

**INTERNATIONAL INVESTMENT TRADE AND SERVICE
JOINT STOCK COMPANY**

AUDITED CONSOLIDATED FINANCIAL STATEMENTS

FOR THE 1th QUARTER OF 2026 ACCOUNTING PERIOD ENDING 31/03/2026

April 2026

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STATEMENT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of International Trade and Service Investment Joint Stock Company (hereinafter referred to as the "Company") submits with the Company's consolidated financial statements for the accounting period of 1st Quarter, 2026 ending on March 31st, 2026.

BOARDS OF MANAGEMENT AND GENERAL DIRECTORS

The members of the Board of General Directors and the Board of Management have managed the Company during the period from January 1st, 2026 to March 31st, 2026 and up to the date of this Report include:

Board of Management

Mr Phung Tien Doan	Chairman
Mr Nguyen Thai Hoa	Member
Mr Trieu Van Bang	Member
Mr Nguyen Van Thinh	Member
Mrs. Phung Thuy Hoa	Member

Board of General Directors

Mr Vu Hoang Thao	General Director
Mrs. Phung Thuy Hoa	Deputy General Director
Mr Trieu Van Bang	Deputy General Director

Finance - Accounting department

Mr Pham Xuan Phuong	Chief Accountant
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SUBSEQUENTS EVENTS

According to the Board of General Directors, there have been no other significant events occurring after March 31st 2026, affecting the financial position and operation of the Company which would require adjustments to or disclosures to be made in the consolidated financial statements for the period from January 1st, 2026 to March 31st, 2026.

RESPONSIBILITIES OF THE BOARD OF DIRECTORS

The Company's Board of General Directors is responsible for preparing the consolidated financial statements for the 1st Quarter ending on March 31st, which give a true and fair view of the financial position of The Company as at 31/03/2026 as well as of its consolidated income statement and consolidated cash flows statements for the period from January 1st, 2026 to March 31st, 2026.

In preparing these financial statements, the Board of Directors is required to:

- Select appropriate accounting policies and apply them consistently;
- Make judgments and estimates prudently;
- State clearly whether the Accounting Standards applied to The Company are followed or not, and all the material differences from these standards are disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements of The Company on the going-concern basis, except for the cases that the going-concern assumption is considered inappropriate.

The Board of General Directors confirms that The Company has complied with the above requirements in preparing the consolidated financial statements.

STATEMENT OF THE BOARD OF GENERAL DIRECTORS (CONTINUED)

The Board of General Directors is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of The Company and to ensure that the consolidated financial statements comply with Vietnamese Standards on Accounting, Vietnamese Accounting System and relevant legal regulations in preparation and presentation of the consolidated financial statements. The Board of General Directors is also responsible for safeguarding the assets of The Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Directors commits that: The Company does not violate the disclosure obligations as stipulated in Circular No. 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance on information disclosure in the securities market. Decree No. 155/2020/ND-CP dated December 31st, 2020, of the Government detailing the implementation of several articles of the Securities Law No. 54/2019/QH14 and Circular No. 116/2020/TT-BTC dated December 31st, 2020, of the Ministry of Finance guiding several provisions on corporate governance applicable to public companies.

For and on behalf of the Board of General Directors, 



Vu Hoang Thao
General Director
Ha Noi, April 29nd, 2026

CONSOLIDATED STATEMENT OF FINANCIAL POSITION

As at 31st March 2026

ASSETS	Code	Note	31/03/2026 VND	01/01/2026 VND
A- CURRENT ASSETS	100		153,916,531,577	148,714,328,465
I. Cash and cash equivalents	110	4	20,134,745,467	12,821,395,226
1. Cash	111		19,134,745,467	10,821,395,226
2. Cash Equivalents	112		1,000,000,000	2,000,000,000
II. Short-term financial investments	120		41,795,000,000	21,595,000,000
3. Short-term held-to-maturity investments	123	14	42,295,000,000	22,095,000,000
4. Allowance for short-term held-to-maturity investments	124	14	(500,000,000)	(500,000,000)
III. Short-term receivables	130		86,413,034,063	108,388,803,221
1. Receivables from customers	131	5	81,046,253,339	75,882,345,201
2. Advances to Suppliers	132	9	15,351,326,837	43,802,862,959
5. Other short-term receivables	135	6	53,602,740,269	52,836,566,716
6. Allowance for doubtful short-term receivables (*)	136		(63,587,286,382)	(64,132,971,655)
IV. Inventories	140		3,344,547,006	2,910,772,607
1. Inventories	141	7	3,344,547,006	2,910,772,607
VI. Other current assets	160		2,229,205,041	2,998,357,411
1. Short-term prepaid expenses	161	8	1,270,444,451	811,339,111
2. Deductible value added tax	162		8,770,057	16,911,637
3. Taxes and other receivables from government budget	163	16	949,990,533	2,170,106,663
B - NON-CURRENT ASSET	200		564,333,866,790	561,507,864,686
I. Nont - current assets	210		4,327,100,000	4,327,100,000
5. Other long-term receivables	215	6	4,327,100,000	4,327,100,000
II. Fixed assets	220		44,818,010,816	46,509,971,534
1. Tangible fixed assets	221	10	44,765,353,316	46,449,281,534
- Historical costs	222		166,455,094,826	166,455,094,826
- Accumulated depreciation	223		(121,689,741,510)	(120,005,813,292)
3. Intangible fixed assets	227	11	52,657,500	60,690,000
- Historical costs	228		1,127,981,600	1,127,981,600
- Accumulated depreciation	229		(1,075,324,100)	(1,067,291,600)
V. Long-term assets in progress	250		278,623,587,092	273,840,056,702
2. Construction in progress	252	12	278,623,587,092	273,840,056,702
VI. Long-term investments	260		231,656,713,491	231,656,713,492
1. Investment in subsidiaries	261	13	-	-
2. Investment in associates and joint ventures	262	13	70,786,121,207	70,786,121,208
3. Investment in equity other entities	263	13	167,485,579,488	167,485,579,488
4. Allowances for long-term investments	264	13	(6,614,987,204)	(6,614,987,204)
VII. Other long-term assets	270		4,908,455,391	5,174,022,958
1. Long-term prepaid expenses	271	8	4,584,738,679	4,866,299,671
2. Deferred Income Tax Assets	272		323,716,712	307,723,287
TOTAL ASSETS	280		718,250,398,367	710,222,193,151

CONSOLIDATED STATEMENT OF FINANCIAL POSITION (Continued)

As at 31st March 2026

RESOURCES	Code	Note	31/03/2026 VND	01/01/2026 VND
C. LIABILITIES	300		332,735,931,603	343,394,143,379
I. Current liabilities	310		78,443,013,057	89,166,588,924
1. Short-term trade payables	311	15	17,331,832,831	11,103,633,473
2. Prepayments from customers	312		988,494,828	10,021,283,647
4. Short-term taxes and other statutory obligations	314	16	5,218,002,919	902,004,039
5. Payables to employees	315		4,000,667,985	6,445,028,821
6. Short-term accrued expenses	316	17	10,841,118,299	10,735,448,509
9. Short-term unearned revenues	319	21	505,176,000	279,595,543
10. Other short-term payments	320	18	29,516,934,584	30,406,448,681
11. Short-term borrowings and finance lease liabilities	321	20	9,941,652,164	19,157,712,764
13. Bonus and welfare fund	323		99,133,447	115,433,447
II. Long-term liabilities	330		254,292,918,546	254,227,554,455
1. Long-term trade payables	331	15	4,820,660,520	4,820,660,520
7. Long-term unearned revenues	337	21	296,199,455	305,298,364
8. Other long-term payables	338	18	234,417,645,294	234,343,182,294
9. Borrowings and finance lease liabilities	339	20	14,758,413,277	14,758,413,277
D. OWNERS' EQUITY	400		385,514,466,764	366,828,049,772
1. Contributed capital	411	22	360,000,000,000	360,000,000,000
- Voting shares	411a		360,000,000,000	360,000,000,000
2. Share Premium	412		-	-
4. Other Equity	414		1,561,824,000	1,561,824,000
8. Development Investment Fund	418		-	-
10. Undistributed profit after tax	420		(28,515,791,619)	(46,585,493,362)
- Undistributed profit after tax brought forward	420a		(47,681,691,822)	(62,159,328,409)
- Undistributed profit after tax for the current year	420b		19,165,900,203	15,573,835,047
12. Non-controlling Interests	429		52,468,434,383	51,851,719,134
TOTAL LIABILITIES AND OWNERS' EQUITY	440		718,250,398,367	710,222,193,151

Hà Nội, April 29th, 2026

Prepare



Phung Ngoc Dung

Chief Accountant



Pham Xuan Phuong

General Director



Vu Hoang Thao

INTERNATIONAL INVESTMENT TRADE
AND SERVICE JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENT
For the accounting period Q1, 2026
Ending on March 31st, 2026

CONSOLIDATED INCOME STATEMENT
1st Quarter, 2026

ITEMS	Code	Note	Quarter I/2026	Quarter I/2025	Accumulated from the beginning of the year to 31/03/2026	Accumulated from the beginning of the year to 31/03/2025
			VND	VND	VND	VND
1. Revenues from sales and services rendered	01	23	126,940,704,047	30,857,231,765	126,940,704,047	30,857,231,765
3. Net revenues from sales and services rendered (10=01-02)	10		126,940,704,047	30,857,231,765	126,940,704,047	30,857,231,765
4. Revenue deductions	11	24	117,019,985,579	23,367,422,998	117,019,985,579	23,367,422,998
5. Gross revenues from sales and services rendered (20=10-11)	20		9,920,718,468	7,489,808,767	9,920,718,468	7,489,808,767
7. Financial income	22	25	16,601,860,203	236,869,371	16,601,860,203	236,869,371
8. Financial expenses	23	26	386,622,805	788,144,035	386,622,805	788,144,035
In which: Interest expenses	24		269,591,905	686,941,492	269,591,905	686,941,492
10. General administrative expenses	26	27	5,916,488,029	5,989,610,167	5,916,488,029	5,989,610,167
11. Net profits from operating activities {20+21+22-(23+25+26)}	30		20,219,467,837	948,923,936	20,219,467,837	948,923,936
12. Other income	31	28	35,046,400	19,261,870	35,046,400	19,261,870
13. Other expenses	32	29	22,651,920	50,935,852	22,651,920	50,935,852
14. Other profits	40		12,394,480	(31,673,982)	12,394,480	(31,673,982)
15. Total net profit before tax	50		20,231,862,317	917,249,954	20,231,862,317	917,249,954
16. Current Corporate Income Tax Expense	51		402,746,874	471,590,032	402,746,874	471,590,032
18. Profit after tax	60		19,829,115,443	445,659,922	19,829,115,443	445,659,922
Profit after tax attributable to owners of the parent	61		19,165,900,203	(402,985,425)	19,165,900,203	(402,985,425)
Profit after tax attributable to non-controlling	62		663,215,240	848,645,347	663,215,240	848,645,347

