SHN

CÔNG TY CỔ PHẦN ĐẦU TƯ TỔNG HỢP HÀ NỘI

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CONSOLIDATED FINANCIAL STATEMENTS

Quarter IV, 2025

HA NOI GENERAL INVESTMENT JOINT STOCK COMPANY

HANOI, 2025

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CONSOLIDATED BALANCE SHEET

As at 31 December 2025

Currency: VND

	ASSETS	Code	Note	Ending balance	Opening balance
A -	**CURRENT ASSETS**	**100**		**3.507.083.887.807**	**4.031.831.689.822**
I.	**Cash and cash equivalents**	**110**	**4.1**	**35.994.924.916**	**22.015.726.372**
1.	Cash	111		9.927.913.301	17.587.311.342
2.	Cash equivalents	112		26.067.011.615	4.428.415.030
II.	**Short-term financial investments**	**120**		**399.435.000**	-
1.	Securities held for trading	121		-	-
2.	Provision for securities	122		-	-
3.	Held-to-maturity investments	123		399.435.000	-
III.	**Short-term receivables**	**130**		**3.140.212.055.988**	**3.851.123.155.797**
1.	Short-term trade receivables	131	4.2	2.403.531.620.350	2.355.811.761.211
2.	Short-term advances to suppliers	132	4.3	5.279.008.576	607.594.611.084
3.	Short-term internal receivables	133		-	-
4.	Receivables by the Scheduled Progress of Construction	134		-	-
5.	Short-term loans receivables	135	4.4	222.091.000.000	1.000.008.000.000
6.	Other short-term receivables	136	4.5	511.327.790.912	165.502.430.420
7.	Provision for doubtful receivables	137		(2.017.363.850)	(277.793.646.918)
8.	Pending assets	139		-	-
IV.	**Inventories**	**140**		**326.467.185.551**	**147.767.804.744**
1.	Inventories	141	4.6	326.467.185.551	147.767.804.744
2.	Provision for devaluation of inventories	149		-	-
V.	**Other current assets**	**150**		**4.010.286.352**	**10.925.002.909**
1.	Short-term prepaid expenses	151	4.8	1.323.973.548	9.708.259.592
2.	Value-added tax deductible	152		2.686.312.804	1.216.743.317
3.	Taxes and Receivables from State Budget	153		-	-
4.	Repurchase Government Bonds Transactions	154		-	-
5	Other current assets	155		-	-

CONSOLIDATED BALANCE SHEET (CONTINUED)

	ASSETS	Code	Note	Ending balance	Opening balance
B -	**NON-CURRENT ASSETS**	**200**		**1.590.668.646.871**	**1.569.385.634.670**
I.	**Non-current receivables**	**210**		**642.915.975.000**	**541.650.950.000**
1.	Long-term receivables from customers	211		-	-
2.	Long-term advances to suppliers	212		-	-
3.	Capital invested in subsidiaries	213		-	-
4.	Long-term intra-company receivables	214		-	-
5.	Long-term loan receivable	215		-	-
6.	Other long-term receivables	216	4.5	643.957.809.000	549.229.784.000
7.	Provision for doubtful receivables	219		(1.041.834.000)	(7.578.834.000)
II.	**Fixed assets**	**220**		**24.908.117.610**	**24.364.914.312**
1.	Tangible fixed assets	221	4.9	14.920.578.510	14.377.375.212
	The original price	*222*		*37.187.278.413*	*34.335.901.024*
	Accumulated depreciation	*223*		*(22.266.699.903)*	*(19.958.525.812)*
2.	Financial lease assets	224		-	-
	The original price	*225*		-	-
	Accumulated depreciation	*226*		-	-
3.	Intangible fixed assets	227		9.987.539.100	9.987.539.100
	The original price	*228*		*9.987.539.100*	*9.987.539.100*
	Accumulated depreciation	*229*		-	-
III.	**Invested real estate**	**230**		-	-
	The original price	231		-	-
	Accumulated depreciation	232		-	-
IV.	**Long-term assets in progress**	**240**		**8.258.797.758**	**182.143.062.505**
1.	Long-term Work in progress	241	4.7	-	182.143.062.505
2.	Long-term construction in progress	242		8.258.797.758	-
V.	**Long-term-financial investments**	**250**		**908.763.559.449**	**817.987.590.812**
1.	Subsidiary company investments	251		-	-
2.	Investment in joint – ventures, associates	252	4.10	701.364.333.949	737.939.330.812
3.	Equity investments in other entities	253	4.11	220.549.375.500	93.421.875.000
4.	Provision for long-term investments	254		(13.150.150.000)	(13.373.615.000)
5.	Held-to-maturity investments	255		-	-
VI.	**Other long-term assets**	**260**		**5.822.197.054**	**3.239.117.041**
1.	Long-term prepaid expenses	261	4.8	4.219.906.153	721.524.996
2.	Deferred income tax assets	262		-	-
3.	Long-term Equipment and Spare Parts	263		-	-
4.	Other long-term assets	268		-	-
5.	Goodwill	269		1.602.290.901	2.517.592.045
	TOTAL ASSETS	**270**		**5.097.752.534.678**	**5.601.217.324.492**

