

CÔNG TY CỔ PHẦN HTC HOLDING
HTC HOLDING

JOINT STOCK COMPANY



CET HOLDING

Số/No.: 04/2026/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 19 tháng 01 năm 2026
Ha Noi, January 19, 2026

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, 4th Floor, Daeha Building, 360 Kim Ma, Giang Vo Ward, Ha Noi city.

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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 Quý 4 năm 2025;

HTC Holding Joint Stock Company (CET) announces the Financial Statement for the fourth quarter of 2025.

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

Đơn vị tính/ Unit: đồng/VND

Báo cáo tài chính/ <i>Financial Statement</i> (“BCTC”/ “FS”)	Lợi nhuận sau thuế thu nhập doanh nghiệp (đồng)/ <i>Profit after tax</i> (VND)			
	Quý 4 năm 2025/ <i>4th Quarter of 2025</i>	Quý 4 năm 2024/ <i>4th Quarter of 2024</i>	Chênh lệch (1) so với (2)/ <i>Difference (1) compared to (2)</i>	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 quý 4/ <i>FS of Q4</i>	(620.581.262)	35.423.437	(656.004.699)	(1851,89)%

Giải trình của Công ty như sau: Trong Quý 4 năm 2025, Công ty ghi nhận lợi nhuận sau thuế âm 620.581.262 đồng, trong khi cùng kỳ năm 2024 đạt lợi nhuận sau thuế 35.423.437 đồng, dẫn đến lợi nhuận sau thuế Quý 4 năm 2025 giảm 656.004.699 đồng, tương ứng giảm 1.851,89% so với Quý 4 năm 2024.

The company explains as follows: In the fourth quarter of 2025, the Company recorded a net loss after tax of VND 620,581,262, while in the same period of 2024, the Company recorded a net profit after tax of VND 35,423,437. As a result, net profit after tax in the fourth quarter of 2025 decreased by VND 656,004,699, equivalent to a decrease of 1,851.89% compared to the fourth quarter of 2024.

Nguyên nhân chủ yếu là Công ty chưa phát sinh doanh thu trong kỳ do đang trong giai đoạn chuyển giao hoạt động giữa nhóm cổ đông, Hội đồng quản trị và Ban điều hành mới. Giai đoạn này mang tính chất chuyển tiếp về quản trị nhằm hoàn thiện bộ máy điều hành và chuẩn bị cho kế hoạch kinh doanh trong thời gian tới; trong khi đó, chi phí quản lý doanh nghiệp phát sinh khoản 545,3 triệu đồng và các khoản chi phí khác, làm cho kết quả kinh doanh của Công ty trong Quý 4 năm 2025 ghi nhận khoản lỗ tăng mạnh so với Quý 4 năm 2024.

The primary reason is that the Company did not generate revenue during the period as it was in the process of transitioning operations among the shareholder group, the Board of Directors, and the new management team. This period represents a transitional phase in corporate

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governance, aimed at completing the management structure and preparing for the implementation of the business plan in the coming period. Meanwhile, general and administrative expenses amounting to VND 545.3 million, together with other expenses incurred, resulted in a significant increase in the Company's loss in the fourth quarter of 2025 compared to the fourth quarter of 2024.

Trong thời gian chuyển tiếp, Công ty tập trung quản trị dòng vốn lưu động, duy trì thanh khoản và kiểm soát chi phí nhằm đảm bảo khả năng thanh toán các nghĩa vụ tài chính đến hạn. Ban lãnh đạo đánh giá rằng Công ty có đủ nguồn lực tài chính để tiếp tục hoạt động liên tục trong ít nhất 12 tháng tiếp theo kể từ ngày lập báo cáo tài chính.

During the transition period, the Company has focused on managing working capital, maintaining liquidity, and controlling costs in order to ensure its ability to meet financial obligations as they fall due. The management assesses that the Company has sufficient financial resources to continue operating as a going concern for at least the next 12 months from the date of the financial statements.