Prepare

Phung Ngoc Dung

Chief Accountant

Pham Xuan Phuong

General Director

General Director

General Director

General Director

General Director

General Director

General Director

The accompanying Notes are an integral part of the Financial Statements

CONSOLIDATED CASH FLOW STATEMENT
(Indirect method)
1st Quarter, 2026

ITEMS	Code	Note	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
I. Net cash flows from operating activities				
<i>Profit before tax</i>	01		20,231,862,317	917,249,954
<i>Adjustments for items</i>				
Depreciation of fixed assets and investment property	02		1,691,960,718	1,711,838,320
Provisions	03		(545,685,273)	40,000,000
Gains/(losses) on foreign exchange differences arising from the revaluation of foreign currency monetary items	04			(142,813,698)
Gains/(losses) from investing activities	05		(16,086,718,579)	476,049
Interest expense	06		194,505,053	788,144,035
<i>Net cash flows from operating activities before changes in working capital</i>	08		5,485,924,236	3,314,894,660
Increase/(decrease) in receivables	09		20,754,052,606	(2,586,630,881)
Increase/(decrease) in inventories	10		(433,774,399)	1,013,159,931
Increase/(decrease) in payables	11		(346,389,318)	2,525,318,443
Increase/(decrease) in prepaid expenses	12		124,618,569	268,702,547
Increase/(decrease) in trading securities	13			
Interest paid	14		197,260,199	(237,534,667)
Corporate income tax paid	15		138,298,525	(351,794,939)
Other cash receipts from operating activities	16		13,077,202,123	5,243,924,335
Other cash payments from operating activities	17		(14,642,907,724)	(6,586,290,846)
<i>Net cash flows from operating activities</i>	20		24,354,284,817	2,603,748,583
II. Lưu chuyển tiền từ hoạt động đầu tư				
Expenditures on purchase and construction of fixed assets	21		(2,901,815,552)	(52,442,886)
Cash receipts from the sale or liquidation of fixed assets and	22			
Cash payments for lending and acquisition of debt securities	23		(34,600,000,000)	(2,400,000,000)
Recovery of loans, reselling debt instruments	24		14,400,000,000	2,700,000,000
Cash payments for investments in other entities	25			
Cash receipts for investments in other entities	26			
Proceeds from interests, dividends and distributed profits	27		15,559,407,202	75,244,890
<i>Net cash flows from investing activities</i>	30		(7,542,408,350)	322,802,004

CONSOLIDATED CASH FLOW STATEMENT (Continued)

(Indirect method)

1st Quarter, 2026

ITEMS	Code	Note	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
III. Net cash flows from financing activities				
Proceeds from borrowings	33		30,000,000,000	1,805,000,000
Repayments from borrowings	34		(39,498,526,226)	(956,764,424)
Net cash flows from financing activities	40		(9,498,526,226)	848,235,576
Net cash flows during the period (50=20+30+40)	50		7,313,350,241	3,774,786,163
Cash and cash equivalents at the beginning of the period	60		12,821,395,226	12,330,703,728
Effect of exchange rate changes on the translation of foreign	61			
Cash and cash equivalents at the end of the period	70		20,134,745,467	16,105,489,891

Hà Nội, March 29th 2026

Preparer



Phung Ngoc Dung

Chief Accountant



Pham Xuan Phuong

General Director



Vũ Hoàng Thao

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

1. COMPANY INFORMATION

1.1 Structure of ownership

International Trade and Service Investment Joint Stock Company (formerly known as International Trade and Service Investment One Member Limited Liability Company) - (hereinafter referred to as the "Company") was converted from a state-owned enterprise according to Decision No. 218/2005/QĐ-UB dated December 13th, 2005, of the Hanoi People's Committee..

On December 18th, 2015, the Hanoi People's Committee issued Decision No. 6988/QĐ-UBND approving the enterprise value and the equitization plan of International Trade and Service Investment One Member Limited Liability Company.

International Trade and Service Investment Joint Stock Company operates and was established under the Joint Stock Company Enterprise Registration Certificate No. 0100110052, converted from Business Registration Certificate No. 0104000354, initially registered on February 20th, 2006, and amended for the 16th time on August 4th, 2025, issued by the Department of Business Registration and Corporate Finance – Hanoi Department of Finance.

Full name: INTERNATIONAL INVESTMENT TRADE AND SERVICE JOINT STOCK COMPANY.

English name: INTERNATIONAL INVESTMENT TRADE AND SERVICE JOINT STOCK COMPANY.

The abbreviated Company name is: INTERSERCO.

Head office address: No. 17 Pham Hung, My Dinh 2 Ward, Nam Tu Liem District, Hanoi City..

Company charter capital: VND 360,000,000,000 (Three hundred and sixty billion dong).

Legal representative:

Mr Phung Tien Toan - Chairman of the Board of Directors

Mr Vu Hoang Thao - General Directors

1.2 BUSINESS FIELD

The company operates in the fields of trade, services and construction..

1.3 OPERATING INDUSTRIES

The Company's business activities include:

- Other supporting services related to transportation;
- Details: logistics services.
- Other supporting services for business not classified elsewhere;
- Details: temporary import, re-export and transit services. Duty-free sales.
- Import and export of goods traded by the Company;
- Footwear production;
- Construction wood products production;
- Computer and computer peripheral equipment production;
- Sawing, cutting, planing and preserving wood;
- Production of other products from wood, production of products from bamboo, rattan, straw, thatch and plaiting materials;
- Services related to printing;
- Production of electronic components;

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

1.3 OPERATING INDUSTRIES (CONTINUED)

- Manufacture of consumer electronics;
- Manufacture of plywood, veneer, plywood and other thin boards;
- Manufacture of label paper, label paperboard, paper and cardboard packaging;
- Construction of residential houses, construction of non-residential houses;
- Demolition;
- Site preparation;
- Installation of electrical systems;
- Construction of railway works, road works, water supply and drainage works;
- Construction of telecommunications, information and communication works, electrical works;
- Construction of other public works;
- Construction of hydraulic works, mining works, processing and manufacturing works;
- Construction of other civil engineering works;
- Other specialized construction activities;
- Wholesale of automobiles and other motor vehicles;
- Automobile and other motor vehicle dealerships;
- Sale of spare parts and accessories of automobiles and other motor vehicles
- Sale of motorcycles and motorbikes
- Maintenance and repair of motorcycles and motorbikes;
- Sale of spare parts and accessories for motorcycles and motorbikes;
- General wholesale (state-licensed types)

(Excluding general wholesale of rice, cane sugar, beet sugar, tobacco and cigars, crude oil, processed oil, precious metals and precious stones, recordings on all materials, books, newspapers and magazines, pharmaceuticals, explosives).

- Road freight transport;
- Short-term accommodation services;
- (Excluding bar, karaoke room, and dance hall business).
- Other food and beverage services;
- (Excluding bar, karaoke room, and dance hall business).
- Beverage service;
- (Excluding bar, karaoke room, and dance hall business).
- Information portal;(Excluding entertainment activities).
- Real estate business, land use rights owned, used or leased;
- Installation of water supply and drainage systems, heating and air conditioning systems;
- Installation of other construction systems;
- Completion of construction works;
- Retail sale of passenger cars (9 seats or less);
- Maintenance and repair of cars and other motor vehicles;
- Agents, brokers, auctions of goods

(Details: Agents, brokers (excluding insurance, securities, real estate and marriage brokerage with foreign elements; excluding agents, brokers of goods such as rice, cane sugar, beet sugar, tobacco and cigars, crude oil, processed oil, precious metals and precious stones, recorded items on all materials, books, newspapers and magazines, pharmaceuticals recorded on all materials, books, newspapers and magazines, pharmaceuticals, explosives)

- Wholesale of other household goods;
- (Except pharmaceuticals, books, newspapers and magazines, recorded items on all materials).
- Wholesale of agricultural machinery, equipment and spare parts;
- Wholesale of other machinery, equipment and spare parts;

(Details: Wholesale of mining and construction machinery, equipment and spare parts;

Wholesale of electrical machinery, equipment, electrical materials;

Wholesale of electrical machinery, equipment, materials electricity;

Wholesale of machinery, equipment and spare parts for textile, garment, leather and footwear machines;

Wholesale of office tables, chairs and cabinets;

The accompanying Notes are an integral part of the Financial Statements

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

1.3 OPERATING INDUSTRIES (CONTINUED)

- Wholesale of machinery and medical equipment;
- Other specialized wholesale not elsewhere classified;
(Details: Wholesale of fertilizers, wholesale of other chemicals (except chemicals prohibited by the State))
- Restaurants and mobile catering services
- Activities of insurance agents and brokers;
- Consulting, brokerage, real estate auctions, auctions of land use rights;
- Travel agencies;
- Primary, intermediate and college training;
- Sauna, massage and similar health-enhancing services (except sports activities - excluding acupuncture, acupressure and steam bath with traditional medicine).
- Architectural activities and other related technical consultancy;
- Advertising;
- Rental of sports and entertainment equipment;
- Activities of centers, consulting agencies, introduction and brokerage of labor and jobs (excluding introduction, selection and supply of human resources for enterprises with the function of exporting labor);
- Organization of introduction and trade promotion;
- Other unclassified mining;
(Details: Trading and processing of minerals (except for minerals prohibited by the State));
- Other road passenger transport;
(Details: multimodal transport business);
- Wholesale of other materials and installation equipment in construction (excluding precious metals and precious stones);
- Wholesale of agricultural and forestry raw materials (excluding wood, bamboo and rattan) and live animals (excluding rice, tobacco and cigars)
- Wholesale of rice, wheat, other cereal grains, wheat flour (excluding rice)
- Wholesale of food (excluding cane sugar, beet sugar);
- For conditional business lines, enterprises only conduct business when they meet all conditions as prescribed by law.)

