

**ENTERPRISE**

**Name of the unit: Hoang Ha Joint Stock Company.**

**Address: No. 368, Ly Bon Street, Thai Binh Ward, Hung Yen Province.**

**Tax code: 1000272301**

# **SEPARATE FINANCIAL STATEMENTS**

**Quarter II of 2026**

**Including the following forms:**

**1. Financial report.**

**Form No: B 01 - DN**

**2. Income statement.**

**Form No: B 02 - DN**

**3. Cash flow statement.**

**Form No: B 03 - DN**

**4. Notes to financial statements.**

**Form No: B 09 - DN**



**FINANCIAL REPORT****Quarter II of 2026**

(Applicable to businesses that meet the going concern assumption)

Unit: Vietnamese Dong

| ASSET                                              | Code       | Notes       | 30.06.2026            | 01.01.2026            |
|----------------------------------------------------|------------|-------------|-----------------------|-----------------------|
| <b>SHORT-TERM ASSETS</b>                           | <b>100</b> |             | <b>3.840.175.844</b>  | <b>3.589.158.180</b>  |
| <b>Cash and cash equivalents</b>                   | <b>110</b> |             | <b>370.076.381</b>    | <b>63.335.707</b>     |
| Cash                                               | 111        | V.01        | 370.076.381           | 63.335.707            |
| <b>Short-term receivables</b>                      | <b>130</b> |             | <b>3.049.833.230</b>  | <b>2.752.265.155</b>  |
| Short-term trade receivables                       | 131        | V.03        | 2.758.565.270         | 2.487.713.311         |
| Short-term repayments to suppliers                 | 132        | V.04        | 140.000.000           | 140.000.000           |
| Other short-term receivables                       | 135        | V.05        | 151.267.960           | 124.551.844           |
| <b>Inventories</b>                                 | <b>140</b> |             | <b>172.960.028</b>    | <b>198.523.417</b>    |
| Inventories                                        | 141        | V.07        | 172.960.028           | 198.523.417           |
| <b>Other current assets</b>                        | <b>160</b> |             | <b>247.306.205</b>    | <b>575.033.901</b>    |
| Short-term prepaid expenses                        | 161        | V.12a       | 5.098.215             | 199.375.516           |
| Deductible vat                                     | 162        |             | 121.111.054           | 254.822.071           |
| Taxes and other receivables from government budget | 163        | V.15        | 121.096.936           | 120.836.314           |
| <b>LONG-TERM ASSETS</b>                            | <b>200</b> |             | <b>71.487.025.281</b> | <b>76.055.490.568</b> |
| <b>Fixed assets</b>                                | <b>220</b> |             | <b>22.682.575.660</b> | <b>19.199.432.637</b> |
| <b>Tangible fixed assets</b>                       | <b>221</b> | <b>V.09</b> | <b>22.682.575.660</b> | <b>19.192.619.752</b> |
| - Historical costs                                 | 222        |             | 116.398.553.149       | 119.691.674.809       |
| - Accumulated depreciation (*)                     | 223        |             | (93.715.977.489)      | (100.499.055.057)     |
| <b>Intangible fixed assets</b>                     | <b>227</b> | <b>V.10</b> | <b>-</b>              | <b>6.812.885</b>      |
| - Historical costs                                 | 228        |             | 40.000.000            | 163.000.000           |
| - Accumulated depreciation (*)                     | 229        |             | (40.000.000)          | (156.187.115)         |
| <b>Investment real estate</b>                      | <b>240</b> | <b>V.11</b> | <b>13.337.472.748</b> | <b>21.330.500.719</b> |
| - Historical costs                                 | 241        |             | 19.144.697.736        | 34.224.873.617        |
| - Accumulated depreciation (*)                     | 242        |             | (5.807.224.988)       | (12.894.372.898)      |
| <b>Long-term assets in progress</b>                | <b>250</b> |             | <b>5.586.494.750</b>  | <b>5.586.494.750</b>  |
| Construction in progress                           | 252        | V.08        | 5.586.494.750         | 5.586.494.750         |
| <b>Long-term investments</b>                       | <b>260</b> |             | <b>29.863.529.977</b> | <b>29.916.022.808</b> |
| Investments in subsidiaries                        | 261        | V.02        | 30.000.000.000        | 30.000.000.000        |
| Provisions for long-term investments (*)           | 264        | V.20        | (1.625.070.752)       | (1.572.577.921)       |
| Held to maturity investments                       | 265        | V.06        | 1.488.600.729         | 1.488.600.729         |
| <b>Other long-term assets</b>                      | <b>270</b> |             | <b>16.952.146</b>     | <b>23.039.654</b>     |
| Long-term prepaid expenses                         | 271        | V.12b       | 16.952.146            | 23.039.654            |
| <b>TOTAL ASSETS</b>                                | <b>280</b> |             | <b>75.327.201.125</b> | <b>79.644.648.748</b> |



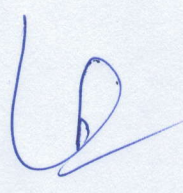
| SOURCE OF FUNDS                                         | Code       | Notes        | 30.06.2026             | 01.01.2026             |
|---------------------------------------------------------|------------|--------------|------------------------|------------------------|
| <b>LIABILITIES</b>                                      | <b>300</b> |              | <b>60.658.627.948</b>  | <b>60.624.348.335</b>  |
| <b>Short-term liabilities</b>                           | <b>310</b> |              | <b>38.501.156.948</b>  | <b>39.024.348.335</b>  |
| Short-term trade payables                               | 311        | V.14         | 5.840.239.750          | 5.438.048.363          |
| Short-term prepayments from customers                   | 312        |              | 514.250.000            | 529.282.258            |
| Taxes and other payables to government budget           | 314        | V.15         | 210.148.142            | 139.165.352            |
| Payables to employees                                   | 315        |              | 388.045.000            | 640.004.000            |
| Short-term accrued expenses                             | 316        | V.16         | 3.617.677              | 4.881.811              |
| Short-term unearned revenues                            | 319        | V.18         | 6.236.563              | 108.274.194            |
| Other short-term payments                               | 320        | V.17         | 5.269.003.514          | 5.177.671.980          |
| Short-term borrowings and finance lease liabilities     | 321        | V.13A        | 26.269.616.302         | 26.987.020.377         |
| <b>Long-term liabilities</b>                            | <b>330</b> | <b>V.13B</b> | <b>22.157.471.000</b>  | <b>21.600.000.000</b>  |
| Other long-term payables                                | 337        |              | 57.471.000             | -                      |
| Long-term borrowings and finance lease liabilities      | 339        |              | 22.100.000.000         | 21.600.000.000         |
| <b>OWNER'S EQUITY</b>                                   | <b>400</b> |              | <b>14.668.573.177</b>  | <b>19.020.300.413</b>  |
| <b>Contributed capital</b>                              | <b>411</b> | <b>V.19</b>  | <b>348.963.540.000</b> | <b>348.963.540.000</b> |
| - Voting shares                                         | 411a       |              | 348.963.540.000        | 348.963.540.000        |
| Capital surplus                                         | 412        |              | 932.107.220            | 932.107.220            |
| Development and investment funds                        | 418        |              | 5.272.435.487          | 5.272.435.487          |
| Undistributed profit after tax                          | 421        |              | (340.499.509.530)      | (336.147.782.294)      |
| - Undistributed profit after tax brought forward        | 421a       |              | (336.147.782.294)      | (268.736.095.880)      |
| - Undistributed profit after tax for the current period | 421b       |              | (4.351.727.236)        | (67.411.686.414)       |
| <b>TOTAL SOURCE OF FUNDS</b>                            | <b>440</b> |              | <b>75.327.201.125</b>  | <b>79.644.648.748</b>  |

