

**CÔNG TY CỔ PHẦN  
HTC HOLDING  
HCT HOLDING  
JOINT STOCK COMPANY**



CET HOLDING

Số/No.: 36./2025/CBTT-CET

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập – Tự do – Hạnh phúc  
THE SOCIALIST REPUBLIC OF VIETNAM  
Independence – Freedom – Happiness**

Hà Nội, ngày 17 tháng 11 năm 2025  
Hanoi, November 17, 2025

**CÔNG BỐ THÔNG TIN  
DISCLOSURE OF INFORMATION**

**Kính gửi/To:** - Ủy ban Chứng khoán Nhà nước/*The State Securities Commission*  
- Sở Giao dịch Chứng khoán Hà Nội/*Hanoi Stock Exchange*

**Công ty/Company:** Công ty Cổ phần HTC Holding/ *HTC Holding JSC*

**Mã chứng khoán/Securities Code:** CET

**Người thực hiện công bố thông tin/Submitted by:** Ông (Mr.) Đoàn Công Dũng

**Chức vụ/Position:** TGD kiêm Người đại diện theo Pháp luật/ *CEO cum Legal representative*

**Địa chỉ/Address:** Số 4 tầng 4, tòa nhà DaeHa, 360 Kim Mã, Phường Giảng Võ, Thành phố Hà Nội /*No.4, 4<sup>th</sup> Floor, Daeha Building, 360 Kim Ma, Giang Vo Ward, Ha Noi.*

**Điện thoại/Telephone:** (020)3 864617

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**Loại thông tin công bố:** ☐ 24h ☐ Yêu cầu ☐ Bất thường ☒ Định kỳ

**Information disclosure type:** ☐ 24 hours ☐ Requested ☐ Irregular ☒ Periodic

**Nội dung công bố thông tin/Content of Information disclosure:**

Công ty Cổ phần HTC Holding (CET) công bố thông tin Báo cáo tài chính bán niên soát xét năm 2025:

*HTC Holding Joint Stock Company (CET) announces the reviewed first-half 2025 Financial Statements.*

**Giải trình biến động so với cùng kỳ/ Explanation of fluctuations compared to the same period:**

**CÔNG TY  
CỔ PHẦN  
HTC  
HOLDING**

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Báo cáo tài chính/ <i>Financial Statement</i> ("BCTC")/ "FS")	Lợi nhuận sau thuế thu nhập doanh nghiệp (đồng)/ Profit after tax (dong)			
	Từ 01/01/2025 đến 30/06/2025/ <i>From 01/01/2025 to 30/06/2025</i>	Từ 01/01/2024 đến 30/06/2024/ <i>From 01/01/2024 to 30/06/2024</i>	Chênh lệch (1) so với (2)/ <i>Difference (1) compared to (2)</i>	Tỷ lệ chênh lệch (1) so với (2)/ <i>Difference (1) compared to (2) in percentage</i>
	(1)	(2)	(3) = (1) - (2)	(4) = (3)/(2)*100
BCTC bán niên soát xét 2025 / <i>Reviewed first-half 2025 FS</i>	- 2.256.585.003	- 173.901.569	- 2.082.683.434	- 1.197,62%

Giải trình của công ty như sau: Trong 6 tháng đầu năm 2025, sau thuế công ty lỗ 2.256.585.003 đồng trong khi cùng kỳ công ty lỗ 173.901.569 đồng do biến động giá nguyên vật liệu phức tạp nên Công ty chỉ nhận 1 số đơn hàng nhỏ, dẫn đến doanh thu giảm mạnh. Đồng thời, Công ty đang trong giai đoạn tái cấu trúc hoạt động kinh doanh và thực hiện trích lập dự phòng theo ý kiến của đơn vị kiểm toán, dẫn đến chi phí tăng mạnh.

*The Company provides the following explanation:*

*In the first six months of 2025, the Company recorded a post-tax loss of VND 2,256,585,003, while the loss for the same period last year was VND 173,901,569. The sharp increase in losses was mainly due to volatile and unpredictable fluctuations in raw material prices, leading the Company to accept only a limited number of small orders, resulting in a significant decline in revenue. At the same time, the Company is undergoing a business restructuring process and made provision adjustments in accordance with the auditor's recommendations, causing finance expenses to rise sharply and adversely affecting business performance during the period.*



**Giải trình chênh lệch trước và sau kiểm toán/ Explanation of Differences Between Pre-Audit and Post-Audit Financial Statements**

Báo cáo tài chính/ <i>Financial Statement</i> ("BCTC"/ "FS")	Lợi nhuận sau thuế thu nhập doanh nghiệp (đồng)/ Profit after tax (dong)			
	Trước kiểm toán/ <i>Pre-Audit</i>	Sau kiểm toán/ <i>Post-Audit</i>	Chênh lệch (1) so với (2)/ <i>Difference (1) compared to (2)</i>	Tỷ lệ chênh lệch (1) so với (2)/ <i>Difference (1) compared to (2) in percentage</i>
	(1)	(2)	(3) = (1) - (2)	(4) = (3)/(2)*100
BCTC bán niên soát xét 2025 / <i>Reviewed first-half 2025 FS</i>	- 272.970.903	- 2.256.585.003	1.983.614.100	726,68%

Giải trình của công ty như sau: Lợi nhuận sau thuế tại ngày 30/06/2025 có sự chênh lệch sau kiểm toán là do Công ty điều chỉnh trích lập dự phòng theo ý kiến của đơn vị kiểm toán, dẫn đến chi phí tăng mạnh.

*The Company provides the following explanation:*

*The variance in profit after tax as at 30 June 2025 between the unaudited and audited financial statements is mainly due to adjustments in provision expenses based on the auditor's recommendations, resulting in a significant increase in expenses and consequently a decrease in profit after tax.*

Thông tin này đã được công bố trên trang thông tin điện tử của Công ty tại website: <https://cetholding.vn/> mục Quan hệ Nhà đầu tư.

*This information has been published on our company's website: <https://cetholding.vn/> in Investor Relations section.*

Tôi cam kết các thông tin trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về tính chính xác, trung thực của nội dung thông tin công bố.

*I declare that all information provided in this paper is true and accurate; I shall be legally responsible for any misrepresentation.*

**NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT  
LEGAL REPRESENTATIVE**



**ĐOÀN CÔNG DŨNG**



Công ty TNHH Kiểm Toán AFC Việt Nam  
AFC Vietnam Auditing Co., Ltd.

Thành viên tập đoàn PKF Quốc tế  
Member firm of PKF International



## **HTC HOLDING JOINT STOCK COMPANY**

**Reviewed Interim Financial Statements  
for the 06-month financial period ended 30 June 2025**

# **HTC HOLDING JOINT STOCK COMPANY**

**Reviewed Interim Financial Statements  
for the 06-month financial period ended 30 June 2025**



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## HTC HOLDING JOINT STOCK COMPANY

No.04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam

# REPORT OF THE BOARD OF ADMINISTRATORS

The Board of Administrators of HTC Holding Joint Stock Company ("the Company") has the pleasure in presenting this report and the reviewed interim financial statements for the 06-month financial period ended 30 June 2025.

## 1. General Information

HTC Holding Joint Stock Company, formerly Tech – Vina Joint Stock Company, was established and operated in Vietnam under the Enterprise Registration Certificate No.01014230142 dated 28 October 2009 issued by Department of Planning and Investment of Lao Cai Province.

The Company was renamed into HTC Holding Joint Stock Company according to the 13th (thirteenth) amended Enterprise Registration Certificate dated 25 May 2021, with the most recent amendment being the 18th (eighteenth) dated 28 October 2025, issued by Department of Planning and Investment of Ha Noi City.

Charter capital of the Company as at dated 01 January 2025 and at dated 30 June 2025 is VND 60,500,000,000.

The Company's shares are accepted to be listed on the Hanoi Stock Exchange (HNX) according to the following contents:

- Type of shares: Ordinary shares
- Stock code: CET
- Par value per share: VND 10,000/share
- Total number of shares: 6,050,000 shares
- Charter capital: VND 60,500,000,000

The Company's head office is located at No.04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam.

The Company has a business location situated at No.30, Alley 63, Lam Ha Street, Bo De Ward, Ha Noi City, Vietnam.