1.4 NORMAL OPERATING CYCLE

The Company's normal operating cycle is 12 months.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

1.5 THE COMPANY STRUCTURE

Unit

A. Subsidiaries

Directly owned subsidiaries

1. Son Tay Port Joint Stock Company
2. Interserco My Dinh Joint Stock Company
3. International Manpower Supply And Trade Joint Stock Company

Subsidiary indirectly owned through Interserco My Dinh Joint Stock Company

1. Interserco - Vat Cach Logistics Limited Company

B. Joint ventures and associates

Joint ventures and directly owned associates

1. International Property Investment Corporation
2. International Human Resources Vocational College
3. Plummy Joint Venture Garment Company
4. Cgd Vietnam Construction Consulting Joint Stock Company
5. United Supply Chain Corporation
6. Viet Nam Icc Construction Joint Stock Company
7. Viet Nam Interserco Trading International Joint Stock Company
8. Curate IT Joint Stock Company

Joint ventures and associates indirectly owned through Son Tay Port Joint Stock Company

1. Hong Van Port Joint Stock Company
2. Concrete Son Tay Joint Stock Company

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

2. BASIS FOR PREPARING FINANCIAL STATEMENTS AND FINANCIAL YEAR

2.1 BASIS FOR PREPARING CONSOLIDATED FINANCIAL STATEMENTS

The Company's consolidated financial statements are prepared in accordance with the Enterprise Accounting Regime issued together with Circular No. 99/2025/TT-BTC dated October 25, 2025 of the Ministry of Finance guiding the Enterprise Accounting Regime and Circular No. 43/2026/TT-BTC dated April 20, 2026 of the Ministry of Finance guiding the preparation of Consolidated Financial Statements..

These interim consolidated financial statements are prepared from the interim financial statements of the parent company and companies controlled by the parent company (subsidiaries) for the period from 01/10/2025 to 31/12/2025. Control is achieved when the parent company has the power to govern the financial and operating policies of an investee company so as to obtain benefits from its activities..

The financial statements of subsidiaries are consolidated from the date on which the Company obtains control and are no longer consolidated from the date on which the Company ceases to have control. The results of subsidiaries acquired or sold during the year are included in the consolidated income statement from the date of acquisition or up to the date of disposal of the investment in the subsidiary..

Except for unrealized profits/(losses) of intra-group transactions, intra-group transactions between subsidiaries and the parent company and intra-group balances between companies are eliminated upon consolidation of financial statements..

The minority interest in the consolidated net assets of the subsidiary is identified as a separate item from the parent's equity. The minority interest consists of the amount of the minority interest at the date of the original business combination and the minority's share of changes in equity since the date of the combination. Losses attributable to the minority in excess of the minority's interest in the subsidiary's equity are allocated against the Company's interest except to the extent that the minority has a binding obligation and is able to make an additional investment to cover the losses..

The consolidated interim financial statements are prepared on the basis of the Financial Statements of the Parent Company and 04 Subsidiaries including::

1. International Investment Trade And Service Joint Stock Company (parent company);
2. Son Tay Port Joint Stock Company;
3. Interserco My Dinh Joint Stock Company;
4. International Manpower Supply And Trade Joint Stock Company;
5. INTERSERCO - VAT CACH LOGISTICS LIMITED COMPANY (indirect).

2.2 ACCOUNTING CURRENCY

Currency used in accounting: Vietnamese Dong (VND)).

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

3. SIGNIFICANT ACCOUNTING POLICIES

The following are the significant accounting policies applied by the Company in preparing these interim consolidated financial statements::

3.1 ACCOUNTING SYSTEM

The Company applies the Enterprise Accounting Regime as guided in Circular 99/2025/TT-BTC issued by the Ministry of Finance on October 27, 2025 and Circular 43/2026/TT-BTC dated April 20, 2026 of the Ministry of Finance on guidance on preparing Consolidated Financial Statements.

3.2 ACCOUNTING ESTIMATES

The preparation of the financial statements in accordance with Vietnamese Accounting Standards requires the Board of Directors to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosure of contingent assets and liabilities at the date of the financial statements as well as the reported amounts of revenues and expenses during the financial year. Actual results may differ from those estimates and assumptions..

3.3 CASH AND CASH EQUIVALENTS

Cash and cash equivalents include cash on hand, bank deposits, deposits, short-term investments or highly liquid investments. Highly liquid investments are those with original maturities of no more than 03 months, which can be converted into known amounts of cash and are subject to insignificant risk of changes in value..

3.4 FINANCIAL INVESTMENTS

Because investments in Associates cannot be collected, these investments are accounted for using the cost method instead of the equity method..

Other short-term and long-term investments are recorded and reflected in the Financial Statements according to the original cost method. When there is evidence of a decrease in the value of investments, the Company will consider setting up a provision for a decrease in the value of long-term financial investments for the lost value. In the absence of reference information to determine the level of decrease in the value of investments, the value of other long-term investments will still be recorded and reflected at the original cost in the Financial Statements..

Annual profits from financial investments are reflected in financial operating revenue..

3.5 ACCOUNTS RECEIVABLE

Receivables include: customer receivables, prepayments to vendors and other receivables at the reporting date..

Receivables are presented at cost less provision for doubtful debts. The provision for doubtful debts is set up by the Company for receivables that are overdue as stated in economic contracts, contract commitments or debt commitments, which the enterprise has requested many times but has not yet recovered. The determination of the overdue period of the receivable is based on the principal repayment period according to the original purchase and sale contract, not taking into account debt extensions between the parties; or for receivables that have not yet reached their payment due date.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

3. MAIN ACCOUNTING POLICIES (CONTINUED)

3.5 ACCOUNTS RECEIVABLE (CONTINUED)

but the debtor has gone bankrupt or is in the process of dissolution, missing, absconding and will be reimbursed when the debt is recovered. The increase or decrease in the provision for doubtful debts is accounted for in the business management expenses of the period..

3.6 INVENTORY

Inventories are measured at the lower of cost and net realizable value. The cost of inventories comprises all costs incurred in bringing the inventories to their present location and condition, including: purchase price, non-refundable taxes, transportation, handling, storage costs incurred in the purchase process, standard losses, and other costs directly attributable to the purchase of inventories..

The Company applies the perpetual inventory method to account for inventories. The selling price of inventories is calculated using the specific identification method..

Provision for inventory impairment (if any) of the Company is made when there is reliable evidence of a decline in the net realizable value compared to the original cost of the inventory. Net realizable value is determined by the estimated selling price less the estimated costs of completion and costs to be incurred in marketing, selling and distribution. Increases or decreases in the provision for inventory impairment are recorded in the cost of goods sold in the period..

3.7 TANGIBLE FIXED ASSETS

Tangible fixed assets are stated at cost less accumulated depreciation..

The initial cost of tangible fixed assets comprises the purchase price and any other directly attributable costs of bringing the asset to working condition for its intended use..

For fixed assets that have been put into use but have not yet had an official settlement, the original value of fixed assets will be temporarily recorded as an increase and depreciation will be deducted. When there is an official settlement, the original value will be adjusted accordingly..

Costs related to tangible fixed assets arising after initial recognition must be recorded as production and business costs in the period, unless these costs are likely to make tangible fixed assets generate more economic benefits in the future than the initially assessed level of operation, then they are recorded as an increase in the original cost of tangible fixed assets..

Some assets are revalued when determining the enterprise value for equitization according to the enterprise value determination dossier for equitization as of December 31, 2014 and approved by the Hanoi People's Committee under Decision No. 6988/QD-UBND dated December 18, 2015.

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

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

3. MAIN ACCOUNTING POLICIES (CONTINUED)

3.7 TANGIBLE FIXED ASSETS (CONTINUED)

<i>Asset Type</i>	<i>Time of use (years)</i>
- Buildings, structures	05 - 50
- Machinery and equipment	06 - 10
- Motor vehicles	06 - 10
- Office equipment	03 - 10
- Other fixed assets	04 - 25

3.8 INTANGIBLE FIXED ASSETS

Intangible fixed assets are stated at cost less accumulated depreciation.

The initial cost of intangible fixed assets comprises the purchase price and any other directly attributable costs of bringing the asset to working condition for its intended use.

Intangible fixed assets are computer software and parking control software. Intangible fixed assets are amortized using the straight-line method over their estimated useful lives. The specific amortization periods are as follows:

<i>Asset Type</i>	<i>Time of use (years)</i>
- Computer software	03 - 08

3.9 CONSTRUCTION IN PROGRESS

Construction in progress is recorded at cost, reflecting costs directly related (including related interest expenses in accordance with the Company's accounting policy) to assets under construction, machinery and equipment being installed for production, leasing and management purposes as well as costs related to repairs of fixed assets in progress. Depreciation of these assets is applied in the same way as other assets, starting when the assets are ready for use..

3.10 PREPAID EXPENSES

Long-term prepaid expenses include the remaining value of tools and supplies that do not qualify as fixed assets and other expenses that are assessed as being capable of providing future economic benefits with a useful life of more than one year. These expenses are capitalized as long-term prepaid expenses and are allocated to production and business expenses, using the straight-line method in accordance with current accounting regulations. Other long-term prepaid expenses have an allocation period of no more than 03 years.

3.11 LIABILITIES PAYABLE

Liabilities are recorded at cost, including:

- Trade payables are commercial payables arising from transactions of purchasing goods and services..
- Other payables include non-commercial payables not related to the purchase and sale of goods and services.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

3. MAIN ACCOUNTING POLICIES (CONTINUED)

3.12. LOANS AND FINANCE LEASES

Loans and financial leasing debts are loans. Loans and financial leasing debts are monitored in detail for each lending entity, each debtor, each loan agreement and each type of borrowed asset; according to the repayment period of loans, financial leasing debts and in the original currency (if any). Loans with a remaining repayment period of more than 12 months from the reporting date are presented as long-term loans and financial leasing debts. Loans due for payment within the next 12 months from the reporting date are presented as short-term loans and financial leasing debts.