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

HTC HOLDING JOINT STOCK COMPANY

4th Floor, DaeHa Building, 360 Kim Ma Street, Giang Vo Ward, Hanoi, Vietnam

BALANCE SHEET – Q4/2025

As at 31 December 2025

ITEMS	Code	Notes	31/12/2025 VND	01/01/2025 VND
ASSETS				
CURRENT ASSETS	100		24.960.287.925	22.402.279.988
Cash and Cash Equivalents	110	5.1	618.449.890	61.749.541
Cash	111		618.449.890	61.749.541
Cash equivalents	112		-	-
Short-term Financial Investments	120		-	-
Trading securities	121		-	-
Provision for diminution of trading securities	122		-	-
Held-to-maturity investments	123		-	-
Short-term Receivables	130		23.716.507.316	21.771.637.433
Short-term trade receivables	131	5.3	119.720.400	254.720.400
Short-term advances to suppliers	132	5.4	1.170.880.000	1.155.880.000
Short-term intercompany receivables	133		-	-
Construction contract receivables	134		-	-
Short-term loans receivable	135		-	18.000.000.000
Other short-term receivables	136	5.5	24.364.176.916	2.361.037.033
Provision for doubtful short-term receivables	137	5.6	(1.938.270.000)	-
Assets pending resolution	139		-	-
Inventories	140		-	-
Inventories	141	5.7	-	-
Provision for inventory devaluation	149		-	-
Other Current Assets	150		625.330.719	568.893.014
Short-term prepaid expenses	151	5.8	8.720.830	7.780.001
Deductible VAT	152	5.9	616.609.889	561.113.013
Taxes and amounts receivable from the State	153		-	-
Government bond repurchase transactions	154		-	-
Other current assets	155		-	-


ITEMS	Code	Notes	31/12/2025 VND	01/01/2025 VND
ASSETS				
NON-CURRENT ASSETS	200		49.322.159.493	49.498.867.701
Long-term Receivables	210		-	-
Long-term trade receivables	211		-	-
Long-term advances to suppliers	212		-	-
Business capital in dependent units	213		-	-
Long-term intercompany receivables	214		-	-
Long-term loans receivable	215		-	-
Other long-term receivables	216		-	-
Provision for doubtful long-term receivables	219		-	-
Fixed Assets	220		-	-
Tangible fixed assets	221		-	-
Historical cost	222		-	-
Accumulated depreciation	223		-	-
Finance-leased fixed assets	224		-	-
Historical cost	225		-	-
Accumulated depreciation	226		-	-
Intangible fixed assets	227		-	-
Historical cost	228		-	-
Accumulated depreciation	229		-	-
Investment Properties	230		-	-
Historical cost	231		-	-
Accumulated depreciation	232		-	-
Long-term Work-in-progress Assets	240		-	-
Long-term production and business work-in-progress	241		-	-
Construction in progress	242		-	-
Long-term Financial Investments	250		49.000.000.000	49.000.000.000
Investments in subsidiaries	251		-	-
Investments in associates and joint ventures	252		-	-
Investments in other entities	253	5.2	49.000.000.000	49.000.000.000
Provision for long-term financial investments	254		-	-
Held-to-maturity investments	255		-	-
Other Non-current Assets	260		322.159.493	498.867.701
Long-term prepaid expenses	261	5.8	322.159.493	498.867.701
Deferred income tax assets	262		-	-
Long-term equipment, materials and spare parts	263		-	-
Other non-current assets	268		-	-
TOTAL ASSETS	270		74.282.447.418	71.901.147.689

