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PVI HOLDINGS



SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025



PVI HOLDINGS

SEPARATE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

TABLE OF CONTENTS	PAGE
Corporate information	1
Statement of the Board of Management	2
Independent Auditor's report	3
Separate balance sheet (Form B 01 – DN)	5
Separate income statement (Form B 02 – DN)	7
Separate cash flow statement (Form B 03 – DN)	8
Notes to the separate financial statements (Form B 09 – DN)	9

PVI HOLDINGS

CORPORATE INFORMATION

Incorporation and Operation License

No. 42GP/KDBH issued by the Ministry of Finance on 12 March 2007.

Replaced by:

Enterprise Registration Certificate

No. 0100151161 issued by Hanoi Department of Planning and Investment. The latest amendment (21st) to the Enterprise Registration Certificate was issued on 21 August 2024.

Board of Directors

Mr. Jens Holger Wohlthat	Chairman
Mr. Duong Thanh Danh Francois	Permanent Vice Chairman
Mr. Nguyen Tuan Tu	Vice Chairman
Mr. Ulrich Heinz Wollschläger	Member
Mr. Doan Linh	Member
Ms. Bui Thi Nguyet	Independent Member
Mr. Christian Sebastian Mueller	Independent Member
Ms. Christine Nagel	Independent Member

Board of Supervision

Ms. Ha Lan	Chief Supervisor
Mr. Daryl John Vella	Member
Mr. Tran Trong Binh	Member
Mr. Le Tai Duc	Member

Board of Management

Mr. Nguyen Tuan Tu	Chief Executive Officer ("CEO")
Mr. Phung Tuan Kien	Deputy CEO
Mr. Pham Anh Duc	Deputy CEO
Mr. Vu Van Thang	Deputy CEO
Mr. Do Tien Thanh	Deputy CEO
Mr. Tran Duy Cuong	Chief Accountant

Legal Representative

Mr. Nguyen Tuan Tu	Vice Chairman/CEO
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Registered Office

PVI Tower, Lot VP2, Pham Van Bach Street, Cau Giay Ward, Hanoi, Vietnam

Auditor

PwC (Vietnam) Limited

PVI HOLDINGS

STATEMENT OF THE BOARD OF MANAGEMENT

Responsibility of the Board of Management in respect of the separate financial statements

The Board of Management of PVI Holdings ("the Company") is responsible for preparing the separate financial statements of the Company which give a true and fair view of the separate financial position of the Company as at 31 December 2025, and of its separate financial performance and its cash flows for the year then ended. In preparing these separate financial statements, the Board of Management is required to:

- select suitable accounting policies and then apply them consistently;
- make judgments and estimates that are reasonable and prudent; and
- prepare the separate financial statements on a going-concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of Management is responsible for ensuring that proper accounting records are kept which disclose, with reasonable accuracy at any time, the separate financial position of the Company and enable separate financial statements to be prepared which comply with the basis of accounting set out in Note 2 to the separate financial statements. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud or error.

Approval of the separate financial statements

We hereby approve the accompanying separate financial statements as set out on pages 5 to 39 which give a true and fair view of the separate financial position of the Company as at 31 December 2025, and of the separate financial performance and its cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of separate financial statements.

Users of these separate financial statements of the Company should read them together with the consolidated financial statements of the Company and its subsidiaries ("the Group") for the year ended 31 December 2025 in order to obtain full information of the consolidated financial position, the consolidated financial performance and the consolidated cash flows of the Group.

On behalf of the Board of Management, 



Nguyen Tuan Tu
Chief Executive Officer
Legal Representative

Ha Noi, S.R. Vietnam
15 February 2026

INDEPENDENT AUDITOR'S REPORT TO THE OWNERS OF PVI HOLDINGS

We have audited the accompanying separate financial statements of PVI Holdings ("the Company") which were prepared on 31 December 2025, and approved by the Board of Management of the Company on 15 February 2026. The separate financial statements comprise the separate balance sheet as at 31 December 2025, the separate income statement, the separate cash flow statement for the year then ended, and explanatory notes to the separate financial statements including significant accounting policies, as set out on pages 5 to 39.

Responsibility of the Board of Management

The Board of Management of the Company is responsible for the preparation and the true and fair presentation of these separate financial statements of the Company in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of separate financial statements, and for such internal control which the Board of Management determines is necessary to enable the preparation and presentation of separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the separate financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical standards and requirements and plan and perform the audit in order to obtain reasonable assurance as to whether the separate financial statements of the Company are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the separate financial statements. The procedures selected depend on the auditor's judgment, including an assessment of the risks of material misstatement of the separate financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation and true and fair presentation of the separate financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by the Board of Management, as well as evaluating the overall presentation of the separate financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

Auditor's Opinion

In our opinion, the separate financial statements present fairly, in all material respects, the separate financial position of the Company as at 31 December 2025, its separate financial performance and its separate cash flows for the year then ended in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on the preparation and presentation of separate financial statements.

Other Matter

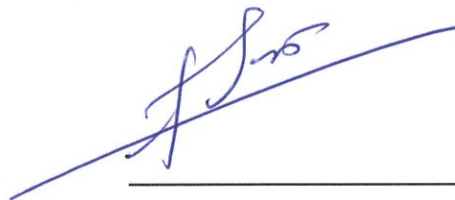
The separate financial statements of the Company for the year ended 31 December 2024 were audited by another audit firm whose report dated 20 February 2025 expressed an unqualified audit opinion.

The independent auditor's report is prepared in Vietnamese and English. Should there be any conflict between the Vietnamese and English versions, the Vietnamese version shall take precedence.

For and on behalf of PwC (Vietnam) Limited



Tran Hong Kien
Audit Practising Licence
No. 0298-2023-006-1
Authorised signatory



Dang Thai Son
Audit Practising Licence
4668-2023-006-1

Report reference number: HAN 4236
Ho Chi Minh City, 15 February 2026

SEPARATE BALANCE SHEET

Code	ASSETS	Note	As at	
			31/12/2025 VND	31/12/2024 VND
100	CURRENT ASSETS		554,217,553,290	263,585,597,425
110	Cash and cash equivalents	3	270,826,007,011	35,875,402,238
111	Cash		245,826,007,011	35,875,402,238
112	Cash equivalents		25,000,000,000	-
120	Short-term investments		233,176,476,319	90,877,635,409
121	Trading securities	4(a)	212,298,840,910	87,085,880,000
122	Provision for diminution in value of trading securities	4(a)	-	(37,085,880,000)
123	Investments held to maturity	4(b)	20,877,635,409	40,877,635,409
130	Short-term receivables		29,749,868,003	117,501,162,296
131	Short-term trade accounts receivable	5	22,389,497,483	28,413,640,552
132	Short-term prepayments to suppliers		4,392,478,525	2,609,261,943
136	Other short-term receivables	6	3,439,125,954	86,849,969,246
137	Provision for doubtful debts – short-term	7	(471,233,959)	(371,709,445)
140	Inventories		912,093,412	618,073,012
141	Inventories		912,093,412	618,073,012
150	Other current assets		19,553,108,545	18,713,324,470
151	Short-term prepaid expenses	8(a)	16,582,526,695	14,011,849,056
152	Deductible value added tax ("VAT")	11(a)	-	121,944,513
153	Tax and other receivables from the State	11(a)	2,970,581,850	4,579,530,901
200	LONG-TERM ASSETS		7,006,446,384,759	7,453,343,333,642
210	Long-term receivables		85,000,000	10,000,000
216	Other long-term receivables		85,000,000	10,000,000
220	Fixed assets		115,205,109,395	98,376,220,506
221	Tangible fixed assets	9(a)	109,435,439,403	90,860,650,265
222	Historical cost		303,456,735,711	262,240,895,885
223	Accumulated depreciation		(194,021,296,308)	(171,380,245,620)
227	Intangible fixed assets	9(b)	5,769,669,992	7,515,570,241
228	Historical cost		21,746,843,517	17,597,130,335
229	Accumulated amortisation		(15,977,173,525)	(10,081,560,094)
230	Investment properties	10	805,810,066,851	869,121,079,719
231	Historical cost		1,212,399,885,766	1,252,881,761,996
232	Accumulated depreciation		(406,589,818,915)	(383,760,682,277)
250	Long-term investments	4(c)	6,052,702,550,000	6,459,105,280,000
251	Investments in subsidiaries		6,047,743,550,000	6,455,016,280,000
253	Investments in other entities		43,500,000,000	43,500,000,000
254	Provision for long-term investments		(38,541,000,000)	(39,411,000,000)
260	Other long-term assets		32,643,658,513	26,730,753,417
261	Long-term prepaid expenses	8(b)	32,643,658,513	23,754,280,268
262	Deferred income tax assets		-	2,976,473,149
270	TOTAL ASSETS		7,560,663,938,049	7,716,928,931,067