3.13. BORROWING COSTS

Borrowing costs directly attributable to the acquisition, construction or production of qualifying assets that necessarily take a substantial period of time to get ready for their intended use or sale are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Income earned on temporary investments from borrowings is deducted from the cost of those assets.

In case a separate loan is used only for the purpose of investing in the construction or production of an unfinished asset, the borrowing costs eligible for capitalization for that unfinished asset will be determined as the actual borrowing costs incurred from the loans minus (-) the income arising from the temporary investment activities of these loans.

3.14. ACCRUED EXPENSES

Accrued expenses are recorded based on reasonable estimates of the amount payable for goods and services used during the period due to lack of invoices or insufficient records..

3.15. OWNERS' EQUITY

According to Decision No. 6988/QD-UBND dated December 18, 2015 of the Hanoi People's Committee on approving the enterprise value and equitization plan of the International Investment, Trade and Service Company Limited, the total number of shares is 36,000,000, with a par value of VND 10,000/share. According to Decision No. 6955/QD-UBND dated December 16, 2016 on converting the International Investment, Trade and Service Company Limited into the International Investment, Trade and Service Joint Stock Company. In which, the State capital directly managed by the Hanoi People's Committee accounts for 45% of the charter capital, the capital of other shareholders accounts for 55% of the charter capital. On March 20, 2026, the Hanoi Stock Exchange conducted an auction to sell 45% of the shares owned by the Hanoi People's Committee. However, as of now, the procedures for transferring ownership to the winning investors have not yet been completed.

3.16. RECOGNITION OF REVENUE AND EXPENSES

Revenue from sales of goods and rendering of services is recognized when the risks, rewards and ownership of the goods are transferred to the buyer; The company can obtain economic benefits and at the same time can determine the costs related to the sales transaction..

Revenue from sales of products and goods

Revenue is recognized when the outcome of a transaction can be measured reliably and it is probable that the economic benefits associated with the transaction will flow to the Company. Revenue from sales is recognized when the goods are delivered and ownership is transferred to the buyer, the customer accepts payment and the costs associated with the transaction can be measured reliably. Revenue is not recognized when there are significant uncertainties regarding the collectibility of the proceeds from the sale or the possible return of goods..

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

3. MAIN ACCOUNTING POLICIES (CONTINUED)

3.16 RECOGNITION OF REVENUE AND EXPENSES (CONTINUED))

Service revenue

Revenue from providing services is recognized when the outcome of the transaction and the provision of services can be reliably determined, the Company is able to obtain economic benefits from this transaction (recognized when there is evidence of the service output completed at the end of the financial year) and the costs incurred and the costs to complete the service provision transaction can be determined..

In cases where the provision of services involves multiple accounting periods, revenue is determined based on the results of the work actually completed during the period..

No revenue is recognised when there is significant uncertainty regarding the recovery of the consideration due..

Construction contract revenue

In case the construction contract stipulates that the contractor is paid according to the value of the performed volume, when the results of the construction contract performance are reliably determined and confirmed by the customer, the revenue and expenses related to the contract are recorded corresponding to the completed work confirmed by the customer in the period reflected on the issued invoice..

Financial revenue

Financial revenue includes: interest on bank deposits, interest from investment activities, dividends, profits shared from investment activities. The Company records when revenue is determined relatively reliably and there is the ability to obtain economic benefits from that transaction..

Operating expenses arising from and related to the generation of revenue during the year are collected according to actual and estimated accounting periods..

3.17 TAXES AND OTHER PAYABLES TO GOVERNMENT BUDGET

Input VAT is accounted for using the deduction method..

The tax currently payable is based on taxable profit for the year. Taxable profit may differ from profit before tax as reported in the Income Statement because it excludes items of income or expense that are taxable or deductible in other years (including loss carried forward, if any) and it further excludes items that are not taxable or deductible..

The current corporate income tax rate is 20%..

Taxable profit is determined based on the results of business operations after adjusting for non-taxable income and non-deductible expenses. The determination of taxable profit and current corporate income tax expense is based on current tax regulations. However, these regulations are subject to change from time to time and the final determination depends on the results of the examination by the competent tax authority..

Other taxes are implemented according to current regulations of the State.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

3.18. 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. Related parties include:

- Enterprises that directly or indirectly through one or more intermediaries control, or are controlled by, or are under common control with the Company, including the parent company, subsidiaries, joint ventures, jointly controlled entities, and associated companies..
- Individuals owning, directly or indirectly, an interest in the voting power of the Reporting Enterprises that gives them significant influence over the Enterprises; and key management personnel having authority and responsibility for planning, directing and controlling the activities of the Company, including close members of the families of such individuals.
- Enterprises in which the above-mentioned individuals directly or indirectly hold voting rights or in which such persons can exercise significant influence over the enterprise.

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

4. CASH AND CASH EQUIVALENTS

	31/03/2026	01/01/2026
	VND	VND
- Cash	4,959,180,438	1,514,453,096
- Bank deposits	14,175,565,029	9,306,942,130
† VCB Bank	5,223,989,909	5,116,860,914
† TCB Bank	7,342,171,791	1,938,598,730
† Other banks	1,609,403,329	2,251,482,486
Time deposits with maturities not exceeding 3 months	1,000,000,000	2,000,000,000
Tổng	20,134,745,467	12,821,395,226

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

5. Receivables From Customers

	<u>31/03/2026</u>	<u>01/01/2026</u>
	<u>Value in</u>	<u>Value in</u>
	<u>VND</u>	<u>VND</u>
a. Short-term	81,046,253,339	75,882,345,201
- Hien Tai Trading Transport and Export-import Joint Stock	24,353,472,000	24,353,472,000
- Chien Thang Manganese Joint Stock Company	12,288,342,970	12,378,342,970
- Viet Long Electric Machine Trading Joint Stock Company	5,788,373,827	5,828,373,827
- Construction Enterprise No.3- Branch of UDIC Urban-One member Limited Liability Company	6,440,269,832	6,440,269,832
- Mai Vu Joint Stock Company	885,080,000	2,164,800,000
- Interserco-CB Joint Stock Company	1,489,465,753	1,489,465,753
- Da Nang Agricultural Materials Joint Stock Company NOII	3,060,000,000	3,060,000,000
- Other Customers	26,741,248,957	20,167,620,819
b. Long-term receivables	-	-
c. Receivables from related parties	4,770,377,403	5,046,290,680
- ICC Vietnam Construction Joint Stock Company	2,839,665,943	2,839,665,943
- CGD Vietnam Construction Consulting Joint Stock Company	126,426,285	-
- United Supply Chain Joint Stock Company	645,365	421,874
- Son Tay Concrete Joint Stock Company	27,920,884	290,533,684
- Interserco-CB Joint Stock Company	395,060,548	576,429,316
- Viet Nam Interserco Trading International Joint Stock Company	1,338,088,137	1,337,696,772
- Khang Viet Ha Joint Stock Company	3,570,241	1,543,091
- Hanoi International Human Resources Vocational Sch	39,000,000	-
- Curate IT Joint Stock Company	795,528	427,235

Out of the total outstanding trade receivables, VND 52,394,347,194 represents receivables taken over from the State-owned enterprise upon its conversion into a joint stock company, in accordance with the handover minutes dated February 12, 2018 for the transfer of International Investment, Trade and Service One Member Limited Liability Company to International Investment, Trade and Service Joint Stock Company.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)*(The accompanying Notes are an integral part of the Financial Statements)***6. OTHER RECEIVABLES**

	31/03/2026		01/01/2026	
	Value in VND	Provision in VND	Value in VND	Provision in VND
a. Short -term	53,602,740,269	2,816,668,586	52,836,566,716	3,317,670,639
Deposits and Escrow	15,000,000	-	13,000,000	-
Advances	47,836,016,056	-	46,338,257,001	-
- Mr. Nguyen Van Long	6,081,854,000	-	6,081,854,000	-
- Mr. Bui Si Minh	7,905,050,100	-	7,925,050,100	-
- Ms. Nguyen Thi Thanh Huyen	11,030,316,969	-	10,286,580,169	-
- Ms. Phung Ngoc Dung	5,501,024,580	-	5,501,024,580	-
- Other Entities	17,317,770,407	-	16,543,748,152	-
Payments made on behalf	712,824,326	-	846,685,530	-
- Canon Viet Nam Co.,Ltd	276,539,903	-	318,132,415	-
- Công ty TNHH Panasonic Vietj Nam	368,877,306	-	501,274,783	-
- Các đối tượng khác	67,407,117	-	27,278,332	-
Phải thu về lãi cho vay, lãi tiền gửi	469,157,534	-	20,191,781	-
Ngân hàng TMCP Quốc dân (NCB) - Hà Nội	469,157,534	-	20,191,781	-
- Công ty CP Cảng Sơn Tây	-	-	-	-
Phải thu ngắn hạn khác	4,569,742,353	2,816,668,586	5,618,432,404	3,317,670,639
Công ty CP Đầu tư và Phát triển Đồng Gia Phát	2,816,668,586	2,816,668,586	2,816,668,586	2,816,668,586
Trung tâm Mỹ thuật & Đầu tư phát triển văn hóa	-	-	331,282,495	-
- Đối tượng khác	1,753,073,767	-	2,470,481,323	501,002,053
b. Dài hạn	4,327,100,000	-	4,327,100,000	-
Ký cược, ký quỹ	4,327,100,000	-	4,327,100,000	-
	57,929,840,269	2,816,668,586	57,163,666,716	3,317,670,639
c. Phải thu khác là các bên liên quan	268,268,759		183,957,927	-
- Công ty CP Cảng Hồng Vân	268,268,759		183,957,927	-

Out of the total balance of other receivables, VND 3,567,398,935 represents other receivables taken over from the State-owned enterprise upon its conversion into a joint stock company, in accordance with the handover minutes dated February 12, 2018 for the transfer of International Investment, Trade and Service One Member Limited Liability Company to International Investment, Trade and Service Joint Stock Company