ITEMS	Code	Notes	31/12/2025 VND	01/01/2025 VND
EQUITY AND LIABILITIES				
LIABILITIES	300		9.739.245.254	4.480.779.262
Current Liabilities	310		9.739.245.254	4.480.779.262
Short-term trade payables	311	5.10	431.662.426	100.978.979
Short-term advances from customers	312		-	-
Taxes and amounts payable to the State	313	5.14	12.696.326	43.603.037
Payables to employees	314	5.11	307.000.001	113.000.000
Short-term accrued expenses	315		-	276.829.745
Short-term intercompany payables	316		-	-
Construction contract progress billings	317		-	-
Short-term unearned revenue	318		-	-
Other short-term payables	319	5.12	4.921.519.000	-
Short-term borrowings and finance lease liabilities	320	5.13	3.620.000.000	3.500.000.000
Short-term provisions	321		-	-
Bonus and welfare fund	322		446.367.501	446.367.501
Price stabilization fund	323		-	-
Government bond repurchase transactions	324		-	-
Long-term Liabilities	330		-	-
Long-term trade payables	331		-	-
Long-term advances from customers	332		-	-
Long-term accrued expenses	333		-	-
Intercompany payables on business capital	334		-	-
Long-term intercompany payables	335		-	-
Long-term unearned revenue	336		-	-
Other long-term payables	337		-	-
Long-term borrowings and finance lease liabilities	338		-	-
Convertible bonds	339		-	-
Preference shares	340		-	-
Deferred income tax liabilities	341		-	-
Long-term provisions	342		-	-
Science and technology development fund	343		-	-

ITEMS	Code	Notes	31/12/2025 VND	01/01/2025 VND
EQUITY	400		64.543.202.164	67.420.368.427
Owners' Equity	410	5.15	64.543.202.164	67.420.368.427
Owner's contributed capital	411		60.500.000.000	60.500.000.000
<i>Ordinary shares with voting rights</i>	411a		60.500.000.000	60.500.000.000
<i>Preference shares</i>	411b		-	-
Share premium	412		-	-
Bond conversion options	413		-	-
Other owners' capital	414		-	-
Treasury shares	415		-	-
Asset revaluation surplus	416		-	-
Foreign exchange differences	417		-	-
Development investment fund	418		446.367.502	446.367.502
Enterprise arrangement support fund	419		-	-
Other equity funds	420		-	-
Retained earnings	421		3.596.834.662	6.474.000.925
<i>Retained earnings carried forward to the beginning of the period</i>	421a		6.474.000.925	6.408.889.308
<i>Retained earnings for the current period</i>	421b		(2.877.166.263)	65.111.617
Capital construction investment fund	422		-	-
Funds and Other Sources	430		-	-
Funding sources	431		-	-
Funding sources formed from fixed assets	432		-	-
TOTAL EQUITY AND LIABILITIES	440		74.282.447.418	71.901.147.689



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DO TAN HUNG
Chief Accountant



DOAN CONG DUNG
General Director
Hanoi, January 19, 2026

HTC HOLDING JOINT STOCK COMPANY

4th Floor, DaeHa Building, 360 Kim Ma Street, Giang Vo Ward, Hanoi, Vietnam

INCOME STATEMENT FOR Q4/2025

For the financial period Q4/2025 ended on 31 December 2025

ITEMS	Code	Notes	Q4/2025	Q4/2024	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Revenue from sales of goods and services	01	6.1			20.829.150	85.209.344.106
Deductions from revenue	02	6.2			-	-
Net revenue from sales of goods and services	10				20.829.150	85.209.344.106
Cost of goods sold	11	6.3			-	80.550.160.150
Gross profit from sales of goods and services	20				20.829.150	4.659.183.956
Financial income	21	6.4	34.704	516.794.940	38.519.385	2.158.568.259
Financial expenses	22				-	826.574.001
- of which: Interest expenses	23				-	722.631.153
Selling expenses	25		48.000.000		48.000.000	3.595.732.430
General and administrative expenses	26	6.5	545.357.570	481.367.773	2.858.579.523	2.190.795.262
Net operating profit/(loss)	30		(593.322.866)	35.427.167	(2.847.230.988)	204.650.522
Other income	31				-	-
Other expenses	32	6.6	27.258.396	3.730	29.817.675	13.838.895
Other profit/(loss)	40		(27.258.396)	(3.730)	(29.817.675)	(13.838.895)
Total accounting profit/(loss) before tax	50		(620.581.262)	35.423.437	(2.877.048.663)	190.811.627
Current corporate income tax expense	51				117.600	40.930.104
Deferred corporate income tax expense	52				-	84.769.906
Profit/(loss) after corporate income tax	60		(620.581.262)	35.423.437	(2.877.166.263)	65.111.617
Basic earnings per share	70		(103)	6	(476)	11
Diluted earnings per share	71					