The notes on pages 9 to 39 are an integral part of these separate financial statements.

SEPARATE BALANCE SHEET
(CONTINUED)

Code	RESOURCES	Note	As at	
			31/12/2025 VND	31/12/2024 VND
300	LIABILITIES		336,071,275,760	551,163,268,235
310	Short-term liabilities		135,291,575,715	343,063,223,241
311	Short-term trade accounts payable		6,453,936,098	20,142,807,098
313	Tax and other payables to the State	11(b)	14,248,348,210	18,780,139,435
314	Payables to employees		42,822,572,874	37,447,915,799
315	Short-term accrued expenses		14,325,284,787	9,036,677,812
318	Short-term unearned revenue	12(a)	39,672,693,285	35,669,494,576
319	Other short-term payables	13(a)	9,854,644,740	12,904,161,205
320	Short-term borrowings	14	-	200,000,000,000
322	Bonus and welfare fund		7,914,095,721	9,082,027,316
330	Long-term liabilities		200,779,700,045	208,100,044,994
336	Long-term unearned revenue	12(b)	165,609,714,668	171,906,883,070
337	Other long-term payables	13(b)	35,126,448,802	36,121,183,549
342	Provision for long-term liabilities		43,536,575	71,978,375
400	OWNERS' EQUITY		7,224,592,662,289	7,165,765,662,832
410	Capital and reserves		7,224,592,662,289	7,165,765,662,832
411	Owners' capital	15,16	2,342,418,670,000	2,342,418,670,000
411a	- Ordinary shares with voting rights		2,342,418,670,000	2,342,418,670,000
412	Share premium	16	3,716,658,852,155	3,716,658,852,155
418	Investment and development fund	16	179,211,820,775	179,211,820,775
421	Undistributed earnings	16	986,303,319,359	927,476,319,902
421a	- Undistributed post-tax profits of previous years		180,624,990,676	178,350,388,542
421b	- Undistributed post-tax profit of current year		805,678,328,683	749,125,931,360
440	TOTAL RESOURCES		7,560,663,938,049	7,716,928,931,067



 Nguyen Hai Ha Anh
 Preparer



 Tran Duy Cuong
 Chief Accountant



 Nguyen Tuan Tu
 Chief Executive Officer
 Legal Representative
 15 February 2026

SEPARATE INCOME STATEMENT

Code	Note	Year ended 31 December	
		2025 VND	2024 VND
01	Revenue from rendering of services	313,768,252,524	314,102,795,189
02	Less deductions	-	-
10	Net revenue from rendering of services (10 = 01 – 02)	313,768,252,524	314,102,795,189
11	Cost of services rendered	193,473,576,493	197,905,355,521
20	Gross profit from rendering of services (20 = 10 – 11)	120,294,676,031	116,197,439,668
21	Financial income	846,401,226,306	787,012,959,042
22	Financial expenses	13,434,678,692	13,140,452,573
23	- Including: Interest expenses	7,237,260,275	5,348,164,383
26	General and administration expenses	128,094,800,956	119,976,098,856
30	Net operating profit (30 = 20 + 21 – 22 – 26)	825,166,422,689	770,093,847,281
31	Other income	1,257,004,241	1,622,143,908
32	Other expenses	120,025,532	533,023,008
40	Net other income (40 = 31 – 32)	1,136,978,709	1,089,120,900
50	Accounting profit before tax (50 = 30 + 40)	826,303,401,398	771,182,968,181
51	Current income tax ("CIT") - current	17,648,599,566	22,057,036,821
52	CIT – deferred	2,976,473,149	-
60	Profit after tax (60 = 50 – 51 – 52)	805,678,328,683	749,125,931,360



Nguyen Hai Ha Anh
Preparer



Tran Duy Cuong
Chief Accountant



Nguyen Tuan Tu
Chief Executive Officer
Legal Representative
15 February 2026

SEPARATE CASH FLOW STATEMENT
 (Indirect method)

		Year ended 31 December	
Code	Note	2025 VND	2024 VND
CASH FLOWS FROM OPERATING ACTIVITIES			
01	Accounting profit before tax	826,303,401,398	771,182,968,181
	Adjustments for:		
02	Depreciation and amortisation	54,476,963,379	56,464,709,773
03	Provisions	(37,884,797,286)	1,633,092,501
04	Unrealised foreign exchange gains	(695,028,304)	(14,801,330)
05	Profits from investing activities	(839,544,643,989)	(786,209,411,697)
06	Interest expenses	7,237,260,275	5,348,164,383
08	Operating profit before changes in working capital	9,893,155,473	48,404,721,811
09	Decrease in receivables	5,315,894,609	10,654,297,369
10	Increase in inventories	(294,020,400)	(298,447,653)
11	(Decrease)/increase in payables	(7,756,030,971)	10,332,991,885
12	(Increase)/decrease in prepaid expenses	(11,460,055,884)	6,317,946,472
13	Increase in trading securities	(125,212,960,910)	-
14	Interest paid	(7,379,726,028)	(5,205,698,630)
15	CIT paid	(16,186,264,398)	(21,956,986,299)
17	Other payments on operating activities	(10,223,662,771)	(7,448,888,321)
20	Net cash (outflows)/inflows from operating activities	(163,303,671,280)	40,799,936,634
CASH FLOWS FROM INVESTING ACTIVITIES			
21	Purchases of fixed assets	(9,091,793,267)	(16,682,605,335)
22	Proceeds from disposals of fixed assets	1,103,531,127	872,302,610
23	Loans granted, purchases of debt instruments of other entities	(190,877,635,409)	(290,877,635,409)
24	Collection of loans, proceeds from sales of debt instruments of other entities	210,877,635,409	340,000,000,000
25	Investments in other entities	(420,000,000,000)	(600,000,000,000)
26	Proceeds from divestment of investments in other entities	827,272,730,000	-
27	Dividends and interest received	915,651,080,350	874,726,889,540
30	Net cash inflows from investing activities	1,334,935,548,210	308,038,951,406
CASH FLOWS FROM FINANCING ACTIVITIES			
33	Proceed from borrowings	-	400,000,000,000
34	Repayments of borrowings	(200,000,000,000)	(200,000,000,000)
36	Dividends and profits paid	(737,376,300,461)	(749,573,910,400)
40	Net cash outflows from financing activities	(937,376,300,461)	(549,573,910,400)
50	Net increase/(decrease) in cash and cash equivalents of year	234,255,576,469	(200,735,022,360)
60	Cash and cash equivalents at beginning of year	35,875,402,238	236,595,623,268
61	Effect of foreign exchange differences	695,028,304	14,801,330
70	Cash and cash equivalents at end of year	270,826,007,011	35,875,402,238

Additional information relating to the cash flow statement is presented in Note 25.