The Company's business activities are:

- Manufacture of extracts from natural aromatic products.
- Manufacture of distilled pure aromatic water.
- Retail sale of food in specialized stores.
- Wholesale of agricultural and forestry raw materials (excluding wood and bamboo) and live animals.
- Manufacture of plywood, veneer, and other thin wood sheets.
- Wholesale of solid, liquid, gaseous materials and related products.
- Wholesale of construction materials and installation equipment.
- Manufacture of other wood products; manufacture of products from bamboo, rattan, straw, and plaiting materials.
- Import and export of the Company's traded goods (except those prohibited by the State).
- ...

During the first 06-month of the financial year 2025, the Company's main business activity is trading and commercial business.

## 2. Members of the Board of Administrators, the Board of Executive and the Board of Supervisors

The members of the Board of Administrators, the Board of Executive and the Board of Supervisors during the period and up to the date of this report include:



**REPORT OF THE BOARD OF ADMINISTRATORS****The Board of Administrators**

Full name	Position	Appointment date/Dismission date
Mr. Nguyen The Tai	Chairman	Resigned from 15/10/2025 to 16/10/2025
Mr. Tran Hoang Anh Tuan	Chairman	Appointed from 16/10/2025
		Appointed from 15/10/2025 to 16/10/2025
	Vice Chairman	Appointed from 16/10/2025
Mr. Nguyen Manh Chien	Member	Dismissed from 05/09/2025
Mr. Nguyen Quoc Phuong	Member	Dismissed from 05/09/2025
Mr. Do Van Dat	Member	Resigned from 14/10/2025
Mr. Pham Dang Khoa	Member	Appointed from 05/09/2025
		Resigned from 14/10/2025
Mr. Ly The Vinh	Member	
Ms. Ha Le Thuy Vy	Independent member	Resigned from 14/10/2025
Ms. Vo Ngoc Phuong Thao	Independent member	Appointed from 05/09/2025
Ms. Tran Thi Kieu Tien	Independent member	Dismissed from 05/09/2025
Mr. Tran Viet Tuan	Independent member	Dismissed from 05/09/2025

**The Board of Executive**

Full name	Position	Appointment date/Dismission date
Mr. Doan Cong Dung	General Director	Appointed from 16/10/2025
Mr. Tran Dang Khoa	General Director	Appointed from 15/10/2025
		Resigned from 16/10/2025
Mr. Nguyen Quoc Phuong	General Director	Resigned from 15/10/2025
Ms. Tran Thi Thao Trang	Vice General Director	
Mr. Do Tan Hung	Chief Accountant	Appointed from 15/10/2025
Ms. Tran Thi Thanh Nhan	Chief Financial Officer cum Chief Accountant	Resigned from 16/07/2025
Mr. Nguyen Viet Doan	Chief Accountant	Appointed from 16/07/2025
		Resigned from 15/10/2025

**The Board of Supervisors**

Full name	Position	Appointment date/Dismission date
Ms. Ho Thi Minh Hieu	Head of the Board	Dismissed from 05/09/2025
Ms. Nguyen Thi Thu Ha	Member	Dismissed from 05/09/2025
Mr. Trinh Quyet Tien	Member	Dismissed from 05/09/2025
Mr. Vo Viet Trung	Head of the Board	Resigned from 14/10/2025
Ms. Lam Thi Phuong	Member	Resigned from 14/10/2025
Ms. Tran Thi My Hanh	Member	Resigned from 14/10/2025

**Legal representative**

The legal representatives of the Company during the 06-month financial period ended 30 June 2025 and at the date of this report are:

Full name	Position	Appointment date/Dismission date
Mr. Doan Cong Dung	General Director	Appointed from 16/10/2025
Mr. Tran Dang Khoa	General Director	Appointed from 15/10/2025
		Resigned from 16/10/2025
Mr. Nguyen The Tai	Chairman	Resigned from 15/10/2025
Mr. Nguyen Quoc Phuong	General Director	Resigned from 15/10/2025



## REPORT OF THE BOARD OF ADMINISTRATORS

### 3. The Company's financial position and operating results

The Company's financial position for the 06-month financial period ended 30 June 2025 and its operating result for the period then ended are reflected in the accompanying interim financial statements.

### 4. Events subsequent to the balance sheet date

- According to Resolution No. 60-NQ/TW issued by the 13th Central Committee of the Communist Party of Vietnam on 12 April 2025, regarding the reorganization of Vietnam's administrative boundaries, from 01 July 2025, the Company's head office address was changed to No.04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam.

- Following the transfer of shares by the Company's major shareholders, the shareholder structure has been changed subsequent to the end of the financial period as follows:

Shareholder	30/06/2025		31/10/2025	
	VND	Rate (%)	VND	Rate (%)
Ms. Bui Thi Hai Yen	13,469,480,000	22.26	-	-
Mr. Tran Hoang Anh Tuan	10,440,520,000	17.26	-	-
Mr. Tran Hoang Cuong	9,078,650,000	15.01	-	-
Mr. Nguyen The Tai	6,050,000,000	10.00	-	-
Mr. Nguyen Quang Thoi	-	-	3,328,000,000	5.50
Mr. Tran Dang Khoa	-	-	3,328,000,000	5.50
Mr. Huynh Van Phat	-	-	12,104,480,000	20.01
Other shareholders	21,461,350,000	35.47	41,739,520,000	68.99
	<b>60,500,000,000</b>	<b>100.00</b>	<b>60,500,000,000</b>	<b>100.00</b>

- According to the plan approved by the General Meeting of Shareholders on 5 September 2025, the Company will divest its capital contribution of VND 49,000,000,000 in Diamond Investment Joint Stock Company to invest in several other projects in Da Nang City and to add additional business lines suitable to market demand.

Except these mentioned events, there have been no significant events occurring after the balance sheet date, which would require adjustments or disclosures to be made in the interim financial statements.

### 5. Auditors

AFC Vietnam Auditing Company Limited has been appointed to review the interim financial statements for the 06-month financial period ended 30 June 2025.

### 6. Statement of the Board of Executive's responsibility in respect of the interim financial statements

The Board of Executive is responsible for the preparation of these interim financial statements which give a true and fair view of the state of affairs of the Company and of its operations and cash flows for the 06-month financial period ended 30 June 2025. In preparing those interim financial statements, the Board of Executive is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgements and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the interim financial statements;
- Prepare the interim financial statements on the going concern basic unless it is inappropriate to presume that the Company will continue in business; and
- Design, implement and maintain the Company's internal control for prevention and detection of fraud and error in the preparation and presentation of interim financial statements.

## REPORT OF THE BOARD OF ADMINISTRATORS

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The Board of Executive is responsible for ensuring that the proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the Vietnamese Accounting Standards, Vietnamese Accounting system for enterprises and legal regulations relating to financial statements. The Board of Executive is also responsible for controlling the assets of the Company and therefore has taken the appropriate measures for the prevention and detection of fraud and other irregularities.

The Board of Executive confirms that the Company has complied with the above requirements in preparing and presenting the interim financial statements.

### 7. Publication of the interim financial statements

The Board of Administrators hereby publishes the accompanying interim financial statements which give a true and fair view of the financial position of the Company as at 30 June 2025 and the results of its operations and its cash flows of the Company for 06-month financial period ended 30 June 2025 in accordance with the Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System and legal regulations relevant to preparation and presentation of interim financial statements.

On behalf of the Board of Administrators



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**Mr. TRAN HOANG ANH TUAN**

✓ **Chairman**

Ha Noi City, 26 November 2025





No: 314/2025/BCSX-HCM.01618

## REPORT ON REVIEWS OF INTERIM FINANCIAL INFORMATION

**To: The Shareholders  
The Board of Administrators and the Board of Executive  
HTC HOLDING JOINT STOCK COMPANY**

We have reviewed the accompanying interim financial statements of HTC Holding Joint Stock Company ("the Company"), prepared on 26 November 2025 as set out from page 07 to page 30, which comprise the interim Balance sheet as at 30 June 2025, and the interim Income statement, the interim Cash flow statement for the 06-month financial period then ended, and Notes to the interim Financial statements.

### **Responsibility of the Board of Executive**

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

### **Auditors' responsibility**

Our responsibility is to express a conclusion on the accompanying interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements (VSRE) 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial statements 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**

We were unable to observe the cash count as at 30 June 2025 because we had not yet been appointed as the auditor at that date. In addition, based on the documents provided by the Company, we were also unable to perform alternative procedures to verify the existence of the cash balance of VND 1,133,971,135 as at 30 June 2025 presented in the interim financial statements. Accordingly, we do not express a conclusion on this item in our review report on the interim financial information.