Hung Yen, July 27, 2026

Prepared by

  
Nghiem Thi Hieu

Chief Accountant

  
Tran Thi Hang

Chairman of the Board of Directors

  
Luu Huy Ha



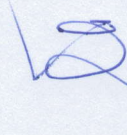
## INCOME STATEMENT

## Quarter II of 2026

Unit: Vietnamese Dong

| Target                                                            | Code | Notes | Quarter II      |                 | From 01.01.2026<br>to 31.03.2026 | From 01.01.2025<br>to 31.03.2025 |
|-------------------------------------------------------------------|------|-------|-----------------|-----------------|----------------------------------|----------------------------------|
|                                                                   |      |       | Year 2026       | Year 2025       |                                  |                                  |
| 1. Revenues from sales and services rendered                      | 01   |       | 4.276.006.090   | 5.561.179.826   | 8.021.428.510                    | 12.037.928.438                   |
| 2. Revenue deductions                                             | 02   |       |                 |                 |                                  |                                  |
| 3. Net revenues from sales and services rendered (10 = 01 - 02)   | 10   | VI.1  | 4.276.006.090   | 5.561.179.826   | 8.021.428.510                    | 12.037.928.438                   |
| 4. Costs of goods sold                                            | 11   | VI.2  | 4.623.481.137   | 9.544.106.152   | 10.386.010.887                   | 20.896.288.186                   |
| 5. Gross revenues from sales and services rendered (20=10-11)     | 20   |       | (347.475.047)   | (3.982.926.326) | (2.364.582.377)                  | (8.858.359.748)                  |
| 6. Financial income                                               | 21   | VI.3  | 263.880.281     | 276.621.523     | 588.621.594                      | 524.027.014                      |
| 7. Financial expenses                                             | 22   | VI.4  | 97.766.436      | 172.049.990     | 169.472.558                      | 546.962.860                      |
| In which: interest expenses                                       | 23   |       | 59.023.784      | 100.323.349     | 116.979.727                      | 432.997.184                      |
| 8. Sales expenses                                                 | 25   |       |                 |                 | -                                | -                                |
| 9. General administration expenses                                | 26   | VI.7  | 1.333.104.455   | 1.980.433.072   | 2.893.500.484                    | 4.474.565.460                    |
| 10. Net profits from operating activities {30=20+(21-22)-(24+25)} | 30   |       | (1.514.465.657) | (5.858.787.865) | (4.838.933.825)                  | (13.355.861.054)                 |
| 11. Other income                                                  | 31   | VI.5  | 404.043.116     | -               | 534.998.843                      | 5.035.644                        |
| 12. Other expenses                                                | 32   | VI.6  | 21.151.461      | 99.168.206      | 47.792.254                       | 43.326.839.388                   |
| 13. Other profits (40=31-32)                                      | 40   |       | 382.891.655     | (99.168.206)    | 487.206.589                      | (43.321.803.744)                 |
| 14. Total net profit before tax (50=30+40)                        | 50   |       | (1.131.574.002) | (5.957.956.071) | (4.351.727.236)                  | (56.677.664.798)                 |
| 15. Current corporate income tax expenses                         | 51   | VI.9  |                 |                 | -                                | -                                |
| 16. Deferred corporate tax expense                                | 52   |       |                 |                 | -                                | -                                |
| 17. Profits after enterprise income tax (60=50-51-52)             | 60   |       | (1.131.574.002) | (5.957.956.071) | (4.351.727.236)                  | (56.677.664.798)                 |
| 18. Basic earnings per share (*)                                  | 70   |       |                 |                 |                                  |                                  |
| 19. Declining earnings per share (*)                              | 71   |       |                 |                 |                                  |                                  |

Prepared by



Nghiem Thi Hieu

Chief Accountant



Tran Thi Hang

Chairman of the Board of Directors

Hung Yen, July 27, 2026



Luu Huy Ha



**CASH FLOW STATEMENT**

(According indirect method)

**Quarter II of 2026**

Unit: Vietnamese Dong

| Target                                                                           | Code      | From 01/01/2026<br>to<br>30/06/2026 | From 01/01/2025<br>to<br>30/06/2025 |
|----------------------------------------------------------------------------------|-----------|-------------------------------------|-------------------------------------|
| <b>I. CASH FLOWS FROM OPERATING ACTIVITIES</b>                                   |           |                                     |                                     |
| <b>1. Profit before tax</b>                                                      | <b>01</b> | <b>(4.351.727.236)</b>              | <b>(56.677.664.798)</b>             |
| <b>2. Adjustments for:</b>                                                       |           |                                     |                                     |
| Depreciation of fixed assets and investment properties                           | 02        | 4.535.555.480                       | 6.117.446.335                       |
| Provisions                                                                       | 03        | 52.492.831                          | 107.021.232                         |
| (Gain)/Loss from investment activities                                           | 05        | (753.746.134)                       | 43.164.424.454                      |
| Interest expenses                                                                | 06        | 116.979.727                         | 432.997.184                         |
| <b>3. Profit from operating activities before changes in working capital</b>     | <b>08</b> | <b>(400.445.332)</b>                | <b>(6.855.775.593)</b>              |
| (Increase)/Decrease in receivables                                               | 09        | 542.711.074                         | 7.830.731.596                       |
| (Increase)/Decrease in inventories                                               | 10        | 25.563.389                          | (18.248.582)                        |
| (Increase)/Decrease in payables                                                  | 11        | (609.293.213)                       | (15.274.647.292)                    |
| (Increase)/Decrease in prepaid expenses                                          | 12        | 200.364.809                         | 286.684.694                         |
| Interest paid                                                                    | 14        | (118.243.861)                       | (176.746.186)                       |
| <b>Cash flows from operating activities</b>                                      | <b>20</b> | <b>(359.343.134)</b>                | <b>(14.208.001.363)</b>             |
| <b>II. CASH FLOWS FROM INVESTING ACTIVITIES</b>                                  |           |                                     |                                     |
| 1. Proceeds from disposal or transfer of fixed assets and other long-term assets | 22        | 883.451.182                         | 61.000.000.000                      |
| 2. Proceeds from interests, dividends and distributed profits                    | 27        | 36.701                              | 162.385                             |
| <b>Cash flows from investing activities</b>                                      | <b>30</b> | <b>883.487.883</b>                  | <b>61.000.162.385</b>               |
| <b>III. CASH FLOWS FROM FINANCIAL ACTIVITIES</b>                                 |           |                                     |                                     |
| 1. Proceeds from borrowings                                                      | 33        | 2.969.616.302                       | 14.260.594.485                      |
| 2. Repayment of principal                                                        | 34        | (3.187.020.377)                     | (61.032.897.122)                    |
| <b>Net cash flows from financial activities</b>                                  | <b>40</b> | <b>(217.404.075)</b>                | <b>(46.772.302.637)</b>             |
| <b>Net cash flows during the period (50=20+30+40)</b>                            | <b>50</b> | <b>306.740.674</b>                  | <b>19.858.385</b>                   |
| <b>Cash and cash equivalents at the beginning of the period</b>                  | <b>60</b> | <b>63.335.707</b>                   | <b>73.870.006</b>                   |
| Effect of exchange rate fluctuations                                             | 61        | -                                   |                                     |
| <b>Cash and cash equivalents at the end of the period</b>                        | <b>70</b> | <b>370.076.381</b>                  | <b>93.728.391</b>                   |