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DO TAN HUNG
Chief Accountant



DOAN CONG DUNG
General Director
Hanoi, January 19, 2026

HTC HOLDING JOINT STOCK COMPANY

4th Floor, DaeHa Building, 360 Kim Ma Street, Giang Vo Ward, Hanoi, Vietnam

STATEMENT OF CASH FLOWS FOR Q4/2025 (Indirect Method)

For the financial period Q4/2025 ended on 31 December 2025

ITEMS	Code	Notes	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	01		(2.877.048.663)	190.811.627
<i>Adjustments for:</i>				
Depreciation of fixed assets	02		-	-
Provisions/(reversal of provisions)	03		1.938.270.000	-
Foreign exchange (gain)/loss on revaluation of monetary items denominated in foreign currencies	04		(14.360)	-
(Gain)/loss from investing activities	05		(38.470.321)	(1.131.894.646)
Interest expenses	06		-	722.631.153
Other adjustments	07		-	-
<i>Operating profit before changes in working capital</i>	08		(977.263.344)	(218.451.866)
(Increase)/decrease in receivables	09		(22.994.965.526)	4.685.050.315
(Increase)/decrease in inventories	10			-
Increase/(decrease) in payables (excluding interest payable and CIT payable)	11		5.299.396.096	305.693.693
(Increase)/decrease in prepaid expenses	12		175.767.379	(506.647.702)
(Increase)/decrease in trading securities	13		-	-
Interest paid	14		-	(722.631.153)
Corporate income tax paid	15		(41.047.704)	(118.180.873)
Other cash receipts from operating activities	16		-	-
Other cash payments for operating activities	17		-	-
Net cash flows from operating activities	20		(18.538.113.099)	3.424.832.414
CASH FLOWS FROM INVESTING ACTIVITIES				
Purchases of fixed assets and other long-term assets	21		-	-
Proceeds from disposal of fixed assets and other long-term assets	22		-	-
Loans provided; purchase of debt instruments of other entities	23		-	(18.000.000.000)
Collections from loan repayments; sale of debt instruments of other entities	24		18.000.000.000	-
Investments in other entities	25		-	-
Divestments from other entities	26		-	15.600.000.000
Interest received, dividends and profits distributed	27		1.094.799.088	75.565.879
Net cash flows from investing activities	30		19.094.799.088	(2.324.434.121)
CASH FLOWS FROM FINANCING ACTIVITIES				
Proceeds from issuance of shares and capital contributions from owners	31		-	-
Payments to repurchase shares or return capital contributions	32		-	-

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ITEMS	Code	Notes	From 01/01/2025 to 31/12/2025 VND	From 01/01/2024 to 31/12/2024 VND
Proceeds from borrowings	33		120.000.000	14.969.000.000
Repayments of loan principals	34		(120.000.000)	(26.533.806.959)
Repayments of finance lease liabilities	35		-	-
Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	40		-	(11.564.806.959)
NET CASH FLOWS DURING THE PERIOD	50		556.685.989	(10.464.408.666)
Cash and cash equivalents at beginning of period	60		61.749.541	10.526.158.207
Effect of exchange rate changes on cash and cash equivalents	61		14.360	-
Cash and cash equivalents at end of period	70		618.449.890	61.749.541