## REPORT ON REVIEWS OF INTERIM FINANCIAL INFORMATION (Con't)

### Qualified conclusion

Based on our review, except for the matter described in the paragraph "Basis for Qualified conclusion," nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the financial position of HTC Holding Joint Stock Company as at 30 June 2025, and of its financial performance and cash flows for the 06-month financial period then ended, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations on the preparation and presentation of interim financial statements.

### Emphasis of matters

We draw attention to Note 1.5 of the interim financial statements about Going Concern Assumption, which describes the Company's net loss of VND 2,256,585,003 for the 06-month financial period ended 30 June 2025, together with a net cash outflow from operating activities of VND 18,135,531,741 and overdue borrowings. These conditions, along with other matters set out in Note 1.5, indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

Our conclusion on the interim financial statements is not modified in respect of this matter.

### Other matters

The Company's financial statements for the 06-month period ended 30 June 2024 and for the fiscal year ended 31 December 2024 were reviewed and audited by another audit firm. The auditor issued an unqualified review conclusion and an unqualified audit opinion on 14 August 2024 and 28 March 2025, respectively.



**TRANG DẠC NHA**  
**Deputy General Director**  
Audit Practicing Registration Certificate  
No. 2111-2023-009-1  
Authorized representative  
AFC VIETNAM AUDITING COMPANY LIMITED  
Ho Chi Minh City, 26 November 2025

**HTC HOLDING JOINT STOCK COMPANY**

No. 04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam

**INTERIM BALANCE SHEET**

For the 06-month financial period ended 30 June 2025

ITEM	Code	Note	30/06/2025 VND	01/01/2025 VND
<b>ASSETS</b>	<b>100</b>		<b>30,599,853,224</b>	<b>22,402,279,988</b>
<b>CURRENT ASSETS</b>				
<b>Cash and cash equivalents</b>	110	5.1	<b>1,141,031,248</b>	<b>61,749,541</b>
Cash	111		1,141,031,248	61,749,541
Cash equivalents	112		-	-
<b>Short-term investments</b>	120		-	-
Held for trading securities	121		-	-
Provision for diminution in value of held for trading securities	122		-	-
Held-to-maturity investments	123		-	-
<b>Accounts receivable</b>	130		<b>28,861,507,316</b>	<b>21,771,637,433</b>
Short-term trade receivables	131	5.2	254,720,400	254,720,400
Short-term advances to suppliers	132	5.3	1,155,880,000	1,155,880,000
Short-term internal receivables	133		-	-
Construction contract receivables based on agreed progress billings	134		-	-
Short-term loan receivables	135	5.4	-	18,000,000,000
Other short-term receivables	136	5.5	29,389,176,916	2,361,037,033
Provision for doubtful debts	137	5.6	(1,938,270,000)	-
Shortage of assets waiting for resolution	139		-	-
<b>Inventories</b>	140		-	-
Inventories	141		-	-
Provision for obsolete inventories	149		-	-
<b>Other current assets</b>	150		<b>597,314,660</b>	<b>568,893,014</b>
Short-term prepaid expenses	151	5.7.1	1,000,001	7,780,001
Value added tax deductibles	152		596,314,659	561,113,013
Tax and other receivables from the State	153		-	-
Government bonds trading	154		-	-
Other current assets	155		-	-



**HTC HOLDING JOINT STOCK COMPANY**

No. 04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam

**INTERIM BALANCE SHEET**

For the 06-month financial period ended 30 June 2025

ITEM	Code	Note	30/06/2025 VND	01/01/2025 VND
<b>ASSETS</b>	<b>200</b>		<b>49,410,513,597</b>	<b>49,498,867,701</b>
<b>NON-CURRENT ASSETS</b>				
<b>Long-term receivables</b>	<b>210</b>		-	-
Long-term trade receivables	211		-	-
Long-term advances to suppliers	212		-	-
Paid-in capital in wholly-owned subsidiaries	213		-	-
Long-term internal receivables	214		-	-
Long-term loan receivables	215		-	-
Other long-term receivables	216		-	-
Provision for doubtful long-term receivables	219		-	-
<b>Fixed assets</b>	<b>220</b>		-	-
Tangible fixed assets	221		-	-
Cost	222		-	-
Accumulated depreciation	223		-	-
Finance leases	224		-	-
Cost	225		-	-
Accumulated depreciation	226		-	-
Intangible fixed assets	227		-	-
Cost	228		-	-
Accumulated amortisation	229		-	-
<b>Investment Property</b>	<b>230</b>		-	-
Cost	231		-	-
Accumulated depreciation	232		-	-
<b>Long-term assets in progress</b>	<b>240</b>		-	-
Long-term work in progress	241		-	-
Construction in progress	242		-	-
<b>Long-term financial investments</b>	<b>250</b>		<b>49,000,000,000</b>	<b>49,000,000,000</b>
Investment in subsidiary company	251		-	-
Investment in Joint-venture and associates	252		-	-
Other long-term investments	253	5.8	49,000,000,000	49,000,000,000
Provision for diminution in value of long-term investments	254		-	-
Held-to-maturity investment	255		-	-
<b>Other long-term assets</b>	<b>260</b>		<b>410,513,597</b>	<b>498,867,701</b>
Long-term prepaid expenses	261	5.7.2	410,513,597	498,867,701
Deferred tax assets	262		-	-
Long-term tools, supplies and spare parts	263		-	-
Other long-term assets	268		-	-
<b>TOTAL ASSETS</b>	<b>270</b>		<b>80,010,366,821</b>	<b>71,901,147,689</b>

**HTC HOLDING JOINT STOCK COMPANY**

No. 04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam

**INTERIM BALANCE SHEET**

For the 06-month financial period ended 30 June 2025

ITEM	Code	Note	30/06/2025 VND	01/01/2025 VND
<b>RESOURCES</b>	<b>300</b>		<b>14,846,583,397</b>	<b>4,480,779,262</b>
<b>LIABILITIES</b>				
<b>Current liabilities</b>	<b>310</b>		<b>14,846,583,397</b>	<b>4,480,779,262</b>
Short-term trade payables	311	5.9	377,195,759	100,978,979
Short-term advance from customers	312		-	-
Tax and payable to the State	313	5.10	46,720,637	43,603,037
Payable to employees	314	5.11	275,000,000	113,000,000
Short-term accrued expenses payable	315		-	276,829,745
Short-term internal payables	316		-	-
Construction contract payables based on agreed progress billings	317		-	-
Short-term unearned revenues	318		-	-
Other short-term payables	319	5.12	10,081,299,500	-
Short-term loan and finance lease obligations	320	5.13	3,620,000,000	3,500,000,000
Short-term provision	321		-	-
Bonus and welfare funds	322		446,367,501	446,367,501
Price stabilisation fund	323		-	-
Government bonds trading	324		-	-
<b>Long-term liabilities</b>	<b>330</b>		-	-
Long-term trade payables	331		-	-
Long-term advance from customers	332		-	-
Long-term accrued expenses payable	333		-	-
Long-term internal payables of capital	334		-	-
Long-term internal payables	335		-	-
Long-term unearned revenues	336		-	-
Other long-term liabilities	337		-	-
Long-term loans and finance lease obligations	338		-	-
Convertible bond	339		-	-
Preferred stock	340		-	-
Deferred income tax liabilities	341		-	-
Other long-term provisions	342		-	-
Scientific and technological development fund	343		-	-



**HTC HOLDING JOINT STOCK COMPANY**

No. 04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam

**INTERIM BALANCE SHEET**

For the 06-month financial period ended 30 June 2025

ITEM	Code	Note	30/06/2025	01/01/2025
			VND	VND
<b>OWNER'S EQUITY</b>	<b>400</b>		<b>65,163,783,424</b>	<b>67,420,368,427</b>
<b>Capital</b>	<b>410</b>	5.14	<b>65,163,783,424</b>	<b>67,420,368,427</b>
Owners' invested equity	411		60,500,000,000	60,500,000,000
Shares with voting rights	411a		60,500,000,000	60,500,000,000
Preferred shares	411b		-	-
Share premium	412		-	-
Convertible bond options	413		-	-
Other owners' capital	414		-	-
Treasury stocks	415		-	-
Asset revaluation reserve	416		-	-
Foreign exchange differences reserve	417		-	-
Investment and development fund	418		446,367,502	446,367,502
Enterprise re-organisation support fund	419		-	-
Other funds belonging to owners' equity	420		-	-
Retained earnings	421		4,217,415,922	6,474,000,925
Retained earnings in previous year	421a		6,474,000,925	6,408,889,308
Retained earnings in current year	421b		(2,256,585,003)	65,111,617
Funds for construction investment	422		-	-
<b>Other capital, funds</b>	<b>430</b>		-	-
Subsidized funds	431		-	-
Funds invested in fixed assets	432		-	-
<b>TOTAL RESOURCES</b>	<b>440</b>		<b>80,010,366,821</b>	<b>71,901,147,689</b>