 Nguyen Hai Ha Anh
 Preparer

 Tran Duy Cuong
 Chief Accountant

 Nguyen Tuan Tu
 Chief Executive Officer
 Legal Representative
 15 February 2026



The notes on pages 9 to 39 are an integral part of these separate financial statements.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS FOR THE YEAR ENDED 31 DECEMBER 2025

1 GENERAL INFORMATION

PVI Holdings ("the Company") is a joint stock company established in the SR Vietnam according to the Establishment and Operation License No. 42GP/KDBH issued by the Ministry of Finance on 12 March 2007. The Establishment and Operation License was replaced by the 12th amendment to the Enterprise Registration Certificate No. 0100151161 dated 28 September 2011, issued by the Hanoi Department of Planning and Investment. The latest amendment (21st) to the Enterprise Registration Certificate was issued on 21 August 2024.

Since 10 August 2007, the Company's shares have been listed on the Hanoi Securities Trading Center (now the Hanoi Stock Exchange) with the ticker symbol of PVI.

Prior to 1 August 2011, the Company was formerly known as PetroVietnam Insurance Joint-Stock Company and was directly engaged in the insurance business. After restructuring, the Company transitioned to operate under a parent - subsidiary model and no longer directly conducts insurance business nor is subject to the Insurance Business Law. Instead, it operates as an investment and asset-holding company, governed by the Enterprise Law.

The principal activities of the Company are financial services and real estates. The Company's main activities include:

- Asset holding activities;
- Financial services activities;
- Real estate business activities; and
- Information technology service activities and other services related to computers and data processing

The normal business cycle of the Company is within 12 months.

As at 31 December 2025, the Company has two (02) dependent accounting branches, which are the Information Technology Center and the Management and Business Service Center, and four (04) direct subsidiaries as follows:

				As at 31/12/2025		As at 31/12/2024	
				Owner-ship	Voting rights	Owner-ship	Voting rights
1.	PVI Insurance Corporation	Non-life insurance activities	Cau Giay Ward, Hanoi	100%	100%	100%	100%
2.	Hanoi Reinsurance Joint Stock Corporation	Reinsurance activities	Cau Giay Ward, Hanoi	81.09%	81.09%	81.09%	81.09%
3.	PVI Assets Management Joint Stock Company	Assets management	Cau Giay Ward, Hanoi	61.96%	61.96%	61.96%	61.96%
4.	PVI Infrastructure Fund (*)	Financial service	Cau Giay Ward, Hanoi	34.67%	100%	34.67%	100%
5.	PVI Opportunity Fund (**)	Financial service	Cau Giay Ward, Hanoi	(**)	(**)	41.36%	100%

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

1 GENERAL INFORMATION (CONTINUED)

- (*) PVI Infrastructure Investment Fund (PIF) was established on 25 May 2017, as a closed-end fund according to Notification No. 153/TB-UBCK from the State Securities Commission and its operation has been extended until 25 May 2027, according to Certificate No. 26/GCN dated 25 September 2021 from the State Securities Commission.

The fund is managed by PVI Assets Management Joint Stock Company, and the custodian bank is the Joint Stock Commercial Bank for Investment and Development of Vietnam – Ha Thanh Branch.

The total capital of PIF as at 31 December 2025, and 31 December 2024 were VND 1,500,000,000,000, contributed by the following parties:

	As at 31/12/2025 and as at 31/12/2024	
	Capital contributed	%
PVI Holdings	520,000,000,000	34.67
PVI Insurance Corporation	706,000,000,000	47.07
Hanoi Reinsurance Joint Stock Corporation	274,000,000,000	18.26
	<u>1,500,000,000,000</u>	<u>100</u>

Control over this fund is achieved as the Company has the ability to govern the financial and operating policies of the fund in order to obtain benefits from its operations.

- (**) PVI Opportunity Investment Fund (POF) was established on 8 October 2015, as a closed-end fund according to Notification No. 215/TB-UBCK from the State Securities Commission and its operation was extended to 8 October 2025, according to Official Document No. 3388/UBCK-QLQ dated 20 May 2020.

In accordance with the Resolution of the Extraordinary General Meeting of Investors No. 02-25/NQPOF-ĐH dated 17 July 2025, the investors approved the implementation of the PVI Opportunity Investment Fund's dissolution plan. According to disclosure of information No. 424/PVIAM-KDT on the complement of dissolution of PVI Opportunity Investment Fund dated 15 October 2025, PVI Assets Management Joint Stock Company has completed the liquidation, distribution and dissolution of PVI Opportunity Investment Fund on 14 October 2025.

Statement of the comparability of separate financial statements:

The comparative figures presented on the separate financial statements for the year ended 31 December 2025 are the figures of the audited separate financial statements for the year ended 31 December 2024.

As at 31 December 2025, the Company has 93 employees (as at 31 December 2024: 99 employees).

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****2.1 Basis of preparation of separate financial statements**

The separate financial statements have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of financial statements. The separate financial statements have been prepared under the historical cost convention.

The accompanying separate financial statements are not intended to present the separate financial position and separate financial performance and separate cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam. The accounting principles and practices utilised in Vietnam may differ from those generally accepted in countries and jurisdictions other than Vietnam.

New Accounting system issued not yet effective

On 27 October 2025, the Ministry of Finance issued Circular 99/2025/TT-BTC ("Circular 99") providing guidance on the corporate accounting system, replacing Circular 200/2014/TT-BTC, effective from 1 January 2026 and for fiscal years beginning on or after 1 January 2026. Therefore, the Company will apply Circular 99 for the fiscal year starting from 1 January 2026.

Circular 99 requires the rename of "Balance sheet" to "Statement of financial position"; the rename of or the add on some items in the Statement of financial position, the Statement of profit or loss, and the Statement of cash flows. Regarding recognition, measurement, and presentation, Circular 99 introduces significant updates and Circular 99 also introduces implementation guidance for change in accounting policies because of the initial adoption of Circular 99 using simplified retrospective, full retrospective, or no retrospective depending on each specific circumstance.

Board of Management of the Company assesses that the impact of Circular 99 on the comparative figures in the subsequent financial statements of the Company is limited and not material.

Separately, the Company has also prepared the consolidated financial statements of the Company and its subsidiaries ("the Group") in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of consolidated financial statements. In the consolidated financial statements, subsidiaries undertakings, which are those companies over which the Company has the power to govern the financial and operating policies, have been fully consolidated.

Users of these separate financial statements of the Company should read them together with the consolidated financial statements of the Group for the year ended 31 December 2025 in order to obtain full information of the consolidated financial position and the consolidated financial performance and the consolidated cash flows of the Group.

The separate financial statements in the Vietnamese language are the official statutory separate financial statements of the Company. The separate financial statements in the English language have been translated from the Vietnamese version.

2.2 Fiscal year

The Company's fiscal year is from 1 January to 31 December.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.3 Currency**

The separate financial statements are measured and presented in Vietnamese Dong ("VND"), which is the Company's accounting currency.

2.4 Exchange rates

Transactions arising in foreign currencies are translated at exchange rates prevailing at the transaction dates. Foreign exchange differences arising from these transactions are recognised in the separate income statement.

Monetary assets and liabilities denominated in foreign currencies at the separate balance sheet date are respectively translated at the buying and selling exchange rates at the separate balance sheet date of the commercial bank with which the Company regularly transacts. Foreign currencies deposited in bank at the separate balance sheet date are translated at the buying exchange rate of the commercial bank where the Company opens its foreign currency accounts. Foreign exchange differences arising from these translations are recognised in the separate income statement.