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DO TAN HUNG
Chief Accountant



DOAN CONG DUNG
General Director
Hanoi, January 19, 2026

EXPLANATION OF FINANCIAL STATEMENTS

For the Period Ended December 31, 2025

1. BUSINESS OPERATION CHARACTERISTICS

1.1. Capital Ownership Form

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

The Company was renamed HTC Holding Joint Stock Company under the 13th amended Enterprise Registration Certificate dated May 25, 2021, and subsequent amendments, the latest being the 18th amendment dated October 28, 2025, issued by the Department of Planning and Investment of Hanoi City.

The Company's charter capital as of January 1, 2025, and June 30, 2025, was VND 60,500,000,000.

The Company's head office is located at 4th Floor, DaeHa Building, 360 Kim Ma, Giang Vo Ward, Hanoi, Vietnam.

The Company's business office is located at No. 30, Alley 63, Lam Ha Street, Bo De Ward, Hanoi, Vietnam.

The Company's shares are listed on the Hanoi Stock Exchange (HNX) with the following details:

- Share type: common shares
- Stock code: CET
- Par value: VND 10,000 per share
- Number of listed shares: 6,050,000 shares
- Total par value of listed shares: VND 60,500,000,000

1.2. Business Activities

Business and Production Activities

1.3. Business Lines

The Company's business lines are:

- Production of extracts of natural fragrance products
- Production of distilled pure aromatic water
- Retail of food in specialized stores
- Wholesale of agricultural and forestry raw materials (excluding wood, bamboo, rattan) and live animals
- Production of plywood, veneer, and other thin boards
- Wholesale of solid, liquid, gaseous materials, and related products
- Wholesale of construction materials and installation equipment
- Production of other wood products; production of products from bamboo, rattan, straw, and woven materials
- Import and export of the Company's business items (except items prohibited by the State)

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1.4. Normal Business Cycle

The Company's normal production and business cycle does not exceed 12 months.

1.5. Statement on Comparability of Financial Information

Figures presented in the financial statements for the Q4 2025 financial period ended December 31, 2025, are comparable with the corresponding figures of the previous period.

1.6. Employees

As of December 31, 2025, the total number of employees of the Company was 6.

2. ACCOUNTING PERIOD AND CURRENCY

2.1. Financial Year

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

2.2. Currency Used in Accounting

The currency used in accounting is the Vietnamese Dong (VND) as receipts and payments are mainly conducted in VND.

3. APPLICABLE ACCOUNTING STANDARDS AND REGIME

3.1. Applicable Accounting Standards and Regime

The Company applies Vietnamese accounting standards and the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, and Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing Circular No. 200/2014/TT-BTC on guidance for the Enterprise Accounting Regime, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance for preparing and presenting interim financial statements.

3.2. Statement of Compliance with Accounting Standards and Regime

The Company's Board of Directors ensures compliance with the requirements of the accounting standards, the Vietnamese Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC dated March 21, 2016, amending and supplementing Circular No. 200/2014/TT-BTC on guidance for the Enterprise Accounting Regime, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in preparing interim financial statements.

4. APPLIED ACCOUNTING POLICIES

4.1. Basis of Financial Statement Preparation

The financial statements are prepared on the accrual basis (except for cash flow information).

4.2. Cash and Cash Equivalents

Cash includes cash on hand and demand deposits. Cash equivalents are short-term investments with an original maturity of no more than 3 months, readily convertible to a



known amount of cash and not subject to significant risk of change in value at the reporting date.

4.3. Financial Investments

Held-to-maturity Investments

An investment is classified as held-to-maturity when the Company has the intention and ability to hold it until maturity. Held-to-maturity investments include bank deposits with a term over 3 months, loans held to maturity to earn periodic interest.