 Prepared by  
DO TAN HUNG



 Chief Accountant  
DO TAN HUNG


 General Director  
DOAN CONG DUNG  
Ha Noi City, 26 November 2025

**HTC HOLDING JOINT STOCK COMPANY**

No. 04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam

**INTERIM INCOME STATEMENT**

For the 06-month financial period ended 30 June 2025

ITEM	Code	Note	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Gross sales of merchandise and services	01	6.1	20,829,150	85,209,344,106
Less deduction	02		-	-
Net sales	10		20,829,150	85,209,344,106
Cost of sales	11	6.2	-	80,550,160,150
<b>Gross profit</b>	<b>20</b>		<b>20,829,150</b>	<b>4,659,183,956</b>
Financial income	21	6.3	38,484,681	1,035,142,865
Financial expenses	22	6.4	-	816,320,675
<i>In which: Interest expenses</i>	23		-	712,798,790
Selling expenses	25	6.5	-	3,595,732,430
General and administration expenses	26	6.6	2,313,221,955	1,259,534,351
<b>Operating profit</b>	<b>30</b>		<b>(2,253,908,124)</b>	<b>22,739,365</b>
Other income	31		-	-
Other expenses	32	6.7	2,559,279	10,095,616
<b>Other profit/(loss)</b>	<b>40</b>		<b>(2,559,279)</b>	<b>(10,095,616)</b>
<b>Profit before tax</b>	<b>50</b>		<b>(2,256,467,403)</b>	<b>12,643,749</b>
Current corporate income tax expense	51	5.10	117,600	101,775,412
Deferred corporate income tax expense	52		-	84,769,906
<b>Net profit after tax</b>	<b>60</b>		<b>(2,256,585,003)</b>	<b>(173,901,569)</b>
Basic earnings per share	70	6.8	(373)	(29)

**DO TAN HUNG**  
Preparer

**DO TAN HUNG**  
Chief Accountant



**DOAN CONG DUNG**  
General Director  
Ha Noi City, 26 November 2025



**HTC HOLDING JOINT STOCK COMPANY**

No. 04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam

**INTERIM CASH FLOW STATEMENT**

(Indirect method)

For the 06-month financial period ended 30 June 2025

	Code	Note	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>CASH FLOW FROM OPERATING ACTIVITIES</b>				
Net profit before tax	01		(2,256,467,403)	12,643,749
<b>Adjustments for :</b>				
Depreciation and amortisation	02		-	-
Provisions	03		1,938,270,000	-
Foreign exchange (gains)/losses arising from revaluation of monetary accounts	04		(14,360)	-
Profits from investing activities	05		(38,470,321)	(8,926,531)
Interest expense	06		-	712,798,790
Other adjustments	07		-	-
<b>Operating income before changes in working capital</b>	<b>08</b>		<b>(356,682,084)</b>	<b>716,516,008</b>
(Increase)/decrease in receivables	09		(28,119,670,296)	4,275,420,110
(Increase)/decrease in inventories	10		-	-
Increase/(decrease) in payables	11		10,245,686,535	18,610,679,331
(Increase)/decrease in prepaid expenses	12		95,134,104	(418,581,069)
(Increase)/decrease in held-for-trading securities	13		-	-
Interest paid	14		-	(712,798,790)
Corporate income tax paid	15	5.10	-	(118,180,873)
Other cash inflow from operating activities	16		-	-
Other cash outflow from operating activities	17		-	-
<b>Net cash flow from operating activities</b>	<b>20</b>		<b>(18,135,531,741)</b>	<b>22,353,054,717</b>
<b>CASH FLOW FROM INVESTING ACTIVITIES</b>				
Purchase of fixed assets and other long term assets	21		-	-
Proceed from disposal of fixed assets and other long-term assets	22		-	-
Payment for loan, purchase of debt instrument	23		-	-
Proceeds from loans, sale of debt instrument	24		18,000,000,000	-
Investment in other entities	25		-	-
Proceeds from investment in other entities	26		-	15,600,000,000
Interest and dividends received	27		1,094,799,088	8,926,531
<b>Net cash flow from investing activities</b>	<b>30</b>		<b>19,094,799,088</b>	<b>15,608,926,531</b>
<b>CASH FLOW FROM FINANCIAL ACTIVITIES</b>				
Proceeds from issue of share capital	31		-	-
Payment of capital to shareholders, repurchases	32		-	-
Proceeds from borrowings	33		120,000,000	11,649,000,000
Repayments of borrowings	34		-	(20,780,605,000)
<b>Net cash flow from financing activities</b>	<b>40</b>		<b>120,000,000</b>	<b>(9,131,605,000)</b>
<b>NET INCREASE/DECREASE IN CASH</b>	<b>50</b>		<b>1,079,267,347</b>	<b>28,830,376,248</b>
<b>CASH AND CASH EQUIVALENTS AT BEGINNING OF YEAR</b>	<b>60</b>	5.1	<b>61,749,541</b>	<b>10,526,158,207</b>
Impact of exchange rate fluctuation	61		14,360	-
<b>CASH AND CASH EQUIVALENTS AT THE END OF YEAR</b>	<b>70</b>		<b>1,141,031,248</b>	<b>39,356,534,455</b>

 DO TAN HUNG  
Preparer



 DO TAN HUNG  
Chief Accountant

 ĐOÀN CÔNG DUNG  
General Director

Ha Noi City, 26 November 2025



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the 06-month financial period ended 30 June 2025

These notes form an integral part of and should be read along with the accompanying interim financial statements.

**1. GENERAL INFORMATION**

**1.1 Ownership**

HTC Holding Joint Stock Company, formerly Tech – Vina Joint Stock Company, was established and operated in Vietnam under the Enterprise Registration Certificate No.01014230142 dated 28 October 2009 issued by Department of Planning and Investment of Lao Cai Province.

The Company was renamed into HTC Holding Joint Stock Company according to the 13<sup>th</sup> (thirteenth) amended Enterprise Registration Certificate dated 25 May 2021, with the most recent amendment being the 18<sup>th</sup> (eighteenth) dated 28 October 2025, issued by Department of Planning and Investment of Ha Noi City.

Charter capital of the Company as at dated 01 January 2025 and at dated 30 June 2025 is VND 60,500,000,000.

The Company's head office is located at No.04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam.

The Company has a business location situated at No.30, Alley 63, Lam Ha Street, Bo De Ward, Ha Noi City, Vietnam.

The Company's shares are accepted to be listed on the Hanoi Stock Exchange (HNX) according to the following contents:

- Type of shares: Ordinary shares
- Stock code: CET
- Par value per share: VND 10,000/share
- Total number of shares: 6,050,000 shares
- Charter capital: VND 60,500,000,000

**1.2 Scope of operating activities**

The Company operates in the fields of commercial.

**1.3 Line of business**

The Company's business activities are:

- Manufacture of extracts from natural aromatic products.
- Manufacture of distilled pure aromatic water.
- Retail sale of food in specialized stores.
- Wholesale of agricultural and forestry raw materials (excluding wood and bamboo) and live animals.
- Manufacture of plywood, veneer, and other thin wood sheets.
- Wholesale of solid, liquid, gaseous materials and related products.
- Wholesale of construction materials and installation equipment.
- Manufacture of other wood products; manufacture of products from bamboo, rattan, straw, and plaiting materials.
- Import and export of the Company's traded goods (except those prohibited by the State).
- ...

During the first 06-month of the financial year 2025, the Company's main business activity is trading and commercial business.

**1.4 Normal business and production cycle**

Normal business and production cycle of the Company is not exceeding 12 months.



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

### 1.5 Application of the Going Concern Assumption

For the 06-month financial period ended 30 June 2025, the Company recorded a loss of VND 2,256,585,003, a net cashflow from operating activities of VND 18,135,531,741 and overdue borrowings. In addition, the export rice market continued to be affected by adverse developments both domestically and globally, which significantly impacted the Company's business operations and cash flows. These circumstances indicate the existence of material uncertainties that may cast significant doubt on the Company's ability to continue as a going concern.

However, the financial statements for the 06-month financial period ended 30 June 2025 have been prepared by the Board of Executive on a going concern basis for the following reasons:

#### (i) Business plan and receivables collection plan:

During this year, the Company's strategy is to further expand its domestic and international markets and seek new business partners.