Prepared by

  
 Nghiem Thi Hieu

Chief Accountant

  
 Tran Thi Hang

Chairman of the Board of Directors



Luu Huy Ha

Hung Yên, July 27, 2026



## **NOTES TO THE FINANCIAL STATEMENTS**

### **Quarter II of 2026**

#### **I. Characteristics of the enterprise.**

1. Form of capital ownership: Joint Stock Company.

2. Business fields: Passenger transport services on fixed routes and contracts; taxi; Automobile repair and maintenance; etc; ...

3. Business lines:

The Company's main activities in the fiscal year are passenger transport services by bus, taxi, fixed-route vehicle, contract vehicle, express delivery, office rental service, parking lot, car repair and maintenance, car trading, etc. ....

4. Characteristics of the business's activities in the fiscal year that affect the Financial Statements

5. Enterprise structure

The Company has a Branch of Hoang Ha Joint Stock Company in Hanoi with dependent accounting

List of consolidated subsidiaries

+ Bus Station West of Thai Binh One - Member Company Limited

Address: Thang Cuu Village, Trần Hưng Đạo Ward, Hung Yên Province, Vietnam

Proportion of interests of the parent company: 100%

Voting rights of the parent company: 100%

#### **II. Accounting period, currency used in accounting.**

1. Annual accounting period: The Company's fiscal year begins from January 01 to December 31 each year.

2. Currency used in accounting: Vietnamese Dong.

#### **III. Applicable accounting standards and regimes.**

1. Applicable accounting regime:

The Company applies the Vietnamese enterprise accounting regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Vietnamese accounting standards issued by the Ministry of Finance and accompanying amendments, supplements and implementation instructions.

2. Declaration of compliance with Accounting Standards and Accounting Regime.

The separate financial statements are prepared and presented in accordance with current Vietnamese accounting standards and accounting regimes.

#### **IV. Applicable accounting policies.**

1. Principles for recognition of cash and cash equivalents.

Cash includes cash, bank deposits, and cash in transit.

Cash equivalents are short-term investments with maturity of no more than 03 months that are easily convertible to cash and are subject to an insignificant risk of conversion to cash from the date of purchase.

2. Accounting principles for financial investments

Loans:

3. Receivables

Receivables are tracked in detail by maturity, receivables, original currency and other factors according to the Company's management needs.



Provisions for doubtful debts is set aside for the following amounts: receivables that are overdue for payment stated in economic contracts and receivables that are not yet due for payment but are unlikely to be recovered. In particular, the Provisions for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that are not yet due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing, or absconding.

#### 4. Principles for recognition of inventories.

Inventories are recognized at the historical costs. Where the net realizable value is lower than the cost, the net realizable value shall be used. The cost of inventories comprises all costs of purchase, costs of conversion and other directly attributable costs incurred in bringing the inventories to their present location and condition

The value of inventories is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

#### 5. Principles for recognition and depreciation of fixed assets.

##### - Principles for recognition of tangible and intangible fixed assets.

Tangible and intangible fixed assets are recognized at their historical costs. During use, tangible and intangible fixed assets are recognized at their historical costs, accumulated depreciation and residual value.

Fixed assets under financial leases are recognized at their historical costs at their fair value or the present value of the minimum rental payment (excluding VAT) and the initial direct costs incurred related to the leased fixed assets. During use, fixed assets under financial leases are recognized at their historical costs, accumulated depreciation and residual value.

##### - Depreciation method for tangible and intangible fixed assets and finance leases.

Depreciation of tangible and intangible fixed assets is calculated using the straight-line method. The depreciation period is determined in accordance with the provisions of Circular No. 203/2009/TT-BTC dated October 20, 2009 of the Ministry of Finance, specifically as follows:

|                                                         |               |
|---------------------------------------------------------|---------------|
| - Factory:                                              | 10 – 50 years |
| - Production equipment:                                 | 6 – 10 years  |
| - Means of transport                                    | 6 – 10 years  |
| - Office equipment                                      | 3 – 5 years   |
| - Computer software                                     | 8 years       |
| - Taxi operating software and express delivery software | 5 years       |

Fixed assets under financial lease are depreciated like fixed assets of the Company. For fixed assets under financial lease that are not certain to be purchased, they will be depreciated according to the lease term when the lease term is shorter than its useful life.

#### 6. Accounting principles for business cooperation contracts.

A business cooperation contract is a contractual agreement between two or more parties to jointly carry out economic activities without forming an independent legal entity. The activity can be jointly controlled by the capital contributors under a joint venture agreement or controlled by one of the participating parties.

#### 7. Accounting principles for deferred corporate income tax.

The account is used to reflect the current value and the increase and decrease of deferred income tax payable. Deferred income tax payable is determined on the basis of temporary taxable differences arising in the year and the current income tax rate.

#### 8. Principles of accounting for prepaid expenses.

The account is used to reflect actual expenses that have arisen but are related to the results of production and business activities of many accounting periods and the transfer of these expenses to production and business expenses of the following accounting periods.

#### 9. Principles of accounting for payables.

Payables are monitored in detail by payment term, payable entity, type of original currency payable and other factors according to the management needs of the enterprise



#### 10. Principles for recognition of loans and financial lease liabilities.

The account is used to reflect loans, financial lease liabilities and the payment status of loans and financial lease liabilities of the enterprise. Do not reflect in this account loans in the form of issuing bonds or issuing preferred shares with a clause requiring the issuer to repurchase at a certain time definitely in the future.

#### 11. Principles for recognition and capitalization of borrowing costs.

Borrowing costs are recognized in production and business expenses in the period when incurred, except for borrowing costs directly related to the investment in construction or production of unfinished assets, which are included in the value of that asset (capitalized) when meeting all the conditions specified in Vietnamese Accounting Standard No. 16 "Borrowing costs".