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

7. INVENTORY

	31/03/2026		01/01/2026	
	Giá gốc VND	Dự phòng VND	Giá gốc VND	Dự phòng VND
- Nguyên liệu, vật liệu	261,335,444	-	91,001,317	-
- Chi phí sản xuất, kinh doanh dở dang	3,026,895,450	-	2,763,455,178	-
- Hàng hoá	56,316,112	-	56,316,112	-
	<u>3,344,547,006</u>	<u>-</u>	<u>2,910,772,607</u>	<u>-</u>

8. PREPAID EXPENSES

	31/03/2026 VND	01/01/2026 VND
Short-term Prepaid expenses pending allocation	1,270,444,451	811,339,111
Long-term Prepaid expenses pending allocation	4,584,738,679	4,866,299,671
- Tools and Equipment	474,194,976	650,339,808
- Compensation for Crops	236,045,457	249,876,237
- Costs for Introducing ICD My Dinh Port at Duc Thuong	811,394,957	811,394,957
- Other long -term Prepaid expenses pending allocation	3,063,103,289	3,154,688,669
	<u>5,855,183,130</u>	<u>5,677,638,782</u>

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)*(The accompanying Notes are an integral part of the Financial Statements)***9. ADVANCES TO SUPPLIERS**

	Giá trị VND	Giá trị VND
Short-term Prepayments to supplier	15,351,326,837	43,802,862,959
- ICC Vietnam Construction Joint Stock Company	378,535,750	-
- Hanoi Construction and Investment Joint Stock Company	5,336,785,750	5,336,785,750
- KVN INVESTMENT LLC	4,722,879,570	4,722,879,570
- Viet Nam Investment and Construction Design Consulting	1,203,742,500	1,203,742,500
- Ha Noi Resource Survey and Real Estate Consulting Joint Stock Company	585,017,000	585,017,000
- Thuy Hoang Tien Transport Company	213,000,000	213,000,000
- THL Machinery installation and handling Joint Stock Company	218,000,000	218,000,000
- Phu Khang Transport and Trading Joint Stock Company	128,000,000	128,000,000
- Dong Gia Phat Investment & Development Co., Ltd	111,719,960	111,719,960
- CGD Vietnam Construction Consulting Joint Stock Company	223,888,242	-
- Viet Trung Mining and Metallurgy Company Limited	-	30,000,000,000
- Other Entities	2,229,758,065	1,283,718,179
Long-term Prepayments to supplier	-	-
Receivables from related parties	602,423,992	-
- ICC Vietnam Construction Joint Stock Company	378,535,750	-
- CGD Vietnam Construction Consulting Joint Stock Comp	223,888,242	-
Check ngắn hạn	-	-

Out of the total balance of advances to suppliers, VND 5,443,599,530 represents prepayments taken over from the State-owned enterprise upon its conversion into a joint stock company, in accordance with the handover minutes dated February 12, 2018 for the transfer of International Investment, Trade and Service One Member Limited Liability Company to International Investment, Trade and Service Joint Stock Company

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

10. TANGIBLE FIXED ASSETS

	Buildings and Structures	Machinery and Equipment	Transport Vehicles Transmission	Equipment Tools and Management	Other Tangible Fixed Assets	Total
	VND	VND	VND	VND	VND	VND
COST						
01/01/2026	137,212,464,217	19,937,731,992	7,999,001,408	530,532,240	775,364,969	166,455,094,826
Purchase during the year	-	-	-	-	-	-
Disposals, sales	-	-	-	-	-	-
31/03/2026	137,212,464,217	19,937,731,992	7,999,001,408	530,532,240	775,364,969	166,455,094,826
ACCUMULATED DEPRECIATION						
01/01/2026	101,383,154,214	11,711,281,513	6,016,987,285	504,137,111	390,253,169	120,005,813,292
Depreciation during the year	1,191,240,785	328,168,423	125,852,673	7,391,892	31,274,445	1,683,928,218
31/03/2026	102,574,394,999	12,039,449,936	6,142,839,958	511,529,003	355,673,574	121,689,741,510
NET BOOK VALUE						
01/01/2026	35,829,310,003	8,226,450,479	1,982,014,123	26,395,129	385,111,800	46,449,281,534
31/03/2026	34,638,069,218	7,898,282,056	1,856,161,450	19,003,237	419,691,395	44,765,353,316

The historical cost of fully depreciated tangible fixed assets that are still in use as at March 31, 2026 is VND 60,585,972,798.
The carrying amount of tangible fixed assets pledged as collateral for borrowings as at March 31, 2026 is VND 877,297,205.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

11. INTANGIBLE FIX ASSETS

Item	Computer Software VND	TOTAL VND
COST		
01/01/2026	1,127,981,600	1,127,981,600
Purchase during the year	-	-
Disposals, sales	-	-
31/03/2026	<u>1,127,981,600</u>	<u>1,127,981,600</u>
ACCUMULATED DEPRECIATION		
01/01/2026	1,067,291,600	1,067,291,600
Depreciation during the year	8,032,500	8,032,500
31/03/2026	<u>1,075,324,100</u>	<u>1,075,324,100</u>
NET BOOK VALUE		
01/01/2026	<u>60,690,000</u>	<u>60,690,000</u>
31/03/2026	<u>52,657,500</u>	<u>52,657,500</u>

The historical cost of fully amortized intangible assets that are still in use as at March 31, 2026 is VND 967,331,600.

12. CONSTRUCTION IN PROGRESS

	31/03/2026 VND	01/01/2026 VND
Construction in progress	<u>278,623,587,092</u>	<u>273,840,056,702</u>
Investment project for Constructing ICD My Dinh Dry Port at Duc Thuong commune, Hoai Duc District, Ha Noi (*)	274,560,152,639	270,062,783,419
- Renovation of the Vocational Secondary School	1,890,071,269	1,890,071,269
- Other construction in progress(**)	2,173,363,184	1,887,202,014

(*) The ICD Mỹ Đình Inland Port Construction Investment Project in Duc Thuong Commune, Hoai Duc District, Hanoi, commenced construction in February 2017 with an approved total investment of VND 1,598,494,510,000. The project implementation period was initially planned from February 2017 to Q4 2023. The project investment policy was adjusted according to Decision No. 4096/QĐ-UBND dated November 19, 2021, of the Hanoi People's Committee, with a total investment of approximately VND 1,720.931 billion and a project timeline extended to Q4 2024. As of October 6, 2025, the project has been approved by the People's Committee of Hanoi City for the adjustment of the project's investment policy under Decision No. 5000/QĐ-UBND:

1. Time to adjust the project progress: Quarter IV/2027 to put the entire project into operation;
2. Total investment capital: 1,747,717 billion VND (increase of 26,786 billion VND);
3. Adjustment of project operation time: 50 years from the date the investor is decided to lease the land.

(**) Investment in the construction and repair of certain facilities of Son Tay Port Joint Stock Company at Son Tay Port.

CONSOLIDATED FINANCIAL STATEMENT
For the accounting period Q1, 2026
Ending on March 31st, 2026

(The accompanying Notes are an integral part of the Financial Statements)

01/01/2026

The accompanying Notes are an integral part of the Financial Statements

CONSOLIDATED FINANCIAL STATEMENT
For the accounting period Q1, 2026
Ending on March 31st, 2026

(The accompanying Notes are an integral part of the Financial Statements)

	31/03/2026			01/01/2026		
	Ownership ratio	Voting interest	Original cost in VND	Value under the equity method VND	Ownership ratio	Voting interest
Investment in capital contribution to other units						
- Aviation Logistics Company (1)			43,719,756,997	(iii)		43,719,756,997
- ASG Group Joint Stock Company (2)	0.78%	0.78%	6,058,759,158	14,474,854,000	0.78%	6,058,759,158
- Su Pan 1 Hydroelectric Joint Stock Company	6.08%	6.08%	22,632,000,000	(iii)	6.08%	22,632,000,000
- Tay Ninh International Logistics Joint Stock Company	15.00%	15.00%	82,500,000,000	(iii)	15.00%	82,500,000,000
- Khang Viet Ha Joint Stock Company	4.90%	4.90%	6,845,300,000	(iii)	4.90%	6,845,300,000
- New Road Automobile Joint Stock Company			5,729,763,333	(iii)		5,729,763,333
Total			167,485,579,488			167,485,579,488

(2) As of March 31st, 2026, the Company's shares at ASG Group Joint Stock Company are 851,462 shares, par value VND 10,000/share..

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

14. INVESTMENTS HELD TO MATURITY

	31/03/2026				01/01/2026			
	Original cost in		Recoverable value		Provision in		Recoverable value	
	VND		VND		VND		VND	
Short-term								
- Short-term loans								
+ Interserco VCI Joint Stock Company	42,295,000,000		41,795,000,000		500,000,000		21,595,000,000	500,000,000
+ Hong Van Port Joint Stock Company	6,690,000,000		6,190,000,000				16,090,000,000	500,000,000
+ Ms. Dang Thi Hong	500,000,000				500,000,000		-	500,000,000
+ Ms. Van Quynh Cham	6,190,000,000		6,190,000,000		-		13,390,000,000	-
+ Ms. Phung Thi Hoa	-		-		-		950,000,000	-
- Term deposits							850,000,000	-
+ National Citizen Commercial Joint Stock Bank (NCB)	35,605,000,000		35,605,000,000		-		900,000,000	-
+ Shinhan Bank Vietnam Limited Liability Company	35,600,000,000		35,600,000,000		-		5,505,000,000	-
	5,000,000		5,000,000		-		5,500,000,000	-
Supplementary information about Held-to-Maturity Investments								
	Contract date	Expiration date	status					
- Interserco VCI Joint Stock Company	20/04/2007	<12 months from the contract date	Not yet Collected					
	15/12/2023	<12 months from the contract date and						
	04/08/2025	shall be automatically renewed if no						
	25/03/2025	contract liquidation agreement is signed						
- Hong Van Port Joint Stock Company	04/04/2023		Still within contract term					