The Company will continue to implement its existing business activities, focusing on rice trading and export as the core operation to generate revenue. The targeted revenue by the end of 2025 is VND 15,000,000,000.

The Company has planned to strengthen its receivables collection efforts. The collection of outstanding receivables is expected to generate significant cash inflows to support business operations and the repayment of debts.

(ii) According to the plan approved by the General Meeting of Shareholders on September 5, 2025, the Company will divest its capital contribution of VND 49,000,000,000 in Diamond Joint Stock Company to carry out the following specific structure:

- Invest in the glass manufacturing plant project of Mientrung Glass Joint Stock Company in Da Nang City (currently under negotiation).
- Negotiate investment cooperation with partners in real estate projects in Da Nang City (formerly Quang Nam Province)
- Add other business lines suitable to market demand.

Based on the above plans, the Board of Executive has assessed and is confident that the Company will have sufficient working capital to finance its operations and generate adequate cash flows to meet its obligations as they fall due within 12 months from the date of these financial statements. Accordingly, the financial statements for the 06-month financial period ended 30 June 2025 have been prepared on a going concern basis.

### 1.6 Comparative information on the financial statements

The figures in the interim financial statements for the 06-month financial period ended 30 June 2025 are comparable to the prior period's corresponding figures.

### 1.7 Employees

As at 30 June 2025, the Company has 05 employees (31/12/2024: 03 employees).

## 2. THE FINANCIAL YEAR, ACCOUNTING CURRENCY

### 2.1 Financial year

The financial year of the Company is from 01 January and ended 31 December annually.

### 2.2 Accounting currency

The Company maintains its accounting records in Vietnamese Dong ("VND") due to the revenues and expenditures are made primarily by currency VND.



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

### 3. APPLICABLE ACCOUNTING STANDARDS AND APPLICATION

#### 3.1 Applicable Accounting Standards

The Company applied Vietnamese Accounting Standards, Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance providing guidance on enterprise accounting system, Circular No. 53/2016/TT-BTC dated 21 March 2016 issued by the Ministry of Finance amending and supplementing Circular No. 200/2014/TT-BTC and other circulars providing guidance on implementation of accounting standards of the Ministry of Finance relevant to preparation and presentation of the interim financial statements.

#### 3.2 Comply with the Vietnamese Accounting Standards and Vietnamese Accounting System

The Board of Executive confirmed that it has complied with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting System in Circular No. 200/2014/TT-BTC dated 22 December 2014, Circular No. 53/2016/TT-BTC dated 21 March 2016 amending and supplementing Circular No. 200/2014/TT-BTC and other circulars providing guidance on implementation of accounting standards of the Ministry of Finance relevant to preparation and presentation of the interim financial statements.

### 4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

#### 4.1 Basis of preparation the interim financial statements

The interim financial statements are prepared on the accrual basic (except for information relating to cash flow).

#### 4.2 Cash and cash equivalents

Cash comprises cash on hand, cash in bank (demand deposits). Cash equivalents are short-term highly liquid investments with an original maturity of less than three months from the investment's date that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value at the balance sheet date.

#### 4.3 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 include: term bank deposits with maturities of more than 03 months and loans held to maturity with the purpose of earning periodic interest.

##### Loan receivables

Loans recorded at the original cost less provision for doubtful debts. The provision for doubtful debts is made on the basis of the estimates on the loss due to overdue, undue debts that are unlikely to be recovered because of the insolvency.

##### Investments in equity of other companies

Investments in equity instrument of other companies include investments which the Company have no control, co-control or significant influence on the investee.

Investments in equity instrument of other companies are initially recorded at cost, including purchase price or capital contributions plus the costs directly related to investment. Dividends and profits from previous years of the investments before being purchased are accounted for the decrease in value of the investments. Dividends and profits of the following year are after being purchased is recognized in revenue. Dividends which received by shares are only followed up by the number of shares increases and recorded at face value.



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Provision for diminution in value of investments in equity of other companies is appropriated as follows:

- For investments in listed shares or the fair value of the investments is determined reliably, the provision is based on the market value of shares.
- For investments have not determined the fair value at the time of reporting, the provision are made based on the loss of the investment at the rate equal to the difference between actual capital companies in other company and the equity ratio multiplied with the Company's capital contribution to the total actual capital contributions of all parties in other investee enterprise.

Increase or decrease in provision for diminution in value of long-term investments have recorded at the closing day, and is recognized in the financial expenses.

### 4.4 Receivables

Trade and other receivables are stated at cost less provision for doubtful debts.

The classification of receivables is trade receivables and other receivables, which is complied with the following principles:

- Trade receivables reflect the nature of the receivables arising from commercial transactions with purchase - sales between the Company and buyer (an independent unit against the Company).
- Other receivables reflect the nature of the receivables arising from non-commercial transactions, and not to be related to the purchase – sales transactions.

The provision for doubtful debts represents the estimated loss due to non-payment arising on receivables that were outstanding at the balance sheet date. Increases and decreases to the provision balance are recognised as general and administration expense in the income statement.

### 4.5 Inventories

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

The cost of inventories is determined as follows:

- Raw materials, inventories: includes purchase costs and other directly related costs incurred to bring the inventories to their present location and condition at the initial recognition date.

Cost of inventories is determined on specific identification method and the perpetual method is used to record inventories.

Provision for impairment of inventories is made for each inventory with the cost greater than the net value realizable. For service in progress, the provision for impairment is calculated for each type of service has a separate price. Increase or decrease in the balance of provision for impairment of inventories should be set aside at the fiscal year end and is recognized in cost of goods sold.

### 4.6 Prepaid expenses

The expenses incurred but related to operating results of several accounting periods are recorded as prepaid expenses and are allocated to the operating results in the following accounting periods. Types of prepaid expenses include:

#### *Repair costs*

Repair, renovating costs for office incurred once to have a large value are amortized to expense under the straight-line method in 03 years.



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

### ***Prepaid land rental expenses***

Prepaid land rental represents an amount paid for the land which the Company is using. Prepaid land rental is amortized on a straight-line basis to the lease term respectively (02 months).

### ***Other prepaid expenses***

Other prepaid expenses include accounting software maintenance costs and website development costs, which are amortized on a straight-line basis over a period not exceeding 03 years from the date of incurrence.

## **4.7 Accounts payables and accrued expenses**

Accounts payable and accrued expenses are recognized for amounts to be paid in the future, which related to receive the goods and services. Accrued expenses are recorded based on reasonable estimates payments.

The classification of liabilities is trade payable, accrued expenses and other payables, which complied with the following principles:

- Trade payables reflect the nature of the payables arising from commercial transactions with purchase of goods, services, property between the Company and an independent seller.
- Accrued expenses reflect the payables for goods and services received from the seller or provided with the purchaser but have not been paid until having invoices or having insufficient billing records, accounting records, and payables to employees including salary, production costs, sales must accruals. When such expenses are actually incurred, if there is any difference from the amount previously accrued, the accountant shall record an additional or a reduced expense corresponding to the difference.
- Other payables reflect the nature of the payables of non-commercial, not related to the purchase, sales, rendering services transactions.

## **4.8 Salary**

Salary expenses are allocated in income statement in accordance to basic salary and allowances which signed the labour contract.

## **4.9 Capital**

Owner's equity is recorded at actual investment amount by shareholders.

## **4.10 Distribution of net profits**

Profit after tax is distributed to shareholders after an appropriation of funds under the Charter of the Company as same as the law and is approved by the General meeting of shareholders.

The distribution of profits to shareholders is considered to non-cash items in undistributed profit may affect cash flow and ability to pay dividends as profit from revaluation of assets contributed as capital, interest due to the revaluation of monetary items, the financial instruments and other non-cash items.

Dividends are recognized as liabilities when approved by the General meeting of shareholders.



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

### 4.11 Revenue

#### *Revenue from sales of goods*

Revenue from the sales of goods shall be recognized if it simultaneously meets the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- The amount of revenue can be measured reliably. When contracts define that buyers are entitled to return products, goods purchased under specific conditions, the Company shall only record turnovers if such specific conditions no longer exist and buyers are not entitled to return products, goods (unless the customer is entitled to return the goods under the form of exchange for other goods or services).
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

#### *Revenue from sales of service rendered*

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. In case that a transaction involves the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when all following conditions are satisfied:

- The amount of revenue can be measured reliably. When contracts define that buyers are entitled to return services purchased under specific conditions, the Company shall only record turnovers if such specific conditions no longer exist and buyers are not entitled to return provided services.
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The percentage of completion of the transaction at the balance sheet date can be measured reliably.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

#### *Financial income*

##### *Interest*

Interest is recognized on an accrual basis, are determined on the balance of cash in bank and the actual interest rate for each period.