2.5 Cash and cash equivalents

Cash comprise cash on hand and demand deposits and other short-term investments with an original maturity of three months or less.

2.6 Receivables

Receivables represent trade receivables from customers arising from sales of goods and rendering of services or non-trade receivables from others and are stated at cost. Provision for doubtful debts is made for each outstanding amount based on overdue days in payment according to the initial payment commitment (exclusive of the payment rescheduling between parties) or based on the estimated loss that may arise. The difference between the provision of this year and the provision of the previous year is recognised as an increase or decrease of general and administration expenses in the year. Bad debts are written off when identified as uncollectible in accordance with regulations and the Company's policies.

Receivables are classified into short-term and long-term receivables on the separate balance sheet based on the remaining year from the separate balance sheet date to the maturity date.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.7 Investments****(a) Trading securities**

Trading securities are securities and other financial instruments, which are held for trading.

Trading securities are initially recorded at historical cost including cost of acquisition and any expenditure that is directly attributable to the acquisition. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end. The provision for diminution in value of trading securities is made when their carrying value is higher than their market value. Changes in the provision balance during the year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

The Company recognises trading securities when it has ownership of the assets, specifically as follows:

- Listed securities are recognised at the time of order matching; and
- Unlisted securities are recognised at the time when official ownership is established in accordance with regulations.

Profit or loss from liquidation or disposal of trading securities is recognised in the separate income statement. The costs of trading securities disposed are determined by using the moving weighted average method.

(b) Investments held to maturity

Investments held to maturity are investments which the Company has a positive intention and ability to hold until maturity.

Investments held to maturity include bank deposits with original maturity over three months and other investments held to maturity. Those investments are initially accounted for at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

Provision for diminution in value of investments held to maturity is made when there is evidence that the investment is uncollectible in whole or in part. Changes in the provision balance during the year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

Investments held to maturity are classified into short-term and long-term investments held to maturity on the separate balance sheet based on the remaining year from the separate balance sheet date to the maturity date.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.7 Investments (continued)****(c) Investments in subsidiaries**

Subsidiaries are all entities whose financial and operating policies the Company has the power to govern in order to gain future benefits from their activities generally accompanying a shareholding of more than one half of the voting rights. The existence and effect of potential voting rights that are currently exercisable or convertible are considered when assessing whether the Company controls another entity.

Investments in subsidiaries are initially recorded at cost of acquisition plus other expenditures directly attributable to the investments. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

(d) Investments in other entities

Investments in other entities are investments in equity instruments of other entities without controlling rights or co-controlling rights, or without significant influence over the investee. These investments are accounted for initially at cost. Subsequently, the Board of Management reviews all outstanding investments to determine the amount of provision to recognise at the year end.

(e) Provision for investments in subsidiaries, associates and joint ventures, and other entities

Provision for investments in subsidiaries and other entities is made when there is a diminution in value of the investments at the year end.

Provision for investments in subsidiaries is calculated based on the loss of investees.

Provision for investments in other entities is calculated based on market value if market value can be determined reliably. If market value cannot be determined reliably, the provision is calculated similarly to provision for investments in subsidiaries.

Changes in the provision balance during the year are recorded as an increase or decrease in financial expenses. A reversal, if any, is made only to the extent the investment is restored to its original cost.

(f) Principles for determining the fair value of investments

The fair value of investments for presentation purposes is determined as follows:

- The fair value of investments in listed stocks is determined by referencing to the closing price (at the end of the year or the date of the most recent transaction closest to the end of the year) of the stocks of the company listed on the stock exchange;
- The fair value of investments trading on the Unlisted Public Company Market (UPCoM) is determined based on the average reference price over the 30 closest consecutive trading days prior to the end of the year;

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.7 Investments (continued)

(f) Principles for determining the fair value of investments (continued)

- The fair value of investments in unlisted stocks is chosen for presentation using the ownership ratio over the net assets of the invested entity, based on the latest financial statements the Company has obtained from the investees at the time of preparing the separate financial statements;
- The fair value of investments in unlisted bonds is determined by the principal amount as the coupon interest rate fluctuates according to market interest rate changes;
- The fair value of deposits at domestic joint-stock commercial banks and bonds is determined by the book value;
- The fair value of other investments lacking sufficient market information at the time of preparing the separate financial statements is determined by the book value of the investment.

2.8 Fixed assets

Tangible and intangible fixed assets

Fixed assets are stated at historical cost less accumulated depreciation or amortisation. Historical cost includes any expenditure that is directly attributable to the acquisition of the fixed assets bringing them to suitable condition for their intended use. Expenditure which is incurred subsequently and has resulted in an increase in the future economic benefits expected to be obtained from the use of fixed assets, can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the separate income statement when incurred in the year.

Depreciation and amortisation

Tangible fixed assets are depreciated using the straight-line basis so as to write off the depreciable amount of the fixed assets over their estimated useful lives. Depreciable amount equals to the historical cost of fixed assets recorded in the separate financial statements minus (-) the estimated disposal value of such assets. The estimated useful lives of each asset class are as follows:

Buildings and structures	40 years
Motor vehicles	6 years
Office equipment	3 – 10 years
Others	3 – 5 years
Software	3 – 5 years

Disposals

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of the fixed assets and are recognised as income or expense in the separate income statement.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.9 Investment properties**

The historical cost of an investment property represents the amount of cash or cash equivalents paid or the fair value of another consideration given to acquire the investment property at the time of its acquisition or completion of construction. Expenditure incurred subsequently which has resulted in an increase in the expected future economic benefits from the use of investment properties can be capitalised as an additional historical cost. Otherwise, such expenditure is charged to the separate income statement when incurred in the year.

Depreciation

Investment properties held for lease are depreciated on straight-line basis to write off the depreciable amount of the assets over their estimated useful lives. Depreciable amount equals to the historical cost of assets recorded in the financial statements minus (-) the estimated disposal value of such assets. The estimated useful lives of each asset class are as follows:

Plant and buildings	5 – 40 years
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Disposals

Gains or losses on disposals are determined by comparing net disposal proceeds with the carrying amount of investment properties and are recognised as income or expense in the separate income statement.

2.10 Prepaid expenses

Prepaid expenses include short-term and long-term prepayments on the separate balance sheet. Short-term prepaid expenses represent prepayments for services; or tools that do not meet the recognition criteria for fixed assets for a year not exceeding 12 months or a business cycle from the date of prepayment. Long-term prepaid expenses represent prepayments for services; or tools, which do not meet the recognition criteria for fixed assets for a year exceeding 12 months or more than one business cycle from the date of prepayment. Prepaid expenses are recorded at historical cost and allocated on a straight-line basis over their estimated useful lives.

2.11 Payables

Classifications of payables are based on their nature as follows:

- Trade accounts payable are trade payables arising from purchases of goods and services; and
- Other payables are non-trade payables and payables not relating to purchases of goods and services.

Payables are classified into short-term and long-term payables on the separate balance sheet based on the remaining year from the separate balance sheet date to the maturity date.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.12 Borrowings**

Borrowings include borrowings from banks.

Borrowings are classified into short-term and long-term borrowings on the separate balance sheet based on their remaining terms from the separate balance sheet date to the maturity date.

Other borrowing costs are recognised in the separate income statement when incurred.

2.13 Accrued expenses

Accrued expenses include liabilities for goods and services received in the year but not yet paid for, due to pending invoices or insufficient records and documents. Accrued expenses are recorded as expenses in the year.

2.14 Provisions

Provisions are recognised when the Company has a present legal or constructive obligation as a result of past events, it is probable that an outflow of resources will be required to settle the obligation and the amount has been reliably estimated. Provision is not recognised for future operating losses.