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

15. TRADE PAYABLES

	31/03/2026		01/01/2026	
	Value	Repayable amount	Value	Repayable amount
	VND	VND	VND	VND
a. Short-term payables to suppliers	17,331,832,831	17,331,832,831	11,103,633,473	11,103,633,473
- Technology Amy Vietnam Company Limited	960,627,600	960,627,600	-	-
- Hong Van Port Joint Stock Company	2,379,678,373	2,379,678,373	2,470,524,680	2,470,524,680
- Vietnam Container Exploitation Company Limited	207,439,000	207,439,000	300,125,800	300,125,800
- CMC Logistics Company Limited	254,988,000	254,988,000	-	-
Branch of Dong Do Maritime Joint Stock Company in Hai				
- Phong	30,185,001	30,185,001	193,643,001	193,643,001
Diep Lam Anh Trading and Transport Services Company				
- Limited	445,339,080	445,339,080	332,694,000	332,694,000
- Logistics Export-Import Co, Ltd	352,470,000	352,470,000	398,400,000	398,400,000
- Hangzhou bestway imp & exp co., ltd	9,296,061,272	9,296,061,272	4,949,589,313	4,949,589,313
- Other parties	3,405,044,505	3,405,044,505	2,458,656,679	2,458,656,679
b. Long-term payables to suppliers	4,820,660,520	4,820,660,520	4,820,660,520	4,820,660,520
- Changlin Co., Ltd	4,806,588,000	4,806,588,000	4,820,660,520	4,820,660,520
	22,152,493,351	22,152,493,351	15,924,293,993	15,924,293,993
c. Payables to related parties	2,508,686,975	2,508,686,975	3,150,004,989	3,150,004,989
- ICC Vietnam Construction Joint Stock Company	-	-	221,464,250	221,464,250
- Hong Van Port Joint Stock Company	2,379,678,373	2,379,678,373	2,470,524,680	2,470,524,680
- Aviation Logistics Company	129,008,602	129,008,602	64,504,301	64,504,301
- CGD Vietnam Construction Consulting Joint Stock Company	-	-	393,511,758	393,511,758

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

16. TAXES AND STATE PAYABLES/RECOVERIES

	01/01/2026	Amount payable in the year	Amount paid in the year	31/03/2026
	VND	VND	VND	VND
- Output Value added Tax	509,206,982	1,527,213,047	1,043,211,301	993,208,728
- Import-Export Tax	(37,758,123)	-	-	(37,758,123)
- Corporate Income Tax	(635,634,540)	402,746,874	270,999,553	(503,887,219)
- Personal Income Tax	122,995,506	505,270,242	321,282,941	306,982,807
- Land Tax, Land Rental	(1,226,912,449)	4,789,045,583	52,666,941	3,509,466,193
- Other taxes	-	-	-	-
	<u>(1,268,102,624)</u>	<u>7,224,275,746</u>	<u>1,688,160,736</u>	<u>4,268,012,386</u>
In which:				
Receivables	2,170,106,663			949,990,533
Payables	902,004,039			5,218,002,919

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)*(The accompanying Notes are an integral part of the Financial Statements)***17. ACCRUED EXPENSES**

	31/03/2026	01/01/2026
	VND	VND
a. Short- term	10,841,118,299	10,735,448,509
- Interest expenses	9,832,846,879	9,815,653,846
+ Mr. Nguyen Minh Tuan	9,693,784,056	9,693,784,056
+ Other entities	139,062,823	121,869,790
- Other accrued expenses	1,008,271,420	919,794,663
b. Long - term	-	-
c. Accrued expenses to related parties	8,452,693	8,452,693
- Interserco Viet Nam International Trading Joint Stock Comp	8,452,693	8,452,693

19. OTHER PAYABLES

	31/03/2026	01/01/2026
	VND	VND
a. Short - term	29,516,934,584	30,406,448,681
- Trade union fund	62,392,687	38,273,372
- Social insurance, health insurance, and unemployment insura	11,879,299	-
- Business cooperation funds	1,420,950,000	1,420,950,000
+ Interserco Viet Nam International Trading Joint Stock Comp	1,420,950,000	1,420,950,000
- Loan interest payable	25,764,872,827	25,764,872,827
+ Investment and Development bank - Ha Dong Branch	189,545,619	189,545,619
+ Agricultural bank of Hoai Duc	94,250,000	94,250,000
+ Vietnam Development bank (2)	25,481,077,208	25,481,077,208
- Other entities	2,256,839,771	3,182,352,482
b. Long -term	234,417,645,294	234,343,182,294
Payables related to the tax benefit value of land-use asset	95,118,788,118	95,118,788,118
- exploitation rights at No. 17 Pham Hung Street		
International trade and services investment Joint Stock	3,114,611,124	3,114,611,124
+ Company (1)		
+ Aviation Logistics Company (1)	35,493,704,528	35,493,704,528
+ Interserco My Dinh Joint Stock Company (1)	11,307,344,849	11,307,344,849
Interserco Viet Nam International Trading Joint Stock	45,203,127,617	45,203,127,617
+ Company (1)		
- Mr. Nguyen Duc Truong	76,000,000,000	76,000,000,000
- Other payables	63,298,857,176	63,224,394,176
	263,934,579,878	264,749,630,975
c. Payables to related parties	138,403,809,911	139,154,585,621
- Aviation Logistics Company	76,844,077,586	77,196,842,679
Interserco Viet Nam International Trading Joint Stock		
- Company	61,559,732,325	61,957,742,942

(1): According to Official Dispatch No. 2998/STC-TCDN dated May 30, 2016 of the Hanoi Department of Finance and Official Dispatch No. 3580/UBND-KT dated June 15, 2016 of the Hanoi People's Committee, the International Investment, Trade and Service Company Limited is responsible for:

- Manage, account for and use for the right purpose the amount of VND 145,218,105,584 (after deducting the value of assets to contribute capital to the Joint Stock Company, which are houses and architectural works on the land, which is VND 34,781,894,416) supported by partners for relocation costs, compensation and advantages of exploiting assets on the land when implementing the project at

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)*(The accompanying Notes are an integral part of the Financial Statements)***19. OTHER PAYABLES (CONTINUED)**

17 Pham Hung Street, Cau Giay Ward, Hanoi City according to regulations. In which, the compensation value and relocation support costs for companies currently operating at the land plot at 17 Pham Hung, Hanoi are specifically as follows:

Content	Interserco My Dinh Joint Stock Company	International Investment Trade And Service Joint Stock Company (*)	Aviation Logistics Corporation	Viet Nam Interserco Trading International Joint Stock Company
Compensation for houses and structures on land	7.259.393.491		20.966.179.815	42.358.640.054
Compensation for additional investment costs	120.695.567		300.318.435	1.495.035.156
Compensation for breach of contract			3.250.320.000	
Relocation support costs	3.927.255.791	3.114.611.124	10.976.886.279	1.349.462.407
Total	11.307.344.849	3.114.611.124	35.493.704.528	45.203.127.617

(*) This is International Investment, Trade and Service Company Limited after officially becoming a Joint Stock Company.

(2) See note 19.1 for detailed notes to equity.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

19. NON -PERFORMING LOANS

	31/03/2026			01/01/2026		
	Original cost in VND	Recoverable value VND	Provision in VND	Original cost in VND	Recoverable value VND	Provision in VND
- Receivables from customers	55,772,022,965	612,321,479	55,159,701,486	55,961,631,600	611,930,114	55,349,701,486
+ Thien Tai Trading Transport and Export-Import Joint Stock	24,353,472,000	-	24,353,472,000	24,353,472,000	-	24,353,472,000
+ Chien Thang Manganese Joint Stock Company	12,228,342,970	-	12,228,342,970	12,378,342,970	-	12,378,342,970
+ Viet Long Electric Machine Trading Joint Stock Company	5,788,373,827	-	5,788,373,827	5,828,373,827	-	5,828,373,827
+ Nam Vuong M.E&P Co., Ltd	1,037,862,545	-	1,037,862,545	1,037,862,545	-	1,037,862,545
+ Interserco-CB Joint Stock Company	1,489,465,753	-	1,489,465,753	1,489,465,753	-	1,489,465,753
+ Interserco VCI Joint Stock Company	579,288,000	-	579,288,000	579,288,000	-	579,288,000
+ Vietnam Construction and Import-Export Joint Stock Corporation	287,272,267	-	287,272,267	287,272,267	-	287,272,267
+ Construction Enterprise No.3- Branch of UDIC Urban-One member Limited Liability Company	6,440,269,832	-	6,440,269,832	6,440,269,832	-	6,440,269,832
+ Viet Nam Interserco Trading International Joint Stock Company	1,338,088,137	7,143,395	1,330,944,742	1,337,696,772	6,752,030	1,330,944,742
+ Other parties	2,229,587,634	605,178,084	1,624,409,550	2,229,587,634	605,178,084	1,624,409,550
- Advances to Suppliers	5,465,599,530	-	5,465,599,530	5,465,599,530	-	5,465,599,530
+ KVN INVESTMENT LLC	4,722,879,570	-	4,722,879,570	4,722,879,570	-	4,722,879,570
+ Gia Pham International Law Company Limited	22,000,000	-	22,000,000	22,000,000	-	22,000,000
+ THL Machinery installation and handling Joint Stock Company	218,000,000	-	218,000,000	218,000,000	-	218,000,000
+ Nam Nhat Company Limited	50,000,000	-	50,000,000	50,000,000	-	50,000,000
+ Phu Khang Transport and Trading Joint Stock Company	128,000,000	-	128,000,000	128,000,000	-	128,000,000
+ Thuy Hoang Tien Transport Company	213,000,000	-	213,000,000	213,000,000	-	213,000,000
+ Dong Gia Phat Investment & Development Co., Ltd	111,719,960	-	111,719,960	111,719,960	-	111,719,960
- Short-term held-to-maturity investments	500,000,000	-	500,000,000	500,000,000	-	500,000,000
+ Interserco VCI Joint Stock Company	500,000,000	-	500,000,000	500,000,000	-	500,000,000
- Other short-term receivables	2,961,985,366	-	2,961,985,366	3,317,670,639	-	3,317,670,639
+ Dong Gia Phat Investment & Development Co., Ltd	2,816,668,586	-	2,816,668,586	2,816,668,586	-	2,816,668,586
+ Other parties	145,316,780	-	145,316,780	501,002,053	-	501,002,053

INTERNATIONAL INVESTMENT TRADE
AND SERVICE JOINT STOCK COMPANY

CONSOLIDATED FINANCIAL STATEMENT
For the accounting period Q1, 2026
Ending on March 31st, 2026