### 4.12 Corporate income tax

Corporate income tax ("CIT") for the year, if any, comprises current income tax and deferred income tax. Income tax is recognised in the income statement except to the extent that it relates to items recognised directly in equity, in which case it is also recognised in equity.

Current income tax is the tax expected to be paid on taxable income for the year, using tax rates enacted or substantially enacted at the balance sheet date, and any adjustment to tax payable in respect of previous years.

Deferred income tax is calculated using the balance sheet method, which brings temporary differences between the carrying amount of assets and liabilities for financial reporting purposes and their amounts used for tax purposes. The amount of deferred income tax recognized is based on the



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

expected manner of recovery or settlement of the carrying amount of assets and liabilities, using tax rates enacted at the balance sheet date.

In the first 06-month financial period, the Company calculates corporate income tax at the rate of 20%. According to current regulations, the Company's tax reports will be audited by the tax authorities. The difference between the settled tax amount and the financial statement figures (if any) will be adjusted after settlement.

### 4.13 Segment reporting

A business segment is a distinguishable component of the Company that is engaged in manufacturing or providing products or services and that is subject to risks and returns that are different from those of other business segments.

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

### 4.14 Financial instruments

- Financial instruments - initial recognition

#### *Financial assets*

At the time of initial recognition, financial assets are determined at cost plus any costs directly acquisition, issuance of such financial assets.

Financial assets of the Company include cash, cash in banks, customer receivables and other receivables.

#### *Financial liabilities*

At the time of initial recognition, financial liabilities are determined at cost plus costs directly issuance of such financial liabilities.

Financial liabilities of the Company include payable to suppliers and other payables.

- Revaluation after initial recognition

There is currently no requirement to identify the value of financial instruments after initial recognition.

### 4.15 Related parties

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

The following companies are considered related parties:

Related parties	Relationship
Hanoi Vian Investment Joint Stock Company	Shareholder with significant capital
Minh Phuong Nam Ha Noi Investment and Commercial Company Limited	The same executive board
Vinh Khang Investment Co., Ltd	The same executive board

Individuals considered related parties include the Company's key management members (comprising members of the Board of Administrators, the Board of Supervisors and the Board of Executive).

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the 06-month financial period ended 30 June 2025

**5. ADDITIONAL INFORMATION TO ITEMS IN THE INTERIM BALANCE SHEET****5.1 Cash and cash equivalents**

	30/06/2025 VND	01/01/2025 VND
Cash on hand - VND	1,133,971,135	50,924,655
Cash in bank - VND	7,060,113	10,824,886
	<u>1,141,031,248</u>	<u>61,749,541</u>

**5.2 Short-term trade receivables**

	30/06/2025 VND	01/01/2025 VND
<b>Receivables from other customers</b>		
Tin Thuong Investment Trading Joint Stock Company	254,720,400	254,720,400
	<u>254,720,400</u>	<u>254,720,400</u>

**5.3 Short-term advances to suppliers**

	30/06/2025 VND	01/01/2025 VND
<b>Advances to other organizations and individuals</b>		
GAVI Joint Stock Company	1,155,880,000	1,155,880,000
	<u>1,155,880,000</u>	<u>1,155,880,000</u>

**5.4 Short-term loan receivables**

	30/06/2025 VND	01/01/2025 VND
<b>Other parties</b>		
Mr. Nguyen Trung Kien	-	9,000,000,000
Ms. Vo Thi Thanh Tuyen	-	9,000,000,000
	-	<u>18,000,000,000</u>

**5.5 Other short-term receivables**

	30/06/2025		01/01/2025	
	Value VND	Provision VND	Value VND	Provision VND
<b>Other parties</b>				
Advances to employees (*)	18,780,000,000	(780,000,000)	782,000,000	-
Short-term deposits	2,390,000	(2,390,000)	2,390,000	-
Interest receivables from loans	-	-	1,056,328,767	-
Dothaco Food Production and Trading Services Company Limited	10,086,468,650	-	-	-
- paid on behalf				
Tin Thuong Investment Trading Joint Stock Company - paid on behalf	520,318,266	-	520,318,266	-
	<u>29,389,176,916</u>	<u>(782,390,000)</u>	<u>2,361,037,033</u>	-



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

(\*) Included therein is an advance to employees for finding Company's investment and business opportunities amounting to VND 18,000,000,000, with a term of 5 months commencing on 02/06/2025. Detailed are as follows:

Employee's name	30/06/2025 VND	01/01/2025 VND
Mr. Truong Ngo Manh Dan	6,000,000,000	-
Mr. Nguyen Son Tung	6,000,000,000	-
Ms. Nguyen Thi Phuong Trang	6,000,000,000	-
	<b>18,000,000,000</b>	<b>-</b>

### 5.6 Bad debts

	30/06/2025		01/01/2025	
	Cost VND	Recoverable amount VND	Cost VND	Recoverable amount VND
GAVI Joint Stock Company	1,155,880,000	-	-	-
Ms. Vo Thi Thanh Tuyen	498,000,000	-	-	-
Mr. Nguyen Trung Kien	282,000,000	-	-	-
Others	2,390,000	-	-	-
	<b>1,938,270,000</b>	<b>-</b>	<b>-</b>	<b>-</b>

(\*) According to the Board of Executive's assessment, these receivables were considered unrecoverable as at the reporting date. Therefore, the Company made provision at the rate of 100%.

### 5.7 Short-term, long-term prepaid expenses

#### 5.7.1 Short-term prepaid expenses

	30/06/2025 VND	01/01/2025 VND
Rental expenses	-	3,000,001
Others	1,000,001	4,780,000
	<b>1,000,001</b>	<b>7,780,001</b>

#### 5.7.2 Long-term prepaid expenses

	30/06/2025 VND	01/01/2025 VND
Repair expenses	361,763,598	439,284,369
Others	48,749,999	59,583,332
	<b>410,513,597</b>	<b>498,867,701</b>

### 5.8 Other long-term financial investments

	30/06/2025			01/01/2025		
	Historical cost VND	Provision VND	Fair value	Historical cost VND	Provision VND	Fair value
Diamond Park Investment Joint Stock Company	49,000,000,000	-	(*)	49,000,000,000	-	(*)
	<b>49,000,000,000</b>	<b>-</b>		<b>49,000,000,000</b>	<b>-</b>	

## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

Diamond Park Investment Joint Stock Company's head office located at Lot T26, Hamlet 4, My Yen Commune, Tay Ninh Province, Vietnam (formerly: Lot T26, Hamlet 4, Phuoc Loi Commune, Ben Luc District, Long An Province) was established and operated under the Enterprise Registration Certificate No.1101959108 dated 19 August 2020. The main activity of Diamond Park Investment Joint Stock Company is real estate business. The charter capital of Diamond Park Investment Joint Stock Company is VND 300,000,000,000, of which the Company holds VND 49,000,000,000 equivalent to 16.33%.

(\*) The Company had not determined the fair value of this investment at the reporting date.

### 5.9 Short-term trade payables

	30/06/2025		01/01/2025	
	Amount VND	Repayment capacity VND	Amount VND	Repayment capacity VND
<b>Other suppliers</b>				
Helios Service And Investment Joint Stock Company	326,251,857	326,251,857	-	-
Logi Decor Company Limited	23,407,630	23,407,630	23,407,630	23,407,630
Ky Chuyen Trading And Services Company Limited	17,766,000	17,766,000	17,766,000	17,766,000
Southern Auditing And Accounting Financial Consulting Services Company Limited	-	-	54,000,000	54,000,000
Others	9,770,272	9,770,272	5,805,349	5,805,349
	<b>377,195,759</b>	<b>377,195,759</b>	<b>100,978,979</b>	<b>100,978,979</b>

### 5.10 Taxes and amounts payable/ (receivables) to the State budget

	01/01/2025	Movement in period		30/06/2025
	Payable VND	Payable VND	Paid VND	Payable VND
Corporate income tax	40,930,104	117,600	-	41,047,704
Personal income tax	2,672,933	6,631,578	3,631,578	5,672,933
Fees, charges and other payables	-	3,000,000	3,000,000	-
	<b>43,603,037</b>	<b>9,749,178</b>	<b>6,631,578</b>	<b>46,720,637</b>

#### Value-added tax ("VAT")

The Company paid value added tax payable under deduction method.