Loans

Loans are stated at principal less provision for doubtful debts. The provision for doubtful loans is established based on the estimated potential loss.

Investments in Equity Instruments of Other Entities

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

- Initially recognized at cost, including purchase price or capital contribution plus directly attributable costs.
- Dividends and profits prior to acquisition reduce the carrying amount of the investment. Dividends and profits after acquisition are recognized as revenue. Dividends received in shares are recorded as an increase in the number of shares only, without recording the value of shares received.

Provision for Loss on Investments in Equity Instruments of Other Entities

- For listed shares or investments with reliably determinable fair value, the provision is based on market value.
- For investments with no reliably determinable fair value at the reporting date, the provision is based on the loss of the investee, calculated as the difference between the actual contribution of the Company and the investee's actual equity multiplied by the Company's ownership ratio.

Changes in provisions for investment losses at the end of the financial period are recognized in finance expenses.

4.4. Receivables

Receivables are presented at carrying amount less provision for doubtful debts.

Classification of receivables as trade receivables or other receivables is made according to the following principle:

- Trade receivables represent amounts arising from commercial transactions with independent buyers.
- Other receivables represent non-commercial amounts not related to sales-purchase transactions.

Provision for doubtful debts represents the expected loss from receivables not collected. The provision or reversal is recognized in administrative expenses in the income statement.

4.5. Inventories

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

Cost of inventories is determined as follows:

- Materials and goods: include purchase cost and directly attributable costs to bring inventories to their present location and condition.

Inventory value is calculated using the specific identification method and recorded on a perpetual basis.

Provision for inventory write-down is established for individual items where cost exceeds net realizable value. For work-in-progress services, provisions are determined for each service type. Changes in inventory write-down at the end of the financial year are recognized in cost of goods sold.

4.6. Prepaid Expenses

Prepaid expenses include costs incurred but related to multiple accounting periods. Examples include:

Repair Costs

One-off office repair and renovation costs with significant value are allocated on a straight-line basis over 3 years.

Prepaid Land Lease

Prepaid land lease represents land rent paid for land used by the Company and is allocated on a straight-line basis over the lease term (2 months).

Other Prepaid Expenses

Other prepaid expenses include costs for accounting software maintenance and website development, allocated on a straight-line basis over no more than 3 years from the time incurred.

4.7. Payables and Accrued Expenses

Payables and accrued expenses are recognized for amounts to be paid in the future related to goods and services received.

Classification of payables:

- Trade payables represent amounts arising from commercial transactions with independent suppliers.
- Accrued expenses represent amounts for goods/services received but not yet invoiced or payable, employee salaries and benefits, and production/business expenses accrued. Adjustments are made if actual expenses differ from accruals.
- Other payables represent non-commercial obligations.

4.8. Salaries

Salaries allocated to expenses in the year are based on the agreed amounts in employment contracts.

4.9. Equity

Owner's capital is recognized at the actual contributed capital from shareholders.

4.10. Profit Distribution

After-tax profit is distributed to shareholders after appropriations to reserves according to the Company's Charter and legal regulations, approved by the General Meeting of Shareholders.

Profit distribution considers non-cash items in undistributed after-tax profit that may affect cash flow and ability to pay dividends. Dividends are recognized as a liability when approved by the General Meeting of Shareholders.

4.11. Revenue and Income Recognition

Revenue from Sale of Goods and Finished Products

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Revenue is recognized when:

- The Company has transferred most risks and rewards of ownership to the buyer.
- The Company no longer retains control over the goods.
- Revenue is reliably measurable.
- Economic benefits are probable.
- Related costs are identifiable.

Revenue from Provision of Services

Revenue from service transactions is recognized when the result of the transaction is reliably measurable. For services spanning multiple periods, revenue is recognized based on the portion of work completed by the reporting date.

Financial Income – Interest

Interest is accrued on the basis of account balances and actual interest rates.