Borrowing costs directly related to the investment in construction or production of unfinished assets are included in the value of that asset (capitalized), including loan interest, allocation of discounts or premiums when issuing bonds, and additional costs incurred in connection with the borrowing procedures.

#### 12. Principles for recognition of payable expenses.

The account is used to reflect the amounts recognized in production and business expenses in the period but not actually paid in the period.

The account is used to recognize actual expenses that have not yet arisen, but are calculated in advance into the production and business costs of this period for the cost-bearing entities to ensure that when actual payments arise, they do not cause sudden changes in production and business costs. The accounting of payable expenses into production and business costs in the period must be carried out according to the principle of matching between revenue and expenses arising in the period.

#### 13. Principles and methods for recognition of Provisions for payables.

The account is used to reflect the existing Provisions for payables, the status of provisioning and using Provisions for payables of the enterprise.

#### 14. Principles for recognition of unrealized revenue.

Reflects the current amount and the increase or decrease in unrealized revenue of the enterprise in the accounting period. Record into the account the amount of money that customers have paid in advance for one or more accounting periods for asset leasing; Interest received before lending capital or purchasing debt instruments; The difference between the deferred payment and installment payment prices as committed and the cash payment prices; The exchange rate interest arising and revaluation of foreign currency items of capital construction investment activities (pre-operation phase) upon completion of investment for gradual allocation; The difference between the revaluation price being greater than the book value of the assets contributed as joint venture capital corresponding to the interest of the joint venture capital contributor;

#### 15. Principles for recognition of convertible bonds.

The account is used to reflect the situation of bond issuance, including convertible bonds, and the situation of bond payment of the enterprise. The account is also used to reflect the bond discounts and premiums arising when issuing bonds and the situation of allocating discounts and premiums when determining borrowing costs included in production and business expenses or capitalization for each period.

#### 16. Principles for recognition of equity.

Owner's equity is recognized at the actual capital contributed by the owner.

Treasury shares are shares issued by the Company and then repurchased. Treasury shares are recognized at their actual value and presented on the Balance Sheet as a reduction in equity.

Undistributed profit after tax is the profit from the business's operations after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustments of material errors of previous years.

The account is used to reflect the difference due to revaluation of existing assets and the handling of such difference by the enterprise

The account is used to reflect the exchange rate difference arising in investment activities in construction and development (pre-operation period) exchange rate difference due to revaluation of foreign currency items at the end of the fiscal year and the handling of such exchange rate difference. Exchange rate differences are differences arising from the actual exchange or conversion of the same amount of foreign currency into accounting currency at different exchange rates.

#### 17. Principles and methods of revenue recognition.

Sales revenue:

Sales revenue is recognized when all of the following conditions are met:

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;



- The Company no longer retains control over the goods as the owner of the goods or the right to control the goods;
- The amount of revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- Costs related to sales transactions can be determined.

Sales revenue is determined at the fair value of the amounts received or to be received according to the accrual accounting principle, amounts received in advance from customers are not recognized as revenue during the year.

- Service revenue:

Service revenue: is recognized when the outcome of the transaction can be reliably determined. In case the provision of services involves many periods, revenue is recognized in the period according to the results of the work completed on the date of the Balance Sheet of that period. The result of a service provision transaction is determined when all the following conditions are satisfied:

- Revenue is determined relatively reliably;
- It is possible to obtain economic benefits from the service provision transaction;
- The portion of work completed on the date of the Balance Sheet can be determined;
- The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

Financial revenue:

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recognized when satisfying both (02) of the following conditions:

- It is possible to obtain economic benefits from that transaction;
- Revenue is determined relatively reliably.

Construction contract revenue:

Other income

The account is used to reflect other income, revenue outside of the production and business activities of the enterprise.

#### 18. Accounting principles for revenue deductions.

The account is used to reflect the amounts adjusted to deduct from sales revenue, service provision arising in the period, including: Trade discounts, sales discounts and returned goods. The account does not reflect taxes deducted from revenue such as output VAT payable calculated by the direct method.

#### 19. Accounting principles for cost of goods sold.

The account is used to reflect the capital value of products, goods, services, investment real estate; production cost of construction and installation products (for construction and installation enterprises) sold during the period

#### 20. Principles of accounting for financial expenses.

The account reflects financial operating expenses including expenses or losses related to financial investment activities, lending and borrowing costs, costs of contributing capital to joint ventures, associations, short-term securities transfer losses, securities transaction costs...; Provisions for devaluation of securities investments, losses arising from selling foreign currencies, exchange rate losses...

#### 21. Principles of accounting for sales expenses, business management expenses.

The account is used to reflect actual costs incurred in the process of selling products, goods, and providing services, including costs of offering, introducing products, advertising products, sales commissions, product and goods warranty costs (excluding construction and installation activities), preservation, packaging, transportation costs, etc. . .

The account is used to reflect general management costs of the enterprise, including costs of salaries for employees of the enterprise management department (salaries, wages, Provisions, etc.); social insurance, health insurance, union fees of enterprise management employees; costs of office materials, labor tools, depreciation of fixed assets used for enterprise management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion, etc.); other cash costs (reception, customer conferences, etc.).



22. Principles and methods of recording current corporate income tax expenses and deferred corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income and corporate income tax rates in the current year.

Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences and corporate income tax rates.