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

20. BORROWINGS AND FINANCE LEASE LIABILITIES

	31/03/2026		Trong kỳ		01/01/2026	
	Value	Repayable amount	Increase	Decrease	Value	Repayable amount
	VND	VND	VND	VND	VND	VND
Short-term loans	9,941,652,164	9,941,652,164	30,000,000,000	39,216,060,600	19,157,712,764	19,157,712,764
- Center for fine Arts & Cultural Development Investment	6,593,650,034	6,593,650,034	30,000,000,000	38,100,059,890	14,693,709,924	14,693,709,924
- Hong Van Port Joint Stock Company (2)	192,101,379	192,101,379	-	-	192,101,379	192,101,379
- Mr. Nguyen Duc Trung (3)	841,548,655	841,548,655	-	717,534,374	1,559,083,029	1,559,083,029
- Mr. Duong Hoai Nam (4)	1,710,000,000	1,710,000,000	-	-	1,710,000,000	1,710,000,000
- Mr. Vuong Quoc Thang (5)	2,600,000,000	2,600,000,000	-	-	2,600,000,000	2,600,000,000
- Mr. Phung Anh Tien (6)	750,000,000	750,000,000	-	-	750,000,000	750,000,000
- Vietnam Development Bank -Transation Office I-Hoai Duc	500,000,000	500,000,000	-	-	500,000,000	500,000,000
- Transaction Office (7)	-	-	26,500,000,000	33,882,525,516	7,382,525,516	7,382,525,516
- National Citizen Commercial Joint Stock Bank (NCB) – Hanoi Branch	-	-	3,500,000,000	3,500,000,000	-	-
Long- term loans due	3,348,002,130	3,348,002,130	-	1,116,000,710	4,464,002,840	4,464,002,840
- Shinhan Bank Vietnam Limited (8)	116,557,380	116,557,380	-	38,852,460	155,409,840	155,409,840
- Bank for Agriculture and Rural Development of Vietnam – Ha Tay I Branch (9)	315,000,000	315,000,000	-	105,000,000	420,000,000	420,000,000
- Vietnam Development Bank -Transation Office I-Hoai Duc Transaction Office (7)	2,916,444,750	2,916,444,750	-	972,148,250	3,888,593,000	3,888,593,000
Vay dài hạn	14,758,413,277	14,758,413,277	-	-	14,758,413,277	14,758,413,277
- Shinhan Bank Vietnam Limited (8)	440,327,860	440,327,860	-	-	440,327,860	440,327,860
- Ngân hàng Phát triển VN – SGD I- PGD Hà Đông (1)	499,953,917	499,953,917	-	-	499,953,917	499,953,917
- Bank for Agriculture and Rural Development of Vietnam – Ha Tay I Branch (9)	208,056,000	208,056,000	-	-	208,056,000	208,056,000
- Vietnam Development Bank -Transation Office I-Hoai Duc Transaction Office (7)	13,610,075,500	13,610,075,500	-	-	13,610,075,500	13,610,075,500
Tổng	24,700,065,441	24,700,065,441	30,000,000,000	39,216,060,600	33,916,126,041	33,916,126,041

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

20. BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

	31/03/2026		Trong kỳ		01/01/2026	
	Value	Repayable amount	Increase	Decrease	Value	Repayable amount
	VND	VND	VND	VND	VND	VND
Loans from related parties	841,548,655	841,548,655	0	717,534,374	1,559,083,029	1,559,083,029
- Hong Van Port Joint Stock Company (2)	841,548,655	841,548,655	-	717,534,374	1,559,083,029	1,559,083,029

(1) This is the principal debt of Dan Hoai Sericulture Enterprise (in 1997, fully handed over to Ha Tay Footwear Company, and now transferred to International Investment Trade and Service One Member Limited Liability Company), which was borrowed from the Ha Tay Branch of the Bank for Investment and Development (now the Ha Tay Branch of the Joint Stock Commercial Bank for Investment and Development of Vietnam), for the purpose of financing production and business activities.

(2) This is a loan under the loan agreement between Son Tay Port Joint Stock Company and Hong Van Port Joint Stock Company No. 01.01/2025/HĐVV/CHV-CST, with an interest rate of 6% per annum, a term from January 1, 2025 to December 31, 2025. The contract is automatically extended if both parties have no need for liquidation.

(3) This is Loan Agreement No. 01/2025/HĐVV/ILS-NBT between International Investment Trade and Service Joint Stock Company and Mr. Nguyen Duc Truong dated March 14, 2025, with a loan amount of VND 1,710,000,000. The loan term is 3 months from the date of disbursement and is automatically extended if not yet settled. The interest rate is 5% per annum.

(4) This is a loan under the loan agreement between Son Tay Port Joint Stock Company and Mr. Duong Hoai Nam, with a loan amount of VND 2,600,000,000, an interest rate of 6% per annum, a term of 01 year, and automatically extended if there is no demand for liquidation.

(5) Loan Agreement No. 29.12/2023/HĐVV/ILSW-VQT signed on December 29, 2023 and Loan Agreement Appendix No. 03/2025/PLHĐVV/CPST-VQT dated December 29, 2025 between Son Tay Port Joint Stock Company and Mr. Vuong Quoc Thang. Loan term: 1 year from December 29, 2025 to December 29, 2026. Upon expiration, both parties shall proceed with liquidation unless otherwise agreed for extension or early termination. Interest rate: 5% per annum calculated from the disbursement date, based on a 365-day year.

(6) This is Loan Agreement No. 01/2024/HĐVV/ILS-PAT dated December 31, 2024 between International Investment Trade and Service Joint Stock Company and Phung Anh Tien, with a loan amount of VND 500,000,000. The loan term is 3 months from the date the borrower receives the funds. The interest rate is 5% per annum, and interest is paid periodically every 3 months on the last day of each payment period.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)
(The accompanying Notes are an integral part of the Financial Statements)

20. BORROWINGS AND FINANCE LEASE LIABILITIES (Continued)

- (7) This is a loan agreement between the Bank for Investment and Development of Vietnam (BIDV) – Hoai Duc Branch and International Investment Trade and Service Joint Stock Company.
- Credit Contract No. 01/2025/2257299/HĐTD dated April 18, 2025 between BIDV – Hoai Duc Branch and International Investment Trade and Service Joint Stock Company, with a loan amount of VND 19,442,965,000 and a term of 60 months.
- Loan purpose: Medium-term credit facility to finance eligible and lawful costs (land protection and development fees for rice cultivation land, compensation for land clearance and relocation of 110KV power lines) in accordance with regulations for the implementation of the ICD My Dinh Inland Container Depot project in Duc Thuong Commune, Hoai Duc District, Hanoi. Interest rate: 6.5% per annum fixed for the first year. For subsequent years, the interest rate is floating and adjusted according to BIDV's regulations from time to time. Principal repayment is made in 20 installments, every 3 months on the 25th day of the month. The first repayment date is September 25, 2025, with each installment amounting to VND 972,148,250. As of March 31, 2026, the outstanding principal balance under this contract is VND 16,526,520,250.
- Credit Limit Contract No. 02/2025/2257299/HĐTD dated April 18, 2025 between BIDV – Hoai Duc Branch and International Investment Trade and Service Joint Stock Company, with a credit limit of VND 50,000,000,000.
 - Loan purpose: Short-term financing for working capital supplementation, issuance of L/Cs, and issuance of guarantees to serve logistics and trading activities of the customer (excluding financing for financial investments, lending, fixed asset investments, or expenses related to medium- and long-term projects).
 - On October 30, 2025, International Investment Trade and Service Joint Stock Company borrowed VND 5,337,921,066 to pay annual land rental fees according to Notice No. 11309/TB-CCTKV01-QLĐ dated April 29, 2025 and Notice No. 6954/TB-CCTKV01-QLĐ dated April 25, 2025. The loan term is 165 days from the disbursement date, with an interest rate of 5.9% per annum. As of March 31, 2026, this loan had been fully repaid.
 - On November 27, 2025, the Company borrowed VND 2,044,604,450 to pay annual land rental fees under Notice No. 11309/TB-CCTKV01-QLĐ dated April 29, 2025 and Decision No. 26486/QĐ-HAN-QLĐ dated October 28, 2025. The loan term is 165 days from disbursement, with an interest rate of 7% per annum. As of March 31, 2026, this loan had been fully settled.
 - On February 26, 2026, the Company borrowed VND 26,500,000,000 to pay for steel under Contract No. 01-2026/VTM-ILS with Vietnam-China Minerals and Metallurgy Co., Ltd. The loan term is 165 days from disbursement, with an interest rate of 7.7% per annum. On March 5, 2026, both principal and interest of this loan were fully settled.
- (8) Credit Contract No. SHBVN/MD/2024-HĐTD-29613 dated October 3, 2024 between Shinhan Bank Vietnam Limited – Pham Hung Branch – My Dinh Transaction Office and International Investment Trade and Service Joint Stock Company, with a loan amount of VND 790,000,000, a term of 5 years, and an interest rate of 7.3% per annum. The loan purpose is to partially finance the purchase of a car under Sales Contract No. 01241036. Principal is repaid monthly in equal installments. The collateral is a vehicle with license plate No. 30L-661.78.
- (9) This is a loan under the loan agreement between Son Tay Port Joint Stock Company and the Bank for Agriculture and Rural Development of Vietnam – Ha Tay I Branch, with an interest rate of 7% per annum.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)*(The accompanying Notes are an integral part of the Financial Statements)***21. DEFERRED REVENUE**

	31/03/2026 VND	01/01/2026 VND
a. Short - term	505,176,000	279,595,543
+ B&Q Vietnam Pharmaceutical Joint Stock Company	19,440,000	-
+ Minh Hai Industrial Equipment Joint Stock Company	33,750,000	-
+ Duan Minh Transport Company Limited	67,200,000	-
+ Hong Van Port Joint Stock Company	37,800,000	-
+ Interserco Viet Nam International Trading Joint Stock Company	81,900,000	-
+ Curate IT Joint Stock Company	75,006,000	90,909,091
+ Mashup Joint Stock Company	190,080,000	188,686,452
b. Long - term	296,199,455	305,298,364
+ Curate IT Joint Stock Company	296,199,455	305,298,364
c. Receivables from related parties	371,205,455	396,207,455
+ Curate IT Joint Stock Company	371,205,455	396,207,455