4.12. Corporate Income Tax

Corporate income tax expense includes current and deferred tax and is recognized in profit or loss, except for items recorded directly in equity.

- Current tax is the tax payable based on taxable income and applicable rates at the end of the accounting period.
- Deferred tax is calculated using the balance sheet liability method, based on temporary differences between carrying amounts in financial statements and tax bases.

In 2025, corporate income tax was calculated at 20%. Tax reports are subject to inspection by tax authorities, and differences will be adjusted after finalization.

4.13. Segment Reporting

Business Segments

A business segment is an identifiable part of the Company involved in producing or providing products/services with separate risks and benefits.

Geographical Segments

A geographical segment is an identifiable part operating within a specific economic environment with separate risks and benefits.

4.14. Financial Instruments

Initial Recognition

Financial Assets

At initial recognition, financial assets are recorded at cost plus directly attributable transaction costs. Financial assets include cash, short-term deposits, short-term loans, long-term investments, trade receivables, and other receivables.

Financial Liabilities

At initial recognition, financial liabilities are recorded at cost less directly attributable transaction costs. Financial liabilities include trade payables, borrowings, and other payables.

5. Information on the Items Presented in the Balance Sheet

5,1 Cash and Cash Equivalents

	VND	
	Ending Balance	Beginning Balance
Cash on hand	590.763.316	50.924.655
Demand deposits at banks	27.686.574	10.824.886
Cash equivalents	-	-
Total	618.449.890	61.749.541

5,2 FINANCIAL INVESTMENTS

Equity investments in other entities

Diamond Park Investment Joint Stock Company

	Ending Balance	Beginning Balance
	49.000.000.000	49.000.000.000
	-	-
	49.000.000.000	49.000.000.000

5,3 Short-term Trade Receivables

	VND	
	Ending Balance	Beginning Balance
Tin Thuong Investment Trading Joint Stock Company	119 720 400	254 720 400
Other customers	-	-
Total	119.720.400	254.720.400

5,4 Short-term Prepayments to Suppliers

	VND	
	Ending Balance	Beginning Balance
GAVI Joint Stock Company	1 155 880 000	1 155 880 000
Other suppliers	15.000.000	
Total	1.170.880.000	1.155.880.000

5,5 Other Short-term Receivables

	VND	
	Ending Balance	Beginning Balance
Short-term		
Tin Thuong Investment Joint Stock Company	520.318.266	520.318.266
Amounts paid on behalf of Dothaco Food Trading – Service – Manufacturing Co., Ltd.	5.061.468.650	
Accrued interest receivable		1.056.328.767
Deposits	2.390.000	2.390.000
Advances		
- Internal people	18.000.000.000	
- Others	780.000.000	782.000.000
Total	24.364.176.916	2.361.037.033

5,6 Bad Debts

	VND	
	Ending Balance	Beginning Balance
GAVI Joint Stock Company	1.155.880.000	
Vo Thi Thanh Tuyen	498.000.000	
Nguyen Trung Kien	282.000.000	

Other debts	2.390.000	
Total	<u>1.938.270.000</u>	<u>-</u>
5,7 Inventories		VND
	Ending Balance	Beginning Balance
Total	<u>-</u>	<u>-</u>
5,8 PREPAID EXPENSES		VND
PREPAID EXPENSES	Ending Balance	Beginning Balance
a) Short-term		
- Other items	8.720.830	7.780.001
	<u>8.720.830</u>	<u>7.780.001</u>
b) Long-term		
- Other items	322.159.493	498.867.701
	<u>322.159.493</u>	<u>498.867.701</u>
5,9 Other Current Assets		VND
	Ending Balance	Beginning Balance
Deductible VAT	616.609.889	561.113.013
	<u>-</u>	<u>-</u>
Total	<u>616.609.889</u>	<u>561.113.013</u>
5,10 Short-term Trade Payables		VND