#### Corporate income tax ("CIT")

Current CIT expense for the period is estimated as follows:

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Accounting profit before tax	(2,256,467,403)	12,643,749
Adjustments to increase, decrease accounting profit before tax to determine taxable income:		
+ Increase adjustments	2,509,832	496,233,313
<b>Taxable income</b>	<b>(2,253,957,571)</b>	<b>508,877,062</b>
CIT rate	20%	20%
CIT expenses	-	101,775,412
Previous years' CIT expenses	117,600	-
<b>Current CIT expenses</b>	<b>117,600</b>	<b>101,775,412</b>

Other taxes: The Company declared and paid according to regulations.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the 06-month financial period ended 30 June 2025

**5.11 Payables to employees**

	30/06/2025 VND	01/01/2025 VND
Employees' salaries	275,000,000	113,000,000
	<b>275,000,000</b>	<b>113,000,000</b>

**5.12 Other short-term payables**

	30/06/2025 VND	01/01/2025 VND
<b>Related parties</b>		
Ms. Vo Ngoc Phuong Thao – paid on behalf	15,000,000	-
<b>Others</b>		
Van Kim Phat International Import Export Company Limited – paid on behalf	5,041,519,000	-
Saigon Agriculture Investment Joint Stock Company – paid on behalf	5,024,780,500	-
	<b>10,081,299,500</b>	<b>-</b>

**5.13 Short-term and long-term loans****5.13.1 Short-term loans**

	30/06/2025		01/01/2025	
	Amount VND	Repayment capacity VND	Amount VND	Repayment capacity VND
<b>Related parties</b>				
Mr. Tran Hoang Anh Tuan (1)	3,500,000,000	3,500,000,000	3,500,000,000	3,500,000,000
Ms. Vo Ngoc Phuong Thao (2)	120,000,000	120,000,000	-	-
	<b>3,620,000,000</b>	<b>3,620,000,000</b>	<b>3,500,000,000</b>	<b>3,500,000,000</b>

- (1) An unsecured loan granted to Mr. Tran Hoang Anh Tuan under Loan Agreement No. 1207/2024/HDV dated 12 July 2024, with a term of 06 months (maturing on 12 January 2025). This loan bears no interest.
- (2) An unsecured borrowing granted to Ms. Vo Ngoc Phuong Thao under Borrowing Agreement No. 2703/CET-NTT/HDMT-2025 dated 27 March 2025 with the original value is VND 135,000,000 and a term of 12 months from the date of full disbursement. This borrowing bears no interest.

**5.13.2 Overdue debts**

The loan to Mr. Tran Hoang Anh Tuan referred in Note 5.13.1 is overdue for repayment.

**HTC HOLDING JOINT STOCK COMPANY**

No. 04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the 06-month financial period ended 30 June 2025

**5.14 Owner's equity**

	Owners' invested equity VND	Investment and development fund VND	Retained earnings VND	Total VND
As at 01/01/2024	60,500,000,000	446,367,502	6,408,889,308	67,355,256,810
Profit in period	-	-	(173,901,569)	(173,901,569)
<b>As at 30/06/2024</b>	<b>60,500,000,000</b>	<b>446,367,502</b>	<b>6,234,987,739</b>	<b>67,181,355,241</b>
As at 01/07/2024	60,500,000,000	446,367,502	6,234,987,739	67,181,355,241
Profit in period	-	-	239,013,186	239,013,186
<b>As at 31/12/2024</b>	<b>60,500,000,000</b>	<b>446,367,502</b>	<b>6,474,000,925</b>	<b>67,420,368,427</b>
As at 01/01/2025	60,500,000,000	446,367,502	6,474,000,925	67,420,368,427
Profit in period	-	-	(2,256,585,003)	(2,256,585,003)
<b>As at 30/06/2025</b>	<b>60,500,000,000</b>	<b>446,367,502</b>	<b>4,217,415,922</b>	<b>65,163,783,424</b>

According to the 16th amended Business Registration Certificate dated 10 May 2024, the Company's charter capital is VND 60,500,000,000. As at 30 June 2025, the shareholders of the Company have fully contributed charter capital, details as follow:

Shareholders	30/06/2025		01/01/2025	
	VND	Rate (%)	VND	Rate (%)
Ms. Bui Thi Hai Yen	13,469,480,000	22.26	13,469,480,000	22.26
Mr. Tran Hoang Anh Tuan	10,440,520,000	17.26	10,440,520,000	17.26
Mr. Tran Hoang Cuong	9,078,650,000	15.01	9,078,650,000	15.01
Mr. Nguyen The Tai	6,050,000,000	10.00	6,050,000,000	10.00
Other shareholders	21,461,350,000	35.47	21,461,350,000	35.47
	<b>60,500,000,000</b>	<b>100.00</b>	<b>60,500,000,000</b>	<b>100.00</b>

**Shares**

	30/06/2025 Shares	01/01/2025 Shares
Registered number of issued shares	6,050,000	6,050,000
Number of shares sold to the public		
- Ordinary shares	6,050,000	6,050,000
- Preferred shares	-	-
Number of shares in circulation		
- Ordinary shares	6,050,000	6,050,000
- Preferred shares	-	-

Par value of shares in circulation is VND 10,000/share.

**5.15 Off interim balance sheet items**
**Foreign currencies**

	30/06/2025	01/01/2025
US Dollar (USD)	135.59	186.63



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the 06-month financial period ended 30 June 2025

**6. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM INCOME STATEMENT****6.1 Net sales of merchandise and services**

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Revenue from sales	20,829,150	85,209,344,106
	<u>20,829,150</u>	<u>85,209,344,106</u>

**6.2 Cost of goods sold**

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Cost of goods sold	-	80,550,160,150
	<u>-</u>	<u>80,550,160,150</u>

**6.3 Financial income**

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Interest income from deposits, loans	38,470,321	8,926,531
Foreign exchange gains due to revaluation of foreign currency-denominated items at the end of period	14,360	1,026,216,334
	<u>38,484,681</u>	<u>1,035,142,865</u>

**6.4 Financial expenses**

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Interest expense	-	712,798,790
Foreign exchange losses due to revaluation of foreign currency-denominated items	-	103,521,885
	<u>-</u>	<u>816,320,675</u>

**6.5 Selling expenses**

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Commission expenses	-	3,494,950,130
Others	-	100,782,300
	<u>-</u>	<u>3,595,732,430</u>

**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the 06-month financial period ended 30 June 2025

**6.6 General and administration expenses**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Staff salaries	168,631,578	313,359,698
Taxes, fees and charges	3,000,000	3,000,000
Provision cost	1,938,270,000	-
Others	203,320,377	943,174,653
	<b>2,313,221,955</b>	<b>1,259,534,351</b>

**6.7 Other expense**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Late payment fees	1,842,800	-
Others	716,479	10,095,616
	<b>2,559,279</b>	<b>10,095,616</b>

**6.8 Basic earnings per share**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Accounting profit after tax	(2,256,585,003)	(173,901,569)
The adjusted increase of accounting profit to determine profit attributable to shareholders holding ordinary shares:		
- Bonus and welfare fund	-	-
Profit used to calculate basic earnings per share	<b>(2,256,585,003)</b>	<b>(173,901,569)</b>
Weighted average number of ordinary shares circulating during the period	6,050,000	6,050,000
<b>Earnings per share</b>	<b>(373)</b>	<b>(29)</b>

**6.9 Production cost according to factors**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Staff cost	168,631,578	313,359,698
Provision cost	1,938,270,000	-
External services rendered	102,035,566	4,402,938,882
Other costs	104,284,811	138,968,201
	<b>2,313,221,955</b>	<b>4,855,266,781</b>

**7. ADDITIONAL INFORMATION FOR ITEMS SHOWN IN THE INTERIM CASH FLOW STATEMENT****7.1 Proceeds from borrowings**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Proceeds from borrowings under normal contract	120,000,000	11,469,000,000
	<b>120,000,000</b>	<b>11,469,000,000</b>



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the 06-month financial period ended 30 June 2025

**7.2 Repayments of borrowings**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Repayments of borrowings under normal contract	-	20,780,605,000
	-	<u>20,780,605,000</u>

**8. FINANCIAL INSTRUMENTS**

The Company may have financial assets such as trade receivables, other receivables, cash and short-term deposits that arise directly from the operations of the Company. In addition, financial liabilities of the Company consist of trade payables and other payables. The main purpose of these financial liabilities is to gather the financial resources to serve the activities of the Company.

The Company incurs from market risk, credit risk and liquidity risk.

Operational risk management is indispensable operations for the entire business operations of the Company. The Company has not implemented measures to prevent this risk due to lack of a market to purchase financial instruments.