22. OWNERS' EQUITY**22.1 STATEMENT OF CHANGES IN EQUITY**

Items	Owner's invested capital	Other equity of owners	Non-controlling interest	Undistributed after tax (*)	Total
	VND	VND	VND	VND	VND
01/01/2025	360,000,000,000		50,505,099,767	(60,499,584,409)	350,005,515,358
- Profit/Loss for the year	-		2,624,199,367	15,573,835,047	18,198,034,414
- Dividend distribution	-	1,561,824,000	(1,183,500,000)	(1,561,824,000)	(1,183,500,000)
- Remuneration of the Board of Directors and the Supervisory Board	-		(94,080,000)	(97,920,000)	(192,000,000)
31/12/2025	360,000,000,000	1,561,824,000	51,851,719,134	(46,585,493,362)	366,828,049,772
01/01/2026	360,000,000,000	1,561,824,000	51,851,719,134	(46,585,493,362)	366,828,049,772
- Profit/Loss for the year	-	-	663,215,240	19,165,900,203	19,829,115,443
- Adjustments arising from consolidation	-		(46,499,991)	(1,096,198,460)	(1,142,698,451)
31/03/2026	360,000,000,000	1,561,824,000	52,468,434,383	(28,515,791,619)	385,514,466,764

(*) According to Decision 6988/QĐ-UBND dated December 18th, 2015 of Hanoi People's Committee approving the Enterprise value and equitization plan of International Investment, Trade and Service Company Limited: "Reducing losses in 2014 from the source of interest payments to the Bank in the amount of VND 23,700,359,093. The Company is responsible for preparing documents and procedures to request the Vietnam Development Bank to consider and process the cancellation of interest payments according to regulations". Up to now, the Company has prepared documents and completed these procedures but is waiting for the Ministry of Finance and the Vietnam Development Bank to resolve.

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

22.2 DETAILS OF OWNERS' EQUITY

	31/03/2026		01/01/2026	
	Total contributed Capital VND	Capital Contribution Ratio %	Total contributed Capital VND	Capital Contribution Ratio %
State capital has been divested to other investors, but the ownership transfer procedures have not yet been completed.	162,000,000,000	45.00%	162,000,000,000	45.00%
Capital Contribution from other entities	198,000,000,000	55.00%	198,000,000,000	55.00%
+ Aviation Logistics Company	97,200,000,000	27.00%	97,200,000,000	27.00%
+ Other entities	100,800,000,000	28.00%	100,800,000,000	28.00%
	360,000,000,000	100%	360,000,000,000	100%

22.3 CHANGES OF OWNERS' EQUITY

	31/03/2026 VND	01/01/2026 VND
Owners' contributed capital		
- Opening capital contribution	360,000,000,000	360,000,000,000
- Closing capital contribution	360,000,000,000	360,000,000,000

22.4 Shares

	31/03/2026 CP	01/01/2026 CP
- Number of shares registered for issuance	36,000,000	36,000,000
- Number of shares sold to the public	36,000,000	36,000,000
+ Common shares	36,000,000	36,000,000
+ Preferred shares	-	-
- Number of shares outstanding	36,000,000	36,000,000
+ Common shares	36,000,000	36,000,000
- Par value of outstanding shares (VND/CP)	10,000	10,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

23. REVENUE FROM SALES OF GOODS AND PROVISION OF SERVICES

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
Revenue from sales of goods and provision of services	126,940,704,047	30,857,231,765
- Revenue from Sales	98,537,627,180	4,115,293,800
- Revenue from Service Provision	28,403,076,867	26,741,937,965
Revenue from Related Parties	57,636,781,610	2,295,631,254
CGD Vietnam Construction Consulting Joint Stock Company	13,532,128	14,029,660
- Company		
- Son Tay Concrete Joint Stock Company	-	442,234,085
Interserco Vietnam International Trading Joint Stock Company	46,507,519	44,182,614
- Company		
- United Supply Chain Joint Stock Company	1,306,360	9,287,434
- Hong Van Port Joint Stock Company	56,197,594,550	465,000,000
- Khang Viet Ha Joint Stock Company	4,936,427	9,897,461
- New Road Automobile Joint Stock Company	1,337,450,080	1,311,000,000
Hanoi International Human Resources Vocational School	35,454,546	-

24. COST OF GOODS SOLD

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
- Cost of Goods Sold	98,584,578,035	4,101,299,882
- Cost of Services Provided	18,435,407,544	19,266,123,116
	117,019,985,579	23,367,422,998

25. FINANCIAL INCOME

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
- Interest from deposits and loans	757,656,803	236,869,371
- Dividends and profits shared	15,404,080,000	-
- Other financial income	440,123,400	-
	16,601,860,203	236,869,371
Giao dịch với các bên liên quan		
- Aviation Logistics Company	15,404,080,000	-

26. FINANCIAL EXPENSES

	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
	VND	VND
- Interest expenses	269,591,905	686,941,492
- Other financial expenses	117,030,900	101,202,543
	386,622,805	788,144,035

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

27. SELLING EXPENSES AND GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
a. Administrative Expenses	5,916,488,029	5,989,610,167
- Management staff costs	4,152,171,332	3,895,541,721
- Reversal of provisions for doubtful receivables	(545,685,273)	(185,430,631)
- Provision for doubtful receivables	-	1,592,661,600
- Other administrative expenses	2,310,001,970	686,837,477
b. Selling Expenses	-	-

28. OTHER INCOME

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
- Other items	35,046,400	19,261,870
	35,046,400	19,261,870

29. OTHER EXPENSES

	From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
- Other expenses	22,651,920	50,935,852
	22,651,920	50,935,852

30. SALARY, REMUNERATION OF BOARD OF DIRECTORS AND EXECUTIVE BOARD

		From 01/01/2026 to 31/03/2026 VND	From 01/01/2025 to 31/03/2025 VND
a. Remuneration for board of Management		90,000,000	90,000,000
- Mr. Phung Tien Toan	Chairman	30,000,000	30,000,000
- Mr. Nguyen Thai Hoa	Member	15,000,000	15,000,000
- Mr. Nguyen Van Thinh	Member	15,000,000	15,000,000
- Ms. Phung Thuy Hoa	Member	15,000,000	15,000,000
- Mr. Trieu Van Bang	Member	15,000,000	15,000,000
b. Remuneration for board of Supervisors		48,000,000	48,000,000
- Ms. Ngo Thị Hoàng Yên	Head of Superisiors board	15,000,000	15,000,000
- Mr. Nguyen Trung Dung	Member	12,000,000	12,000,000
- Ms. Nguyen Minh Hao	Member	12,000,000	12,000,000
- Ms. Nguyen Thi Huong	Secretary	9,000,000	9,000,000
c. Salaries and bonuses of the board of general Directors and orther executives		733,655,000	726,189,000
- Mr. Phung Tien Toan	Chairman of the board	234,830,000	235,830,000
- Mr. Vu Hoang Thao	General Director	193,315,000	190,359,000
- Ms. Phung Thuy Hoa	Deputy General director	150,635,000	149,397,000
- Mr. Trieu Van Bang	Deputy General director	154,875,000	150,603,000

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENT (Continued)

(The accompanying Notes are an integral part of the Financial Statements)

31. OTHER INFORMATION

According to the joint venture cooperation principle contract No. 09/2011/HDLD/AZ-INTERSECO dated March 30th, 2011 signed between AZ Real Estate Joint Stock Company (Party A) and International Investment, Trade and Service One Member Co., Ltd. (Party B) and Ms. Pham Thi Hanh (Party C), the Parties agree to jointly establish a company to carry out the procedures for applying for investment project permits, construction and management of the City Of Dreams high-end apartment and commercial complex project on a land area of approximately 38,000 m² at 17 Pham Hung Street, Tu Liem, Hanoi. After the Hanoi People's Committee approves the policy of converting the land use purpose and establishing an investment project at 17 Pham Hung Street, Tu Liem, Hanoi, the Parties will contribute shares to establish a joint stock company and establish an investment project at the above address. Accordingly, Party A and Party C are responsible for preparing the project, completing the procedures according to regulations and submitting them to competent authorities for approval. After the project is approved for detailed planning 1/500, Party B must complete the preparation of a detailed project for the relocation of the ICD port outside of Ring Road 4 (in Duc Thuong, Hoai Duc, Hanoi). According to the project implementation progress, it is expected that the project will be constructed in stages in accordance with the completed relocation site, starting from December 2012. According to Contract Appendix No. 02 dated March 6th, 2016, Party C has been transferred to Ms. Ta Thi Thuy Trang. Up to now, the project has not been approved by the Hanoi People's Committee for investment policy.

According to Document No. 3580/UBND-KT dated June 15th, 2016 of the Hanoi People's Committee on capital contribution to establish Vimediland Real Estate Investment Joint Stock Company by International Investment, Trade and Service One Member Company Limited: "After consideration, the City People's Committee has the following opinion: Approve the proposal of the Department of Finance in Official Dispatch No. 2998/STC-TCDN dated May 30th, 2016; allow International Investment, Trade and Service One Member Company Limited to contribute capital to establish Vimediland Real Estate Investment Joint Stock Company to implement the City Of Dreams Commercial Complex and Luxury Apartment project according to the planning at No. 17 Pham Hung Street, Cau Giay Ward Hanoi City, with the charter capital of the joint stock company being 290 billion VND (Two hundred and ninety billion VND). In which, International Investment, Trade and Service Company Limited contributes 26% of charter capital, equivalent to VND 75,400,000,000 (Seventy-five billion, four hundred million VND) in assets on land, the value of the advantage of the right to exploit assets on land at No. 17 Pham Hung Street, My Dinh II Ward, Cau Giay Ward, Hanoi City and from the source of money compensated and supported by other partners".

32. COMPARATIVE FIGURES

Comparative figures are figures on the audited Consolidated Financial Statements for the fiscal year ending December 31st, 2025.

Prepare

Phung Ngoc Dung

Chief Accountant

Pham Xuan Phuong

Hanoi April 29th, 2026

General Director



Vu Hoang Thao