	Ending Balance		Beginning Balance		
	Value	Recoverable amount	Value	Recoverable amount	
Southern Financial Consulting and Auditing Service Co., Ltd.			54.000.000	54.000.000	34 5N 3 F HO
Ky Chuyen Trading and Service Co., Ltd.	17.766.000	17.766.000	17.766.000	17.766.000	4C
Logi Decor Co., Ltd.	23.407.630	23.407.630	23.407.630	23.407.630	
Helios Investment and Services Joint Stock Company	326.251.857	326.251.857	326.251.857	326.251.857	
Aki Foods Co., Ltd.	52.800.000	52.800.000			
Other payables	11.436.939	11.436.939	5.805.349	5.805.349	
Total	<u>431.662.426</u>	<u>431.662.426</u>	<u>427.230.836</u>	<u>427.230.836</u>	

5,11 Payables to employees

	VND	
	Ending Balance	Beginning Balance
Payables to employees	307.000.001	113.000.000
Other parties		
Total	307.000.001	113.000.000

5,12 Other short-term payables

	VND	
	Ending Balance	Beginning Balance
Short-term:		
Van Kim Phat International Import-Export Co., Ltd. (amount paid on behalf)	5.041.519.000	
Total	5.041.519.000	-
Long-term:		
Total	-	-

5,13 Borrowings and finance lease liabilities

	VND	
	Ending Balance	Beginning Balance
Tran Hoang Anh Tuan	3.500.000.000	3.500.000.000
Total	3.500.000.000	3.500.000.000

5,14 Taxes and amounts payable to the State

	VND	
	Ending Balance	Beginning Balance
Personal income tax	12.696.326	2.672.933
Corporate income tax		40.930.104
Other taxes	-	-
Total	12.696.326	43.603.037

5,15 Owners' equity

	VND	
	Ending Balance	Beginning Balance
Contributed capital	60.500.000.000	60.500.000.000
Development investment fund	446.367.502	446.367.502
Undistributed profit after tax	3.596.834.662	6.474.000.925
Total	64.543.202.164	67.420.368.427

6. Additional information for items presented in the income statement**6,1 Revenue from sale of goods and rendering of services**

	VND	
	Q4/2025	Q4/2024
Sales revenue	-	-
	-	-
	-	-
Total	-	-

6,2 Deductions from revenue

	Q4/2025	Q4/2024
Trade discounts	-	-
Sales returns	-	-
Sales allowances	-	-
Total	-	-

6,3 Cost of goods sold

	Q4/2025	Q4/2024
Cost incurred during the period	-	-
Total	-	0

6,4 Financial income

	Q4/2025	Q4/2024
Interest on deposits and loans	34.704	606.630.454
Gains from transfer price differences	-	-
Other financial income	-	-
Total	34.704	606.630.454

6,5 Chi phí bán hàng

	Q4/2025	Q4/2024
Chi phí thuê kho	48.000.000	-
Total	48.000.000	-

6,6 General and administrative expenses

	Q4/2025	Q4/2024
Administrative expenses	545.357.570	449.893.138
Total	545.357.570	449.893.138

6,7 Other income

	Q4/2025	Q4/2024
Liquidation and disposal of fixed assets	-	-
Reversal of warranty provisions	-	-
Other income	-	-
Total	-	-

Including: other income from related parties

6,8 Other expenses

	Q4/2025	Q4/2024
Penalties	26.545.396	-
Other expenses	713.000	3.739.549
Total	27.258.396	3.739.549

7 EVENTS AFTER THE FINANCIAL YEAR-END

No significant events occurred between the end of Q4 2025 and the issuance date of the financial statements.

8 APPROVAL AND ISSUANCE OF THE FINANCIAL STATEMENTS

The financial statements for the period ended September 30, 2025.

Prepared by

Hang
Đỗ Văn Hùng

Hanoi, January 19, 2026

Approved by



Đoàn Văn Dũng