23. Other accounting principles and methods.

V. Additional information for items presented in the balance sheet.

Unit: Vietnamese dong

| 01- Cash                                                                                                                                                                                                                                                                                                                                            |                  | 30/06/2026            |                           | 01/01/2026            |                           |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|-----------------------|---------------------------|-----------------------|---------------------------|
| - Cash:                                                                                                                                                                                                                                                                                                                                             |                  | 360.762.795           |                           | 43.201.182            |                           |
| - Non-term bank deposits:                                                                                                                                                                                                                                                                                                                           |                  | 9.313.586             |                           | 20.134.171            |                           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                        |                  | <b>370.076.381</b>    |                           | <b>63.335.353</b>     |                           |
| 02 - Investments in subsidiaries:                                                                                                                                                                                                                                                                                                                   |                  | 30/06/2026            |                           | 01/01/2026            |                           |
|                                                                                                                                                                                                                                                                                                                                                     | % Owner's equity | Historical cost       | Provision for devaluation | Historical cost       | Provision for devaluation |
| Bus Station West of Thai Binh One                                                                                                                                                                                                                                                                                                                   |                  |                       |                           |                       |                           |
| - Member Company Limited                                                                                                                                                                                                                                                                                                                            | 100%             | 30.000.000.000        | (1.625.070.752)           | 30.000.000.000        | (1.572.577.921)           |
| <b>Cong</b>                                                                                                                                                                                                                                                                                                                                         |                  | <b>30.000.000.000</b> | <b>(1.625.070.752)</b>    | <b>30.000.000.000</b> | <b>(1.572.577.921)</b>    |
| 03. Short-term trade receivables                                                                                                                                                                                                                                                                                                                    |                  | 30/06/2026            |                           | 01/01/2026            |                           |
|                                                                                                                                                                                                                                                                                                                                                     |                  | 2.758.565.270         |                           | 2.487.713.311         |                           |
| - Hoang Tan Joint Stock Company                                                                                                                                                                                                                                                                                                                     |                  | -                     |                           | 71.123.960            |                           |
| - Tien Phong Moi Trading Joint Stock Company                                                                                                                                                                                                                                                                                                        |                  | 2.204.752.699         |                           | 1.996.085.382         |                           |
| - Other trade receivables.                                                                                                                                                                                                                                                                                                                          |                  | 553.812.571           |                           | 420.503.969           |                           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                        |                  | <b>2.758.565.270</b>  |                           | <b>2.487.713.311</b>  |                           |
| Receivables from related parties                                                                                                                                                                                                                                                                                                                    |                  |                       |                           |                       |                           |
| + Hoang Tan Joint Stock Company                                                                                                                                                                                                                                                                                                                     |                  | -                     |                           | 71.123.960            |                           |
| + Bus Station West of Thai Binh One - Member Company Limited                                                                                                                                                                                                                                                                                        |                  | 482.851.000           |                           | 482.851.000           |                           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                        |                  | <b>482.851.000</b>    |                           | <b>553.974.960</b>    |                           |
| 04. Short-term advances to suppliers                                                                                                                                                                                                                                                                                                                |                  | 30/06/2026            |                           | 01/01/2026            |                           |
| - Hanoi Design Consulting Joint Stock Company                                                                                                                                                                                                                                                                                                       |                  | 140.000.000           |                           | 140.000.000           |                           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                        |                  | <b>140.000.000</b>    |                           | <b>140.000.000</b>    |                           |
| 05. Other receivables.                                                                                                                                                                                                                                                                                                                              |                  | 30/06/2026            |                           | 01/01/2026            |                           |
| + Other receivables                                                                                                                                                                                                                                                                                                                                 |                  | 151.267.960           |                           | 124.551.844           |                           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                        |                  | <b>151.267.960</b>    |                           | <b>124.551.844</b>    |                           |
| 06. Receivables from loans (*)                                                                                                                                                                                                                                                                                                                      |                  | 30/06/2026            |                           | 01/01/2026            |                           |
| Deposit at BIDV Bank for 18-month term with interest rate of 4.9%/year guaranteed for Bus Station West of Thai Binh (1st 18-month extension with interest rate 6.4%/year, due date is on 23/06/2024, 2nd extension with interest rate 4.2%/year, due date is on 23/12/2025; 3rd extension with interest rate 4.5%/year, due date is on 23/06/2027 ) |                  | 1.488.600.729         |                           | 1.488.600.729         |                           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                        |                  | <b>1.488.600.729</b>  |                           | <b>1.488.600.729</b>  |                           |
| 07. Inventories                                                                                                                                                                                                                                                                                                                                     |                  | 30/06/2026            |                           | 01/01/2026            |                           |
|                                                                                                                                                                                                                                                                                                                                                     |                  | Historical cost       | Provision                 | Historical cost       | Provision                 |
| - Raw materials, supplies                                                                                                                                                                                                                                                                                                                           |                  | 172.960.028           |                           | 198.523.417           |                           |
| <b>Total</b>                                                                                                                                                                                                                                                                                                                                        |                  | <b>172.960.028</b>    | <b>-</b>                  | <b>198.523.417</b>    | <b>-</b>                  |



**08. Construction in progress**
**30/06/2026**
**01/01/2026**

- Basic construction (Bus Station West)

5.586.494.750

5.586.494.750

**Total**
**5.586.494.750**
**5.586.494.750**
**09. Increase, decrease of tangible fixed assets**

| Item                                             | Building & architectonic model | Equipment & machine | Transportation & transmit instrument | Instruments & tools for management | Total            |
|--------------------------------------------------|--------------------------------|---------------------|--------------------------------------|------------------------------------|------------------|
| <b>Historical cost of tangible fixed assets.</b> |                                |                     |                                      |                                    |                  |
| Balance as of 01/01/2026                         | 17.351.178.365                 | 1.457.876.860       | 87.512.159.584                       | 13.370.460.000                     | 119.691.674.809  |
| - Purchases during the year.                     |                                |                     |                                      | -                                  | -                |
| - Reclassify                                     | 15.080.175.881                 |                     |                                      |                                    | 15.080.175.881   |
| - Disposals and sales.                           |                                |                     | (17.407.987.124)                     |                                    | (17.407.987.124) |
| - Other reductions                               | (722.835.417)                  | (242.475.000)       |                                      |                                    | (965.310.417)    |
| Balance as 30/06/2026                            | 31.708.518.829                 | 1.215.401.860       | 70.104.172.460                       | 13.370.460.000                     | 116.398.553.149  |
| <b>Accumulated depreciation</b>                  |                                |                     |                                      |                                    |                  |
| Balance as of 01/01/2026                         | 7.981.719.308                  | 1.451.984.602       | 82.448.339.663                       | 8.617.011.484                      | 100.499.055.057  |
| - Depreciation during the year                   | 1.156.041.168                  | 2.466.693           | 2.425.510.995                        | 562.776.000                        | 4.146.794.856    |
| - Disposals and sales.                           |                                |                     | (17.055.135.482)                     |                                    | (17.055.135.482) |
| - Reclassify                                     | 7.470.041.866                  |                     |                                      |                                    | 7.470.041.866    |
| - Classify as investment property                | (382.893.956)                  |                     |                                      |                                    | (382.893.956)    |
| - Other reductions                               | (722.835.417)                  | (239.049.435)       |                                      |                                    | (961.884.852)    |
| Balance as 30/06/2026                            | 15.502.072.969                 | 1.215.401.860       | 67.818.715.176                       | 9.179.787.484                      | 93.715.977.489   |
| <b>Residual value of tangible fixed assets</b>   |                                |                     |                                      |                                    |                  |
| Balance as of 01/01/2026                         | 9.369.459.057                  | 5.892.258           | 5.063.819.921                        | 4.753.448.516                      | 19.192.619.752   |
| Balance as 30/06/2026                            | 16.206.445.860                 | -                   | 2.285.457.284                        | 4.190.672.516                      | 22.682.575.660   |

**10 - Intangible fixed assets**

| Item                                              | Land using right | Establishment & productive right | Other software | Other intangible fixed assets | Total         |
|---------------------------------------------------|------------------|----------------------------------|----------------|-------------------------------|---------------|
| <b>Historical cost of intangible fixed assets</b> |                  |                                  |                |                               |               |
| Balance as of 01/01/2026                          |                  |                                  | 163.000.000    |                               | 163.000.000   |
| - Other reductions                                |                  |                                  | (123.000.000)  |                               | (123.000.000) |
| Balance as 30/06/2026                             |                  |                                  | 40.000.000     | -                             | 40.000.000    |
| <b>Accumulated depreciation</b>                   |                  |                                  |                |                               |               |
| Balance as of 01/01/2026                          |                  |                                  | 156.187.115    |                               | 156.187.115   |
| - Depreciation during the year                    |                  |                                  | 5.866.668      |                               | 5.866.668     |
| - Other reductions                                |                  |                                  | (122.053.783)  |                               | (122.053.783) |
| Balance as 30/06/2026                             | -                |                                  | 40.000.000     | -                             | 40.000.000    |
| <b>Residual value of intangible fixed assets</b>  |                  |                                  |                |                               |               |
| Balance as of 01/01/2026                          |                  |                                  | 6.812.885      | -                             | 6.812.885     |
| Balance as 30/06/2026                             |                  |                                  | -              | -                             | -             |