The Board of Executive considered and uniformly applied policies to manage each of these risks are summarized below:

**i. Market risk**

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate because of changes in market prices. Market risk has four types of risk: interest rate risk, currency risk, goods price risk and other price risk, such as share price risk.

**ii. Credit risk**

Credit risk is the risk that one party of a financial instrument or contract not performing its obligations, resulting in financial losses. The Company has credit risk from its operating activities (primarily for trade receivables account), and from its financial activities, including bank deposits, foreign exchange transactions and the other financial instruments.

**Trade receivables**

The Company regularly keeps track of the receivables, which is not yet collected. For big customers, the Company considered the decline in the credit quality of each customer at the reporting date. The Company seeks the way to remained the tight control of the receivables and arranging credit control staff to minimize credit risk. On this basis and the trade receivables of the Company related to various customers, credit risk is not significantly concentrated in a certain customer.

**Cash in bank**

The Company mainly maintained deposit balances at well-known banks in Vietnam. Credit risk of the deposit balances at banks is managed by the treasury department of the Company's policies. The maximum credit risk of the Company for the items on the balance sheet at the end of the financial year is the value book presented in Note 5.1. The Company found that the level of concentration of credit risk on bank deposits is low.

**iii. Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulties in implementing their financial obligations due to lack of funds. Liquidity risk of the company mainly arises from maturity mismatches of financial assets and financial liabilities.



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

The Company minimizes the liquidity risk by maintaining an amount of cash and cash equivalents and bank loans at a level that the Board of Executive believes it is sufficient to meet the Company's operations and minimize the risks due to the volatility of cash flows.

The table below summarizes the maturity of the financial liabilities of the Company based on expected payments on undiscounted basic contracts:

	Less than 1 year VND	From 1 to 5 years VND	Total VND
<b>As at 30/06/2025</b>			
Trade payables	377,195,759	-	377,195,759
Loans	3,620,000,000	-	3,620,000,000
Other payables	10,081,299,500	-	10,081,299,500
	<b>14,078,495,259</b>	<b>-</b>	<b>14,078,495,259</b>
<b>As at 31/12/2024</b>			
Trade payables	100,978,979	-	100,978,979
Accrued expenses	276,829,745	-	276,829,745
Loans	3,500,000,000	-	3,500,000,000
Other payables	-	-	-
	<b>3,877,808,724</b>	<b>-</b>	<b>3,877,808,724</b>

The Company said that the level of concentration risk for the repayment is low. The Company is sufficient to approach to the necessary capital.

#### iv. Fair value

*Fair values versus carrying amounts*

	Carrying amount		Fair value	
	30/06/2025 VND	31/12/2024 VND	30/06/2025 VND	31/12/2024 VND
<b>Financial assets</b>				
Cash and cash equivalents	1,141,031,248	61,749,541	1,141,031,248	61,749,541
Loans receivables	-	18,000,000,000	-	18,000,000,000
Other long-term financial investments	49,000,000,000	49,000,000,000	49,000,000,000	49,000,000,000
Trade receivables	254,720,400	254,720,400	254,720,400	254,720,400
Other receivables	10,609,176,916	1,579,037,033	10,609,176,916	1,579,037,033
<b>Total</b>	<b>61,004,928,564</b>	<b>68,895,506,974</b>	<b>61,004,928,564</b>	<b>68,895,506,974</b>
<b>Financial liabilities</b>				
Trade payables	377,195,759	100,978,979	377,195,759	100,978,979
Loans	3,620,000,000	276,829,745	3,620,000,000	276,829,745
Accrued expenses	-	3,500,000,000	-	3,500,000,000
Other payables	10,081,299,500	-	10,081,299,500	-
<b>Total</b>	<b>14,078,495,259</b>	<b>3,877,808,724</b>	<b>14,078,495,259</b>	<b>3,877,808,724</b>

The fair value of the financial assets and liabilities was not officially assessed and determined as at 30 June 2025 and 31 December 2024. However, it is the Board of Executive's assessment that the fair values of these financial assets and liabilities are not materially different from their carrying amount at the balance sheet date.

The Company has not performed an official assessment of the unlisted available-for-sales financial assets. However, the Board of Executive assesses that the fair values of these financial assets do not differ materially from their carrying amounts.



**NOTES TO THE INTERIM FINANCIAL STATEMENTS**

For the 06-month financial period ended 30 June 2025

**9. OTHER INFORMATION****9.1 Transactions and balances with related parties**

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

**9.1.1 Transactions and balances with key management members and individuals related to key management members**

Key management members comprise members of the Board of Administrators and members of the the Board of Executive (the Board of Management and the Chief Accountant). Individuals related to key management members include close family members of such key management members.

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

		From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Mr. Nguyen Quoc Phuong	Advances	-	13,500,000,000
	Recovery of advances	-	12,653,783,739
Ms. Vo Ngoc Phuong Thao	Loans	120,000,000	-
	Being paid on behalf	15,000,000	-

*Income of key management members*

Full name	Position	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Mr. Nguyen Quoc Phuong	General Director	-	50,000,000
Mr. Trinh Phuong Anh	Chief Accountant (until 11 November 2024)	-	50,000,000
Ms. Tran Thi Thanh Nhan	Chief Accountant (from 11 November 2024 to 16 July 2025)	12,631,578	-

**9.1.2 Transactions and balances with other related parties**

In period, transactions arising between the Company and related parties are as follows:

Related parties	Transactions	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Hanoi Vian Investment Joint Stock Company	Purchasing goods and services	-	90,000,000
	Receiving assets as collateral for a loan	-	18,698,000,000
Vinh Khang Investment Co., Ltd	Purchasing goods and services	-	170,299,168
Minh Phuong Nam Ha Noi Investment and Commercial Company Limited	Purchasing goods and services	-	4,709,473,600



## NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the 06-month financial period ended 30 June 2025

The balances of receivables/(payables) with related parties as at 30 June 2025 are presented in Notes 5.12 and 5.13.

### 9.2 Segment reporting

Segment information is presented by business lines and geographical areas. The primary segment reporting is based on geographical areas in line with the Company's organizational and internal management structure as well as its internal financial reporting system.

The Company does not present segment reporting in the interim financial statements because the Board of Executive has assessed and concluded that the Company has no more than one reportable segment (both business and geographical) in accordance with the accounting standards. The Company is currently engaged primarily in rice trading, which are within the territory of Vietnam.

### 9.3 Events subsequent to the balance sheet date

According to Resolution No.60-NQ/TW issued by the 13th Central Committee of the Communist Party of Vietnam on 12 April 2025, regarding the reorganization of Vietnam's administrative boundaries, from 01 July 2025, the Company's head office address was changed from No.04 Floor 4, DaeHa Tower, 360 Kim Ma, Ngoc Khanh Ward, Ba Dinh District, Ha Noi City, Vietnam to 235 No.04 Floor 4, DaeHa Tower, 360 Kim Ma, Giang Vo Ward, Ha Noi City, Vietnam.

- Following the transfer of shares by the Company's major shareholders, the shareholder structure has been changed subsequent to the end of the financial period as follows:


Shareholder	30/06/2025		31/10/2025	
	VND	Rate (%)	VND	Rate (%)
Ms. Bui Thi Hai Yen	13,469,480,000	22.26	-	-
Mr. Tran Hoang Anh Tuan	10,440,520,000	17.26	-	-
Mr. Tran Hoang Cuong	9,078,650,000	15.01	-	-
Mr. Nguyen The Tai	6,050,000,000	10.00	-	-
Mr. Nguyen Quang Thoi	-	-	3,328,000,000	5.50
Mr. Tran Dang Khoa	-	-	3,328,000,000	5.50
Mr. Huynh Van Phat	-	-	12,104,480,000	20.01
Other shareholders	21,461,350,000	35.47	41,739,520,000	68.99
	<b>60,500,000,000</b>	<b>100.00</b>	<b>60,500,000,000</b>	<b>100.00</b>

- According to the plan approved by the General Meeting of Shareholders on 5 September 2025, the Company will divest its capital contribution of VND 49,000,000,000 in Diamond Investment Joint Stock Company to invest in several other projects in Da Nang City and to add additional business lines suitable to market demand.

Except these mentioned events, there have been no significant events occurring after the balance sheet date, which would require adjustments or disclosures to be made in the interim financial statements.

  
DO TAN HUNG  
Preparer

  
DO TAN HUNG  
Chief Accountant

  
DOAN CONG DUNG  
General Director  
Ha Noi City, 26 November 2025