Provisions are measured at the level of the expenditures expected to be required to settle the obligation. If the time value of money is material, provision will be measured at the present value using a pre-tax rate that reflects current market assessments of the time value of money and the risks specific to the obligation. The increase in the provision due to passage of time is recognised as a financial expense. Changes in the provision balance during the year are recorded as an increase or decrease in operating expenses.

2.15 Unearned revenue

Unearned revenue mainly comprises the amounts that customers have paid in advance for one or many years, mainly including office rental service. The Company records unearned revenue for the future obligations that the Company has to fulfil. Unearned revenue is recognised as revenue in the separate income statement during the year to the extent that revenue recognition criteria have been met.

2.16 Owners' equity

Owners' capital is recorded according to the actual amounts contributed at the par value of the shares.

Share premium is the difference between the par value and the issue price of shares and the difference between the repurchase price and re-issuing price of treasury shares.

Undistributed earnings record the Company's results (profit or loss) after corporate income tax at the reporting date.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.17 Appropriation of profit**

The Company's dividends are recognised as a liability in the Company's separate financial statements in the year at the cut-off date to prepare a list of owners for the securities at the payout ratio approved in the Resolution of the Board of Directors.

Net profit after corporate income tax could be distributed to the shareholders after approved by the General Meeting of Shareholders, and after appropriation to other funds in accordance with the Company's charter and Vietnamese regulations.

The Company's funds are as below:

(a) Investment and development fund

The investment and development fund is appropriated from profit after corporate income tax of the Company and approved by shareholders in the General Meeting of shareholders. This fund is used for investing in expanding the scale of production, business or in-depth investment of the Company.

(b) Bonus and welfare fund

The bonus and welfare fund is appropriated from the Company's profit after corporate income tax and approved by shareholders in the General Meeting of shareholders. This fund is presented as a liability on the separate balance sheet. The fund is used to pay bonuses and provide welfare to the Company's employees according to the Company's bonus and welfare policy.

2.18 Revenue recognition**(a) Revenue from rendering of services**

Revenue from rendering of services is recognised in the separate income statement when the services are rendered, by reference to completion of the specific transaction assessed on the basis of the actual service provided as a proportion of the total services to be provided. Revenue from the rendering of services is only recognised when all four (4) of the following conditions are satisfied:

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The percentage of completion of the transaction at the separate balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

(b) Interest income

Interest income is recognised in the separate income statement on the basis of the actual time and interest rates for each year when both (2) of the following conditions are satisfied:

- It is probable that economic benefits associated with the transaction will flow to the Company; and
- Income can be measured reliably.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)****2.18 Revenue recognition (continued)****(c) Dividends, distributable profits income**

Income from dividends, distributable profits is recognised in the separate income statement when both (2) of the following conditions are satisfied:

- It is probable that economic benefits associated with the transaction will flow to the Company; and
- Income can be measured reliably.

Income from dividends, distributable profits is recognised when the Company has established receiving rights from investees.

2.19 Cost of services rendered

Cost of services rendered are the cost of services rendered during the year and recorded on the basis of matching with revenue and on a prudent basis.

2.20 Financial expenses

Financial expenses are expenses incurred in the year for financial activities mainly including interest expense, and losses from foreign exchange differences.

2.21 General and administration expenses

General and administration expenses represent expenses that are incurred for the Company's administrative purposes.

2.22 Current and deferred income tax

Income tax includes all income tax which is based on taxable profits. Income tax expense comprises current income tax expense and deferred income tax expense.

Current income tax is the amount of income taxes payable or recoverable in respect of the current year taxable profits at the current year tax rates. Current and deferred income tax are recognised as an income or an expense and included in the profit or loss of the year, except to the extent that the income tax arises from a transaction or event which is recognised, in the same or a different year, directly in equity.

Deferred income tax is provided in full, using the liability method, on temporary differences arising between the tax bases of assets and liabilities and their carrying amounts in the separate financial statements. Deferred income tax is not accounted for if it arises from initial recognition of an asset or liability in a transaction other than a business combination that at the time of occurrence affects neither the accounting nor the taxable profit or loss. Deferred income tax is determined at the tax rates that are expected to apply to the year when the asset is realised or the liability is settled, based on tax rates that have been enacted or substantively enacted by the separate balance sheet date.

Deferred income tax assets are recognised to the extent that it is probable that future taxable profit will be available against which the temporary differences can be utilised.

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

2 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONTINUED)

2.23 Related parties

Enterprises and individuals that directly, or indirectly through one or more intermediaries, control, or are controlled by, or are under common control with the Company, including holding companies, subsidiaries and fellow subsidiaries are related parties of the Company. Associates and individuals owning, directly or indirectly, an interest in the voting power of the Company that gives them significant influence over the Company, key management personnel, including the Board of Directors, the Board of Supervision, the Board of Management of the Company and close members of the family of these individuals and companies associated with these individuals also constitute related parties.

In considering its relationships with each related party, the Company considers the substance of the relationships, not merely the legal form.

2.24 Segment reporting

A segment is a component which can be separated by the Company engaged in sales of goods or rendering of services ("business segment"), or sales of goods or rendering of services within a particular economic environment ("geographical segment"). Each segment is subject to risks and returns that are different from those of other segments. The Board of Management of the Company has determined that the risks and profitability are primarily influenced by differences in the types of products and services the Company provides. As a result, the primary segment reporting of the Company is presented in respect of the Company's business segments.

2.25 Critical accounting estimates

The preparation of the separate financial statements in conformity with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and applicable regulations on preparation and presentation of financial statements requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the separate financial statements and the reported amounts of revenues and expenses during the year.

The areas involving significant estimates and assumptions in separate financial statements are as follows:

- Provision for diminished investment (Note 2.7);
- Useful lives of fixed assets and investment properties (Notes 2.8 and 2.9); and
- Estimation of corporate income tax expenses (Note 2.22).

Such estimates and assumptions are continually evaluated. They are based on historical experience and other factors, including expectations of future events that may have a material financial impact on the separate financial statements of the Company and that are assessed by the Board of Management to be reasonable under the circumstances.

3 CASH

	31/12/2025 VND	31/12/2024 VND
Cash on hand	-	332,550,728
Bank demand deposits	245,826,007,011	35,542,851,510
Cash equivalents (*)	25,000,000,000	-
	<u>270,826,007,011</u>	<u>35,875,402,238</u>

(*) Includes deposits at domestic commercial banks with original terms of no more than three months and earning interest rates 4.75% per annum.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

4 INVESTMENTS

(a) Trading securities

	31/12/2025			31/12/2024		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Certificate of Deposit (*)	212,298,840,910	212,705,989,360	-	-	-	-
Shares – Dong A Commercial Joint Stock Bank (**)	-	-	-	37,085,880,000	-	(37,085,880,000)
Bonds - Military Commercial Joint Stock Bank	-	-	-	50,000,000,000	50,000,000,000	-
	<u>212,298,840,910</u>	<u>212,705,989,360</u>	<u>-</u>	<u>87,085,880,000</u>	<u>50,000,000,000</u>	<u>(37,085,880,000)</u>

(*) The balance as at 31 December 2025 includes certificates of deposit held at domestic commercial banks, maturing on 8 May 2026, and earning an interest rate of 5.5% per annum, held for business purposes. These certificates of deposit were transferred by the Company to its partner after the end of the fiscal year.

(**) This investment has been written off due to the compulsory transfer of Dong A Commercial Joint Stock Bank (renamed as Vikki Digital Bank Limited) to Ho Chi Minh City Development Joint Stock Commercial Bank in accordance with the Decision No. 116/QĐ-NHNN dated 17 January 2025 issued by the State Bank of Vietnam.