**11 - Increase and decrease of investment real estate assets**

| Item                                                         | Building & architectonic model | Equipment & machine | Transportation & transmit instrument | Instruments & tools for management | Total            |
|--------------------------------------------------------------|--------------------------------|---------------------|--------------------------------------|------------------------------------|------------------|
| <b>Original price of investment real estate fixed assets</b> |                                |                     |                                      |                                    |                  |
| Balance as of 01/01/2026                                     | 34.224.873.617                 |                     | -                                    |                                    | 34.224.873.617   |
| - Reclassify                                                 | (15.080.175.881)               |                     |                                      |                                    | (15.080.175.881) |
| Balance as 30/06/2026                                        | 19.144.697.736                 | -                   | -                                    | -                                  | 19.144.697.736   |
| <b>Accumulated depreciation</b>                              |                                |                     |                                      |                                    |                  |
| Balance as of 01/01/2026                                     | 12.894.372.898                 |                     | -                                    |                                    | 12.894.372.898   |
| - Depreciation during the year                               | 382.893.956                    |                     | -                                    |                                    | 382.893.956      |
| - Reclassify                                                 | (7.470.041.866)                |                     |                                      |                                    | (7.470.041.866)  |
| Balance as 30/06/2026                                        | 5.807.224.988                  |                     | -                                    | -                                  | 5.807.224.988    |
| <b>Residual value of investment real estate fixed assets</b> |                                |                     |                                      |                                    |                  |
| Balance as of 01/01/2026                                     | 21.330.500.719                 |                     | -                                    | -                                  | 21.330.500.719   |
| Balance as 30/06/2026                                        | 13.337.472.748                 |                     | -                                    | -                                  | 13.337.472.748   |

**12. Deferred costs**

|                                                   | 30/06/2026        | 01/01/2026         |
|---------------------------------------------------|-------------------|--------------------|
| a) Short-term                                     | 5.098.215         | 199.375.516        |
| Insurance fees, vehicle registration fees, etc... | 5.098.215         | 199.375.516        |
| b) Long-term                                      | 16.952.146        | 23.039.654         |
| Other prepaid expenses                            | 16.952.146        | 23.039.654         |
| <b>Total</b>                                      | <b>22.050.361</b> | <b>222.415.170</b> |

| 13. Loans and Financial Lease Liabilities                      | 30/06/2026            |                                  | During the Period    |                      | 01/01/2026            |                                  |
|----------------------------------------------------------------|-----------------------|----------------------------------|----------------------|----------------------|-----------------------|----------------------------------|
|                                                                | Value                 | Amount Capable of Debt Renayment | Increase             | Decrease             | Value                 | Amount Capable of Debt Renayment |
| A. Short-term Loan                                             | 26.269.616.302        | 26.269.616.302                   | 2.469.616.302        | 3.187.020.377        | 26.987.020.377        | 26.987.020.377                   |
| a. Short-term bank loans                                       | 2.469.616.302         | 2.469.616.302                    | 2.469.616.302        | 3.087.020.377        | 3.087.020.377         | 3.087.020.377                    |
| BIDV - Thai Binh Branch (1)                                    | 2.469.616.302         | 2.469.616.302                    | 2.469.616.302        | 3.087.020.377        | 3.087.020.377         | 3.087.020.377                    |
| b. Short-term loans from individuals and organizations         | 23.800.000.000        | 23.800.000.000                   | -                    | 100.000.000          | 23.900.000.000        | 23.900.000.000                   |
| Bus Station West of Thai Binh One - Member Company Limited (1) | 23.800.000.000        | 23.800.000.000                   | -                    | 100.000.000          | 23.900.000.000        | 23.900.000.000                   |
| B. Long-term Loans from Individuals and Organizations          | 22.100.000.000        | 22.100.000.000                   | 500.000.000          | -                    | 21.600.000.000        | 21.600.000.000                   |
| Luu Huy Ha (1)                                                 | 13.000.000.000        | 13.000.000.000                   | 500.000.000          |                      | 12.500.000.000        | 12.500.000.000                   |
| Nguyen Huu Hoan (2)                                            | 9.100.000.000         | 9.100.000.000                    |                      |                      | 9.100.000.000         | 9.100.000.000                    |
| <b>Total</b>                                                   | <b>48.369.616.302</b> | <b>48.369.616.302</b>            | <b>2.969.616.302</b> | <b>3.187.020.377</b> | <b>48.587.020.377</b> | <b>48.587.020.377</b>            |



