Appendix 01: Details of non-performing loans and provision for doubtful short-term receivables

		Ending balance			Beginning balance		
		Overdue period	Principal	Provision	Overdue period	Principal	Provision
Short-term accounts receivable from customers							
Hanoi Supermarket Development Joint Stock Company	Unlikely to be recovered		24,966,249,522	(24,966,249,522)	Unlikely to be recovered	18,889,559,880	(18,889,559,880)
Hapro Distribution Joint Stock Company	Unlikely to be recovered		2,192,519,364	(2,192,519,364)	Unlikely to be recovered	2,192,519,364	(2,192,519,364)
Duc Viet Production & Trading LLC	Unlikely to be recovered		1,048,931,701	(1,048,931,701)	Unlikely to be recovered	1,048,931,701	(1,048,931,701)
Thai Binh Agricultural Processing Joint Stock Company	Unlikely to be recovered		192,433,666	(192,433,666)	Unlikely to be recovered	192,433,666	(192,433,666)
Hoang Gia Private Kindergarten	Unlikely to be recovered		69,156,640	(69,156,640)	Unlikely to be recovered	69,156,640	(69,156,640)
Hanoi Supermarket Development JSC – Hai Duong Branch	Unlikely to be recovered		476,649,141	(476,649,141)	Unlikely to be recovered	476,649,141	(476,649,141)
Thanh Phat Trading LLC	Unlikely to be recovered		184,336,628	(184,336,628)	Unlikely to be recovered	184,336,628	(184,336,628)
Tan Thanh Dat Refrigeration and Electrical LLC	Unlikely to be recovered		6,050,901,337	(6,050,901,337)	Unlikely to be recovered	6,050,901,337	(6,050,901,337)
Hapro Eco Interior Joint Stock Company	Unlikely to be recovered		3,590,845,240	(3,590,845,240)	Unlikely to be recovered	3,590,845,240	(3,590,845,240)
Quang Nam LLC	Unlikely to be recovered		4,390,594,048	(4,390,594,048)	-	-	-
Nam Dinh Tourism Joint Stock Company	Unlikely to be recovered		6,005,995,384	(6,005,995,384)	Unlikely to be recovered	4,390,594,048	(4,390,594,048)
Thanh Thao Production and Trading Single-Member LLC	Unlikely to be recovered		63,720,000	(63,720,000)	Unlikely to be recovered	63,720,000	(63,720,000)
Truong An Production and Trading LLC	Unlikely to be recovered		96,601,815	(96,601,815)	Unlikely to be recovered	96,601,815	(96,601,815)
Other parties	Unlikely to be recovered		100,500,027	(100,500,027)	Unlikely to be recovered	100,500,027	(100,500,027)
	Unlikely to be recovered		503,064,531	(503,064,531)	Unlikely to be recovered	432,370,273	(432,370,273)
Long-term receivables from customers							
Dung Thuy Company Limited	Unlikely to be recovered		3,572,921,121	(3,572,921,121)	-	-	-
Haan International Joint Stock Company	Unlikely to be recovered		2,202,488,345	(2,202,488,345)	-	-	-
Hapro Eco Interior Joint Stock Company	Unlikely to be recovered		1,009,652,400	(1,009,652,400)	-	-	-
	Unlikely to be recovered		360,780,376	(360,780,376)	-	-	-

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NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (continued)

Appendix 01: Details of non-performing loans and provision for doubtful short-term receivables

	Ending balance			Beginning balance		
	Overdue period	Principal	Provision	Overdue period	Principal	Provision
Prepayments to suppliers		159,744,174,248	(159,744,174,248)		159,744,174,248	(159,744,174,248)
An Lac Production & Export-Import LLC	Unlikely to be recovered	20,034,401	(20,034,401)	Unlikely to be recovered	20,034,401	(20,034,401)
VAC LLC	Unlikely to be recovered	1,047,776,190	(1,047,776,190)	Unlikely to be recovered	1,047,776,190	(1,047,776,190)
Phuoc Thien Phuong LLC	Unlikely to be recovered	700,000,000	(700,000,000)	Unlikely to be recovered	700,000,000	(700,000,000)
Viet Ha Cashew Export-Import Joint Stock Company	Unlikely to be recovered	19,160,407,765	(19,160,407,765)	Unlikely to be recovered	19,160,407,765	(19,160,407,765)
Tuyet Anh Trading & Service Single-Member LLC	Unlikely to be recovered	2,411,656,436	(2,411,656,436)	Unlikely to be recovered	2,411,656,436	(2,411,656,436)
Thien Phuoc Agricultural Products LLC	Unlikely to be recovered	1,190,000,000	(1,190,000,000)	Unlikely to be recovered	1,190,000,000	(1,190,000,000)
Le Gia Joint Stock Company	Unlikely to be recovered	2,758,707,703	(2,758,707,703)	Unlikely to be recovered	2,758,707,703	(2,758,707,703)
Tran Thien Phuc LLC	Unlikely to be recovered	4,580,000,000	(4,580,000,000)	Unlikely to be recovered	4,580,000,000	(4,580,000,000)
Phuc An Production and Trading LLC	Unlikely to be recovered	116,686,935,911	(116,686,935,911)	Unlikely to be recovered	116,686,935,911	(116,686,935,911)
Binh Phuoc Viet Ha Cashew Production, Processing & Export-Import JSC	Unlikely to be recovered	7,000,713,842	(7,000,713,842)	Unlikely to be recovered	7,000,713,842	(7,000,713,842)
Tay Nam Production & Trading Technology JSC	Unlikely to be recovered	1,450,328,000	(1,450,328,000)	Unlikely to be recovered	1,450,328,000	(1,450,328,000)
Thien Phuoc Agricultural Products LLC	Unlikely to be recovered	2,737,614,000	(2,737,614,000)	Unlikely to be recovered	2,737,614,000	(2,737,614,000)
Other receivables		17,785,177,202	(17,785,177,202)		16,591,143,970	(16,561,143,970)
Phuc An Production and Trading LLC	Unlikely to be recovered	13,809,351,470	(13,809,351,470)	Unlikely to be recovered	13,809,351,470	(13,809,351,470)
Binh Phuoc Viet Ha Cashew Production, Processing & Export-Import JSC	Unlikely to be recovered	2,444,019,724	(2,444,019,724)	Unlikely to be recovered	2,444,019,724	(2,444,019,724)
Hapro Eco Interior Joint Stock Company	Unlikely to be recovered	1,100,795,813	(1,100,795,813)	-	-	-
Other short-term receivables	Unlikely to be recovered	431,010,195	(431,010,195)	Unlikely to be recovered	337,772,776	(307,772,776)
Total		202,495,600,972	(206,068,522,093)		195,224,878,098	(195,194,878,098)