(b) Investments held to maturity

	31/12/2025		31/12/2024	
	Cost VND	Fair value VND	Cost VND	Fair value VND
Term Deposits	<u>20,877,635,409</u>	<u>20,877,635,409</u>	<u>40,877,635,409</u>	<u>40,877,635,409</u>

The closing balance includes deposits with original terms of more than 3 months and remaining maturity of no more than 12 months from the date of preparation of the separate balance sheet at domestic commercial banks and earning interest rates from 4.20% to 4.75% per annum (2024: from 4.40% to 4.80% per annum).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

4 INVESTMENTS (CONTINUED)

(c) Investments in other entities

	31/12/2025			31/12/2024		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
i. Investments in subsidiaries	6,047,743,550,000	7,436,467,396,601	-	6,455,016,280,000	7,471,479,809,345	-
<i>PVI Insurance Corporation (*)</i>	4,320,000,000,000	5,033,809,431,432	-	3,900,000,000,000	4,368,381,712,309	-
<i>Hanoi Reinsurance Joint Stock Corporation</i>	1,160,803,950,000	1,811,587,254,000	-	1,160,803,950,000	1,676,141,478,000	-
<i>PVI Assets Management Joint Stock Company</i>	46,939,600,000	53,667,000,765	-	46,939,600,000	51,995,338,819	-
<i>PVI Infrastructure Fund</i>	520,000,000,000	537,403,710,404	-	520,000,000,000	531,938,745,346	-
<i>PVI Opportunity Fund</i>	-	-	-	827,272,730,000	843,022,534,871	-
ii. Investments in other entities	43,500,000,000	4,959,000,000	(38,541,000,000)	43,500,000,000	4,089,000,000	(39,411,000,000)
<i>Ha Noi PVR Investment Joint Stock Company</i>	43,500,000,000	4,959,000,000	(38,541,000,000)	43,500,000,000	4,089,000,000	(39,411,000,000)
	<u>6,091,243,550,000</u>	<u>7,441,426,396,601</u>	<u>(38,541,000,000)</u>	<u>6,498,516,280,000</u>	<u>7,475,568,809,345</u>	<u>(39,411,000,000)</u>

(*) In accordance with the Resolution No. 35/NQ-PVI dated 28 April 2025, the Company has approved to increase charter capital of PVI Insurance Corporation by VND 420,000,000,000 in cash. The charter capital increase was completed according to Decision No. 206/QĐ-PVI on the transfer of capital to the PVI Insurance Corporation on 10 September 2025. According to the Regulation No. 63/GPĐC25/KDBH dated 24 September 2025, the total capital of the PVI Insurance Corporation was adjusted to VND 4,320,000,000,000.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

5 SHORT-TERM TRADE ACCOUNTS RECEIVABLE

	31/12/2025 VND	31/12/2024 VND
Receivables from investment activities (*)	1,416,648,991	409,087,588
Other receivables	20,972,848,492	28,004,552,964
	<u>22,389,497,483</u>	<u>28,413,640,552</u>
In which:		
- Third parties	2,832,481,656	2,117,757,451
- Related parties	19,557,015,827	26,295,883,101
<i>PVI Insurance Corporation</i>	18,588,006,758	25,264,974,381
<i>Hanoi Reinsurance Joint Stock Corporation</i>	698,811,362	713,717,060
<i>PVI Assets Management Joint Stock Company</i>	270,197,707	317,191,660
	<u>270,197,707</u>	<u>317,191,660</u>

As at 31 December 2025 and 31 December 2024, there were no third-party customers who had a balance accounting for 10% or more of the total balance of short-term trade accounts receivable.

As at 31 December 2025, the balances of short-term trade accounts receivable which were overdue or not yet overdue but unlikely to be collected, amounted to VND 253,532,401 (as at 31 December 2024: VND 429,039,900).

6 OTHER SHORT-TERM RECEIVABLES

	31/12/2025 VND	31/12/2024 VND
Dividends and distributable profits receivables (*)	-	85,000,000,000
Others	3,439,125,954	1,849,969,246
	<u>3,439,125,954</u>	<u>86,849,969,246</u>

PVI HOLDINGS

Form B 09 – DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

7 PROVISION FOR DOUBTFUL DEBTS

	31/12/2025			31/12/2024		
	Cost VND	Recoverable amount VND	Provision VND	Cost VND	Recoverable amount VND	Provision VND
Total value of receivables that are overdue or not overdue but unlikely to be collected	572,766,289	101,532,330	471,233,959	748,273,788	376,564,343	371,709,445

The recoverable amount of receivables for which provisions have been made is determined by the original cost minus the provision made.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

8 PREPAID EXPENSES

	31/12/2025 VND	31/12/2024 VND
(a) Short-term		
Software licensing expenses	11,236,153,920	9,740,613,002
Others	5,346,372,775	4,271,236,054
	<u>16,582,526,695</u>	<u>14,011,849,056</u>
(b) Long-term		
Software licensing expenses	20,044,645,218	14,626,255,250
Overhaul expenses	9,846,206,818	2,299,111,907
Others	2,752,806,477	6,828,913,111
	<u>32,643,658,513</u>	<u>23,754,280,268</u>

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

9 FIXED ASSETS

(a) Tangible fixed assets

	Buildings and structures VND	Office equipment VND	Motor vehicles VND	Others VND	Total VND
Historical cost					
As at 1 January 2025	96,237,379,206	149,204,969,714	8,669,491,181	8,129,055,784	262,240,895,885
New purchases	-	8,381,559,085	-	66,220,000	8,447,779,085
Disposals	-	(1,252,864,401)	-	-	(1,252,864,401)
Reclassify from investment properties (Note 10) (*)	40,481,876,230	-	-	-	40,481,876,230
Reclassify to intangible fixed assets (Note 9(b))	-	(3,505,699,000)	-	-	(3,505,699,000)
Others	-	(899,870,000)	(2,055,382,088)	-	(2,955,252,088)
As at 31 December 2025	136,719,255,436	151,928,095,398	6,614,109,093	8,195,275,784	303,456,735,711
Accumulated depreciation					
As at 1 January 2025	(40,095,022,378)	(119,054,291,199)	(4,101,876,259)	(8,129,055,784)	(171,380,245,620)
Charge for the year	(1,969,610,719)	(12,424,137,623)	(873,152,196)	(5,442,740)	(15,272,343,278)
Disposals	-	1,252,864,401	-	-	1,252,864,401
Reclassify from investment properties (Note 10) (*)	(11,852,375,304)	-	-	-	(11,852,375,304)
Reclassify to intangible fixed assets (Note 9(b))	-	1,367,062,532	-	-	1,367,062,532
Others	-	899,870,000	963,870,961	-	1,863,740,961
As at 31 December 2025	(53,917,008,401)	(127,958,631,889)	(4,011,157,494)	(8,134,498,524)	(194,021,296,308)
Net book value					
As at 1 January 2025	56,142,356,828	30,150,678,515	4,567,614,922	-	90,860,650,265
As at 31 December 2025	82,802,247,035	23,969,463,509	2,602,951,599	60,777,260	109,435,439,403

(*) Reclassify the historical cost and accumulated depreciation of the PVI Tower building at 1 Pham Van Bach Street from investment property to tangible fixed assets based on ratio of area the used by the Company and the actual for lease area.

The historical cost of tangible fixed assets that were fully depreciated but still in use as at 31 December 2025 was VND 136,609,964,983 (as at 31 December 2024: VND 119,612,882,871).

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

9 FIXED ASSETS (CONTINUED)

(b) Intangible fixed assets

Software
VND**Historical cost**

As at 1 January 2025

17,597,130,335

New purchases

644,014,182

Reclassify from tangible fixed assets (Note 9(a))

3,505,699,000

As at 31 December 2025

21,746,843,517

Accumulated amortisation

As at 1 January 2025

(10,081,560,094)

Charge for the year

(4,528,550,899)

Reclassify from tangible fixed assets (Note 9(a))

(1,367,062,532)

As at 31 December 2025

(15,977,173,525)

Net book value

As at 1 January 2025

7,515,570,241

As at 31 December 2025

5,769,669,992

The historical cost of intangible fixed assets that were fully amortised but still in use as at 31 December 2025 was VND 8,468,244,000 (as at 31 December 2024: VND 6,993,360,000).