| 14. Payables to Sellers                                      |                           |                           |                    | 30/06/2026                    |                                  | 01/01/2026                   |                                  |
|--------------------------------------------------------------|---------------------------|---------------------------|--------------------|-------------------------------|----------------------------------|------------------------------|----------------------------------|
|                                                              |                           |                           |                    | Value                         | Amount Capable of Debt Renavment | Value                        | Amount Capable of Debt Renavment |
| - Thuy Duong International Lubricant Company Limited         |                           |                           |                    | 30.104.720                    | 30.104.720                       | 30.104.720                   | 30.104.720                       |
| - Vũ Ngọc Bái                                                |                           |                           |                    | 5.004.499.600                 | 5.004.499.600                    | 5.004.499.600                | 5.004.499.600                    |
| - Payables to other parties                                  |                           |                           |                    | 805.635.430                   | 805.635.430                      | 403.444.043                  | 403.444.043                      |
| <b>Total</b>                                                 |                           |                           |                    | <b>5.840.239.750</b>          | <b>5.840.239.750</b>             | <b>5.438.048.363</b>         | <b>5.438.048.363</b>             |
| 15. Taxes and Payables to the State                          |                           |                           |                    | payments/offset as 30.06.2026 |                                  | Receivables as of 30.06.2026 |                                  |
| Receivables as of 01.01.2026                                 | Payables as of 01.01.2026 | Payables as of 30.06.2026 |                    |                               |                                  |                              | Payables as of 30.06.2026        |
| - Business license t                                         | 5.000.000                 | -                         | -                  | -                             | -                                | 5.000.000                    |                                  |
| - Value-added tax (V                                         | 114.539.079               | 391.112                   | 511.685.796        | 512.076.908                   |                                  | 114.539.079                  |                                  |
| - Corporate income tax (CIT)                                 |                           | 138.774.240               |                    |                               |                                  |                              | 138.774.240                      |
| - Land lease payments                                        |                           | -                         | 71.373.902         |                               |                                  |                              | 71.373.902                       |
| - Other taxes                                                | 1.297.235                 |                           | 468.370            | 728.992                       |                                  | 1.557.857                    |                                  |
| <b>Total</b>                                                 | <b>120.836.314</b>        | <b>139.165.352</b>        | <b>583.528.068</b> | <b>512.805.900</b>            |                                  | <b>121.096.936</b>           | <b>210.148.142</b>               |
| 16. Short-term Payable Expenses                              |                           |                           |                    | 30/06/2026                    |                                  | 01/01/2026                   |                                  |
| - Accrued loan interest expenses                             |                           |                           |                    |                               | 3.617.677                        |                              | 4.881.811                        |
| <b>Total</b>                                                 |                           |                           |                    |                               | <b>3.617.677</b>                 |                              | <b>4.881.811</b>                 |
| 17. Other Payables                                           |                           |                           |                    | 30/06/2026                    |                                  | 01/01/2026                   |                                  |
| a) Short-term                                                |                           |                           |                    |                               | <b>5.269.003.514</b>             |                              | <b>5.177.671.980</b>             |
| - Trade union funds                                          |                           |                           |                    |                               | 96.510.160                       |                              | 96.510.160                       |
| - Social insurance;                                          |                           |                           |                    |                               | 35.418.074                       |                              | -                                |
| - Unemployment insurance;                                    |                           |                           |                    |                               | 2.384.460                        |                              | -                                |
| - Short-term deposits and guarantees received;               |                           |                           |                    |                               | -                                |                              | 42.471.000                       |
| - Bus Station West of Thai Binh One - Member Company Limited |                           |                           |                    |                               | 4.239.543.770                    |                              | 4.239.543.770                    |
| - Other parties                                              |                           |                           |                    |                               | 895.147.050                      |                              | 799.147.050                      |
| <b>Total</b>                                                 |                           |                           |                    |                               | <b>5.269.003.514</b>             |                              | <b>5.177.671.980</b>             |
| b) Long-term                                                 |                           |                           |                    |                               | <b>30/06/2026</b>                |                              | <b>01/01/2026</b>                |
| - Long-term deposits and guarantees received                 |                           |                           |                    |                               | 57.471.000                       |                              | -                                |
| <b>Total</b>                                                 |                           |                           |                    |                               | <b>57.471.000</b>                |                              | <b>-</b>                         |
| 18. Unearned Revenue                                         |                           |                           |                    | 30/06/2026                    |                                  | 01/01/2026                   |                                  |
| - Revenue from office and advertisement leasing              |                           |                           |                    |                               | 6.236.563                        |                              | 108.274.194                      |
| <b>Total</b>                                                 |                           |                           |                    |                               | <b>6.236.563</b>                 |                              | <b>108.274.194</b>               |



## 19 - Owners' Equity

### a. Reconciliation Table of Changes in Owners' Equity

| Indicator                     | Items under owner's equity    |               |                             |                 |                                                |                  |
|-------------------------------|-------------------------------|---------------|-----------------------------|-----------------|------------------------------------------------|------------------|
|                               | Capital contributed by owners | Share premium | Development investment fund | Treasure shares | Undistributed after-tax profit and other funds | Total            |
| A                             | 1                             | 2             | 3                           | 4               | 5                                              | 6                |
| Balances as of 01/01/2025     | 348.963.540.000               | 932.107.220   | 5.272.435.487               | -               | (268.736.095.880)                              | 86.431.986.827   |
| - Loss from the previous year |                               |               |                             |                 | (67.411.686.414)                               | (67.411.686.414) |
| Balances as of 31/12/2025     | 348.963.540.000               | 932.107.220   | 5.272.435.487               | -               | (336.147.782.294)                              | 19.020.300.413   |
| - Loss from the current year  |                               |               |                             |                 | (4.351.727.236)                                | (4.351.727.236)  |
| Balances as of 30.06.2026     | 348.963.540.000               | 932.107.220   | 5.272.435.487               | -               | (340.499.509.530)                              | 14.668.573.177   |

### b. Details of owner's investment capital.

- Capital contributed by shareholders

#### Total

| <u>30/06/2026</u>      | <u>01/01/2026</u>      |
|------------------------|------------------------|
| 348.963.540.000        | 348.963.540.000        |
| <u>348.963.540.000</u> | <u>348.963.540.000</u> |

### c. Capital transactions with owners and distribution of dividends, profit-sharing.

+ Capital at the beginning of the year.

+ Capital at the end of the year

| <u>30/06/2026</u> | <u>01/01/2026</u> |
|-------------------|-------------------|
| 348.963.540.000   | 348.963.540.000   |
| 348.963.540.000   | 348.963.540.000   |

### d. Shares

- Number of shares registered for issuance

- Number of shares sold to the public

+ Common shares

- Number of shares in circulation.

+ Common shares.

\* Par value of outstanding shares

| <u>30/06/2026</u> | <u>01/01/2026</u> |
|-------------------|-------------------|
| 34.896.354        | 34.896.354        |
| 34.896.354        | 34.896.354        |
| 34.896.354        | 34.896.354        |
| 34.896.354        | 34.896.354        |
| 34.896.354        | 34.896.354        |
| 10.000 đồng/CP    | 10.000 đồng/CP    |

### g. Basic earnings per share

- Accounting profit after corporate income tax

Minus: Welfare and reward fund distributed from after-tax profit of the company

- Profit or loss allocated to common shareholders.

- Average number of common shares outstanding during the period.

- Basic earnings per share (Par value of shares: 10,000 VND).

| <u>From 01/01/2026 to 30/06/2026</u> | <u>From 01/01/2025 to 30/06/2025</u> |
|--------------------------------------|--------------------------------------|
| (4.351.727.236)                      | (56.677.664.798)                     |
| (4.351.727.236)                      | (56.677.664.798)                     |
| 34.896.354                           | 34.896.354                           |
| (125)                                | (1.624)                              |

### 20. Provision for long-term financial investments (\*)

- Bus Station West of Thai Binh One - Member Company Limited

| <u>30/06/2026</u>      | <u>01/01/2026</u>      |
|------------------------|------------------------|
| (1.625.070.752)        | (1.572.577.921)        |
| <u>(1.625.070.752)</u> | <u>(1.572.577.921)</u> |

#### Total



## VI. Additional Information for Items Presented in the Income Statement

Unit: Vietnamese dong.