10 INVESTMENT PROPERTIES

Building and land use rights
VND**Historical cost**

As at 1 January 2025

1,252,881,761,996

Reclassify to tangible fixed assets (Note 9(a))

(40,481,876,230)

As at 31 December 2025

1,212,399,885,766

Accumulated depreciation

As at 1 January 2025

(383,760,682,277)

Charge for the year

(34,681,511,942)

Reclassify to tangible fixed assets (Note 9(a))

11,852,375,304

As at 31 December 2025

(406,589,818,915)

Net book value

As at 1 January 2025

869,121,079,719

As at 31 December 2025

805,810,066,851

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025****10 INVESTMENT PROPERTIES (CONTINUED)**

Historical cost of investment properties of the Company that were fully depreciated but still in use as at 31 December 2025 was VND 49,193,693,972 (as at 31 December 2024: VND 34,663,732,915).

The fair value of investment properties has not been assessed or determined as at 31 December 2025. However, based on the rental situation and market prices of these assets, the Board of Management believed that the fair value of the investment properties is higher than their carrying value as of the end of the year.

Investment properties are recorded at book value.

Rental income and operating expenses (including repairs and maintenance) arising from investment properties related to rental income during the year are presented in Note 18 and Note 19.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

11 TAX AND OTHER RECEIVABLES FROM/PAYABLES TO THE STATE

Movements in tax and other receivables from/payables to the State were as follows:

(a) Receivables

	As at 1/1/2025 VND	Receivables during the year VND	Collections during the year VND	(Net-off)/ Reclassification during the year VND	As at 31/12/2025 VND
Deductible input VAT	121,944,513	8,181,750,742	-	(8,303,695,255)	-
Overpaid VAT	3,095,188,378			(3,095,188,378)	-
Overpaid corporate income tax	1,484,342,523	-	-	-	1,484,342,523
Other fees	-	-	-	1,486,239,327	1,486,239,327
	4,579,530,901	-	-	(1,608,949,051)	2,970,581,850

(b) Payables

	As at 1/1/2025 VND	Payables during the year VND	Payment during the year VND	(Net-off)/ Reclassification during the year VND	As at 31/12/2025 VND
Output VAT	-	26,071,975,354	(11,163,554,615)	(11,398,883,633)	3,509,537,106
Corporate income tax	15,956,396,216	17,648,599,566	(24,059,576,771)	-	9,545,419,011
Personal income tax	2,498,879,788	23,916,033,132	(25,221,520,827)	-	1,193,392,093
Others	324,863,431	2,507,890,989	(4,318,993,747)	1,486,239,327	-
	18,780,139,435	70,144,499,041	(64,763,645,960)	(9,912,644,306)	14,248,348,210

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

12 UNEARNED REVENUE

	31/12/2025 VND	31/12/2024 VND
(a) Short-term		
Unearned revenue from office leasing	39,672,693,285	35,669,494,576
(b) Long-term		
Unearned revenue from office leasing	165,609,714,668	171,906,883,070

Movements in unearned revenue during the year were as follows:

	From 1/1/2025 to 31/12/2025 VND	From 1/1/2024 to 31/12/2024 VND
Beginning of year	207,576,377,646	214,687,956,752
Increases in the year	145,369,588,297	150,675,144,714
Allocation in the year	(147,663,557,990)	(157,786,723,820)
End of year	205,282,407,953	207,576,377,646

13 OTHER PAYABLES

	31/12/2025 VND	31/12/2024 VND
(a) Short-term		
Trade union	984,960,068	759,886,741
Dividends payable to undeposited shareholders	8,218,972,143	7,733,454,554
Others	650,712,529	4,410,819,910
	9,854,644,740	12,904,161,205
(b) Long-term		
Deposits for leasing office	35,126,448,802	36,121,183,549

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

14 SHORT-TERM BORROWINGS

	As at 1/1/2025 VND	Disbursement VND	Principal repayment VND	As at 31/12/2025 VND
Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hanoi Branch	200,000,000,000	-	(200,000,000,000)	-

15 OWNERS' CAPITAL

(a) Number of shares

	31/12/2025 Ordinary shares	31/12/2024 Ordinary shares
Number of shares registered	234,241,867	234,241,867
Number of shares issued	234,241,867	234,241,867
Number of shares repurchased	-	-
Number of existing shares in circulation	234,241,867	234,241,867

PVI HOLDINGS

Form B 09 – DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

15 OWNERS' CAPITAL (CONTINUED)

(b) Details of owners' shareholdings

	31/12/2025		31/12/2024	
	Ordinary shares	%	Ordinary shares	%
HDI Global SE (Talanx)	992,751,380,000	42.38	992,751,380,000	42.38
Vietnam National Industry - Energy Group	819,787,400,000	35.00	819,787,400,000	35.00
Funderburk Lighthouse Ltd.	295,551,950,000	12.62	295,351,950,000	12.61
Others	234,327,940,000	10.00	234,527,940,000	10.01
Number of shares issued	2,342,418,670,000	100	2,342,418,670,000	100

(c) Movement of share capital

	Number of shares	Number of shares VND	Total VND
As at 1/1/2024	234,241,867	2,342,418,670,000	2,342,418,670,000
As at 31/12/2024	234,241,867	2,342,418,670,000	2,342,418,670,000
As at 31/12/2025	234,241,867	2,342,418,670,000	2,342,418,670,000

Par value of share: VND 10,000 per share.



PVI HOLDINGS

Form B 09 – DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

16 MOVEMENTS IN OWNERS' EQUITY

	Owners' capital VND	Share premium VND	Development Investment Fund VND	Undisitrributed earnings VND	Total VND
As at 1 January 2024	2,342,418,670,000	3,716,658,852,155	179,211,820,775	937,096,294,620	7,175,385,637,550
Net profit for the year	-	-	-	749,125,931,360	749,125,931,360
Appropriation to bonus and welfare fund	-	-	-	(9,171,995,678)	(9,171,995,678)
Profit distribution to owners	-	-	-	(749,573,910,400)	(749,573,910,400)
As at 31 December 2024	2,342,418,670,000	3,716,658,852,155	179,211,820,775	927,476,319,902	7,165,765,662,832
Net profit for the year	-	-	-	805,678,328,683	805,678,328,683
Appropriation to bonus and welfare fund (*)	-	-	-	(8,989,511,176)	(8,989,511,176)
Profit distribution to owners (**)	-	-	-	(737,861,818,050)	(737,861,818,050)
As at 31 December 2025	2,342,418,670,000	3,716,658,852,155	179,211,820,775	986,303,319,359	7,224,592,662,289

(*) The bonus and welfare fund is implemented according to Resolution of the 2025 Annual General Meeting of Shareholders of PVI Holdings No. 01/2025/NQ-DHDCD dated 22 April 2025.

(**) Profit distribution to owners is made according to the Company's Resolution No. 59/NQ-PVI dated 18 September 2025 regarding the 2024 dividend payment for PVI shareholders.