|                                                      | <u>From 01/01/2026<br/>to 30/06/2026</u> | <u>From 01/01/2025<br/>to 30/06/2025</u> |
|------------------------------------------------------|------------------------------------------|------------------------------------------|
| <b>1. Revenue from Sales and Services (Code: 01)</b> |                                          |                                          |
| - Revenue from Sales.                                | 4.625.731.250                            | 1.103.760.042                            |
| - Revenue from Services                              | 3.121.106.295                            | 9.962.494.886                            |
| - Revenue from Real Estate Business                  | 274.590.965                              | 971.673.510                              |
| <b><u>Total</u></b>                                  | <b><u>8.021.428.510</u></b>              | <b><u>12.037.928.438</u></b>             |
| <b>2. Cost of Goods Sold</b>                         |                                          |                                          |
| - Cost of Goods Sold                                 | 4.387.809.591                            | 1.049.601.816                            |
| - Cost of Services Provided                          | 5.970.788.466                            | 19.342.997.303                           |
| - Cost of Real Estate Business                       | 27.412.830                               | 503.689.067                              |
| <b><u>Total</u></b>                                  | <b><u>10.386.010.887</u></b>             | <b><u>20.896.288.186</u></b>             |
| <b>3. Financial Revenue.</b>                         |                                          |                                          |
| - Interest from Deposits and Loans.                  | 33.254.928                               | 29.327.014                               |
| - Foreign Exchange Gain                              | 555.366.666                              | 494.700.000                              |
| <b><u>Total</u></b>                                  | <b><u>655.131.450</u></b>                | <b><u>582.681.042</u></b>                |
| <b>4. Financial Expenses</b>                         |                                          |                                          |
| - Loan interest Expenses.                            | 116.979.727                              | 432.997.184                              |
| - Provision for Investment Loss                      | 52.492.831                               | 107.021.232                              |
| - Other financial costs                              |                                          | 6.944.444                                |
| <b><u>Total</u></b>                                  | <b><u>169.472.558</u></b>                | <b><u>546.962.860</u></b>                |
| <b>5. Other Income</b>                               |                                          |                                          |
| - Income from Liquidation and Disposal of Assets     | 534.934.974                              | -                                        |
| - Other Income                                       | 63.869                                   | 5.035.644                                |
| <b><u>Total</u></b>                                  | <b><u>534.998.843</u></b>                | <b><u>5.035.644</u></b>                  |
| <b>6. Other Expenses</b>                             |                                          |                                          |
| - Penalties for Late Payments and Tax Collection     | 1.859.968                                | 4.454.912                                |
| - Loss from liquidation of fixed assets              | -                                        | 43.193.751.468                           |
| - Other expenses                                     | 45.932.286                               | 128.633.008                              |
| <b><u>Total</u></b>                                  | <b><u>47.792.254</u></b>                 | <b><u>43.326.839.388</u></b>             |



|                                                                       | <u>From 01/01/2026<br/>to 30/06/2026</u>        | <u>From 01/01/2025<br/>to 30/06/2025</u>        |
|-----------------------------------------------------------------------|-------------------------------------------------|-------------------------------------------------|
| <b>7. General and Administrative Expenses</b>                         |                                                 |                                                 |
| - Labor Costs                                                         | 1.264.596.631                                   | 2.022.743.977                                   |
| - Tools and Equipment Expenses                                        | 13.606.463                                      | 27.466.656                                      |
| - Depreciation of Fixed Assets                                        | 568.642.668                                     | 934.867.867                                     |
| - Taxes, Fees, and Charges                                            | 71.373.902                                      | 215.890.292                                     |
| - Outsourced Service Costs                                            | 951.914.989                                     | 1.217.342.293                                   |
| - Other Cash Expenses                                                 | 23.365.831                                      | 56.254.375                                      |
| <b><u>Total</u></b>                                                   | <b><u>2.893.500.484</u></b>                     | <b><u>4.474.565.460</u></b>                     |
| <b>8. Business Production Costs by Element</b>                        | <b><u>From 01/01/2026<br/>to 30/06/2026</u></b> | <b><u>From 01/01/2025<br/>to 30/06/2025</u></b> |
| - Cost of Raw Materials and Supplies                                  | 1.069.186.076                                   | 6.965.258.548                                   |
| - Labor Costs                                                         | 1.952.130.956                                   | 6.947.813.794                                   |
| - Depreciation of Fixed Assets                                        | 4.154.370.740                                   | 6.117.446.335                                   |
| - Outsourced Service Costs                                            | 1.656.994.273                                   | 3.973.651.559                                   |
| - Other Cash Expenses                                                 | 31.606.905                                      | 317.081.594                                     |
| <b><u>Total</u></b>                                                   | <b><u>8.864.288.950</u></b>                     | <b><u>24.321.251.830</u></b>                    |
| <b>9. Current corporate Income Tax (CIT) Expenses</b>                 |                                                 |                                                 |
| <b><u>Corporate Income Tax on business operations</u></b>             | <b><u>From 01/01/2026<br/>to 30/06/2026</u></b> | <b><u>From 01/01/2025<br/>to 30/06/2025</u></b> |
| - Total Income Before CIT                                             | (4.351.727.236)                                 | (13.483.913.330)                                |
| - Adjustments for Taxable Income                                      | 124.519.053                                     | 521.209.818                                     |
| Total: Non-deductible Expenses                                        | 124.519.053                                     | 521.209.818                                     |
| + Expenses Without Valid Invoices or Documentation                    | 38.934.286                                      | 112.926.832                                     |
| + Interest Expenses from Related-Party Transactions                   | 83.724.799                                      | 403.670.170                                     |
| + Penalties for Late Payment or Tax Arrears                           | 1.859.968                                       | 4.612.816                                       |
| - Total Taxable Income                                                | (4.227.208.183)                                 | (12.962.703.512)                                |
| - Lỗ từ năm trước chuyển sang                                         |                                                 |                                                 |
| - Taxable Income                                                      | (4.227.208.183)                                 | (12.962.703.512)                                |
| Corporate Income Tax Rate                                             | 20%                                             | 20%                                             |
| Adjustments for CIT from Previous Years Added to Current CIT Expenses |                                                 |                                                 |
| <b>Current Corporate Income Tax Expenses</b>                          | <b>-</b>                                        | <b>-</b>                                        |



|                                                                       | <u>From 01/01/2026</u><br><u>to 30/06/2026</u> | <u>From 01/01/2025</u><br><u>to 30/06/2025</u> |
|-----------------------------------------------------------------------|------------------------------------------------|------------------------------------------------|
| <b><u>Corporate Income Tax on real estate transfer activities</u></b> |                                                |                                                |
| - Total Income Before CIT                                             | -                                              | (43.193.751.468)                               |
| - Real estate transfer activities                                     | -                                              | (43.193.751.468)                               |
| Total: Non-deductible Expenses                                        |                                                |                                                |
| - Total Taxable Income                                                | -                                              | (43.193.751.468)                               |
| - Taxable Income                                                      | -                                              | (43.193.751.468)                               |
| Corporate Income Tax Rate                                             | 20%                                            | 20%                                            |
| Adjustments for CIT from Previous Years Added to Current CIT Expenses |                                                |                                                |
| <b>Current Corporate Income Tax Expenses</b>                          |                                                |                                                |

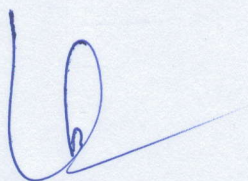
*Hung Yen, July 27, 2026.*

**Prepared by**



**Nghiem Thi Hieu**

**Chief Accountant**



**Tran Thi Hang**

**Chairman of the Board of Directors**



**Lưu Huy Hà**