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

17 OFF SEPARATE BALANCE SHEET ITEMS

	Unit	31/12/2025	31/12/2024
Operating lease commitment (Note 26)	VND	114,776,041,200	119,730,172,293
Foreign currencies			
USD	USD	111.81	734.69
Euro	EUR	178,469.32	171,601.89
Bad debts written off	VND	281,912,928,285	281,912,928,285

18 NET REVENUE FROM RENDERING OF SERVICES

	Year ended 31 December	
	2025 VND	2024 VND
Revenue from office leasing	215,522,970,185	215,890,177,023
Revenue from IT product business operations	98,245,282,339	98,212,618,166
	313,768,252,524	314,102,795,189
In which:		
- Third parties	198,197,943,676	199,296,453,251
- Related parties	115,570,308,848	114,806,341,938
<i>PVI Insurance Corporation</i>	107,554,679,331	107,286,673,344
<i>Hanoi Reinsurance Joint Stock Corporation</i>	5,597,573,376	5,108,930,625
<i>PVI Asset Management Company</i>	2,418,056,141	2,410,737,969
	313,768,252,524	314,102,795,189

19 COST OF SERVICES RENDERED

	Year ended 31 December	
	2025 VND	2024 VND
Cost of office leasing	93,981,623,829	98,957,958,403
Cost of IT product business operations	99,491,952,664	98,947,397,118
	193,473,576,493	197,905,355,521

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

20 FINANCIAL INCOME

	Year ended 31 December	
	2025	2024
	VND	VND
Dividends and distributable profits income from subsidiaries	834,010,998,366	774,833,410,087
Interest income from bond investment	5,959,428,875	4,361,920,000
Interest from deposits	5,735,770,761	7,802,827,625
Net gain from foreign currency translation at year-end	695,028,304	14,801,330
	<u>846,401,226,306</u>	<u>787,012,959,042</u>

21 GENERAL AND ADMINISTRATION EXPENSES

	Year ended 31 December	
	2025	2024
	VND	VND
Staff costs	94,273,128,880	85,789,619,804
Office expenses	2,970,215,013	5,476,176,391
Depreciation and amortisation	3,974,294,506	4,562,143,995
External services	17,178,473,691	17,522,199,274
Others	9,698,688,866	6,625,959,392
	<u>128,094,800,956</u>	<u>119,976,098,856</u>

**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

22 CORPORATE INCOME TAX (“CIT”)

The CIT on the Company’s accounting profit before tax differs from the theoretical amount that would arise using the applicable tax rate of 20% as follows:

	Year ended 31 December	
	2025	2024
	VND	VND
Net accounting profit before tax	826,303,401,398	771,182,968,181
Tax calculated at a rate of 20%	165,260,680,280	154,236,593,636
Effect of:		
Non-taxable income (*)	(145,948,481,693)	(133,936,708,484)
Non-deductible expenses	1,226,241,635	1,306,709,481
Under provisions in the previous year	229,868,182	453,402,454
Temporary differences for which no deferred income tax was recognised	(143,235,689)	(2,960,266)
CIT charge (**)	20,625,072,715	22,057,036,821
Charged to the separate income statement:		
CIT – current	17,648,599,566	22,057,036,821
CIT – deferred	2,976,473,149	-
CIT charge (**)	20,625,072,715	22,057,036,821

(*) Non-taxable income mainly related to dividends and profits distributed during the year from PVI Insurance Corporation, Hanoi Reinsurance Joint Stock Corporation and PVI Assets Management Joint Stock Company.

(**) The CIT charge for the year is based on estimated taxable profit and is subject to review and possible adjustments by the tax authorities.

23 COSTS OF OPERATION BY FACTOR

Costs of operation by factor during the year include the following items:

	Year ended 31 December	
	2025	2024
	VND	VND
Staff costs	131,349,135,006	130,542,109,019
Office expenses	2,970,215,013	5,476,176,391
Depreciation and amortisation	54,468,409,990	56,464,709,773
Provision for doubtful debts	99,524,514	212,092,501
External services and others	132,681,092,926	125,186,366,693
	321,568,377,449	317,881,454,377

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

24 SEGMENT REPORTING

The Board of Management of the Company determines that the decisions of the Company are based primarily on the types of products and services provided by the Company. As a result, the primary segment reporting of the Company is presented in respect of the Company's business segments.

Segment information based on the business activities of the Company is as follows:

	Year ended 31 December 2025			
	Office leasing division VND	IT product business operations division VND	Investment division VND	Total VND
Total net revenue of segments	216,739,454,426	98,285,802,339	846,401,226,306	1,161,426,483,071
Total expense of segments	(110,313,809,091)	(99,444,430,915)	(125,364,841,667)	(335,123,081,673)
Net profit before tax CIT	106,425,645,335	(1,158,628,576)	721,036,384,639	826,303,401,398 (20,625,072,715)
Net profit after tax				805,678,328,683

	Year ended 31 December 2024			
	Office leasing division VND	IT product business operations division VND	Investment division VND	Total VND
Total net revenue of segments	216,746,388,387	98,224,718,166	787,766,791,586	1,102,737,898,139
Total expense of segments	(114,799,345,165)	(98,900,853,315)	(117,854,731,478)	(331,554,929,958)
Net profit before tax CIT	101,947,043,222	(676,135,149)	669,912,060,108	771,182,968,181 (22,057,036,821)
Net profit after tax				749,125,931,360

PVI HOLDINGS

Form B 09 – DN

NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025

24 SEGMENT REPORTING (CONTINUED)

Assets and liabilities based on the business activities of the Company are as follows:

	As at 31/12/2025			
	Office leasing division VND	IT product business operations division VND	Investment division VND	Total VND
Segment assets	891,403,212,710	103,522,757,325	6,565,737,968,014	7,560,663,938,049
Segment liabilities	248,089,348,055	13,654,532,652	74,327,395,053	336,071,275,760
	As at 31/12/2024			
	Office leasing division VND	IT product business operations division VND	Investment division VND	Total VND
Segment assets	916,478,325,069	111,466,421,276	6,688,984,184,722	7,716,928,931,067
Segment liabilities	253,549,663,899	28,797,715,472	268,815,888,864	551,163,268,235



**NOTES TO THE SEPARATE FINANCIAL STATEMENTS
FOR THE YEAR ENDED 31 DECEMBER 2025**

24 SEGMENT REPORTING (CONTINUED)

Secondary segment information (the geographic areas)

The Company has no business operations outside the territory of Vietnam; therefore, the Company does not have any business segments by geographical area outside of Vietnam. Consequently, the Company does not present a segment report by geographical area.

25 ADDITIONAL INFORMATION ON CERTAIN ITEMS OF THE CASH FLOW STATEMENT

The CIT paid and the dividends and interest received do not include VND 7,873,312,373, which is the CIT on dividend income of the PVI Infrastructure Fund paid on behalf by PVI Asset Management Joint Stock Company.

26 OPERATING LEASE COMMITMENT

Commitments under operating leases represents land rental of the Company. The future minimum lease payments under non-cancellable operating leases were as follows:

	31/12/2025 VND	31/12/2024 VND
Land rental		
Within one year	4,954,131,093	4,954,131,093
Between one and five years	17,641,386,680	18,483,375,464
Above 5 years	92,180,523,427	96,292,665,736
Total minimum lease payments	114,776,041,200	119,730,172,293

27 EVENTS AFTER THE BALANCE SHEET DATE

In accordance with the Resolution No. 74/NQ-PVI dated 28 November 2025, the Company's Board of Directors approved an increase in charter capital of VND 680,000,000,000 for PVI Insurance Corporation, a subsidiary of the Company. This charter capital was subsequently contributed by the Company on 5 January 2026.

On 20 January 2026, PVI Insurance Corporation received the amended License No. 63/GPĐC26/KDBH, which presents the total charter capital increased to VND 5,000,000,000,000.

The separate financial statements of the Company for the year ended 31 December 2025 were approved by the Board of Management of the Company on 15 February 2026.



Nguyen Hai Ha Anh
Preparer



Tran Duy Cuong
Chief Accountant



Nguyen Tuan Tu
Chief Executive Officer
Legal Representative