CONSOLIDATED BALANCE SHEET (CONTINUED)

	RESOURCES	Code	Note	Ending balance	Opening balance
C -	**LIABILITIES**	**300**		**3.490.730.460.177**	**4.006.286.815.212**
I.	**Current liabilities**	**310**		**3.490.730.460.177**	**4.006.286.815.212**
1.	Short-term trade payables	311	4.12	659.930.411.646	508.703.715.940
2.	Short-term prepayments from customers	312	4.13	31.291.963.840	1.879.681.953
3.	Taxes and amounts payables to the State budget	313	4.16	3.966.800.064	4.023.616.285
4.	Payables to employees	314		3.983.327.508	2.059.426.483
5.	Accrued expenses	315	4.14	15.528.477.317	9.499.482.038
6.	Payables to intra-company	316		-	-
7.	Payables from construction contract	317		-	-
8.	Short-term unearned revenue	318		-	-
9.	Other short-term payables	319	4.15	70.330.726.039	70.151.172.178
10.	Short-term borrowings and finance lease liabilities	320	4.17	2.698.714.294.555	3.395.546.919.770
11.	Short-term provisons	321		-	8.269.327.092
12.	Bonus and welfare fund	322		6.984.459.208	6.153.473.473
13.	Price stabilisation fund	323		-	-
14.	Repurchase government bonds transactions	324		-	-
II.	**Non-current liabilities**	**330**		-	-
1.	Long-term payables to suppliers	331		-	-
2.	Long-term advances received from the customers	332		-	-
3.	Long-term payable expenses	333		-	-
4.	Internal payables of capital	334		-	-
5.	Long-term internal payables	335		-	-
6.	Long-term unrealized revenue	336		-	-
7.	Others long-term payables	337		-	-
8.	Long-term borrowings and finance lease	338		-	-
9.	Convertible bonds	339		-	-
10.	Preferred shares	340		-	-
11.	Payable Deferred Income Tax	341		-	-
12.	Provision of Long-term Payables	342		-	-
13.	Science and Technology Development Fund	343		-	-

CONSOLIDATED BALANCE SHEET (CONTINUED)

	RESOURCES	Code	Note	Ending balance	Opening balance
D -	**OWNERS' EQUITY**	**400**		**1.607.022.074.501**	**1.594.930.509.280**
I.	**Owners' equity**	**410**	**4.18**	**1.607.022.074.501**	**1.594.930.509.280**
1.	Owner's contributed capital	411		1.296.071.470.000	1.296.071.470.000
-	*Common stock with voting right*	*411a*		*1.296.071.470.000*	*1.296.071.470.000*
-	*Preferred stock capital*	*411b*		-	-
2.	Share premium	412		16.350.914.364	16.350.914.364
3.	The Right to convert the Convertible Bonds to shares	413		-	-
4.	Other owners' capital	414		-	-
5.	Treasury shares	415		-	-
6.	Differences upon asset revaluation	416		-	-
7.	Exchange rate difference	417		-	-
8.	Investment and development fund	418		6.139.824.104	6.139.824.104
9.	Company Arrangement Support Fund	419		-	-
10.	Other Funds	420		-	-
11.	Retained earnings	421		269.532.189.055	267.067.766.503
-	*Accumulated Undistributed Profit by The End of The P*	*421a*		*266.132.240.498*	*258.307.576.042*
-	*Undistributed Profit of the Current Period*	*421b*		*3.399.948.557*	*8.760.190.461*
12.	Capital Construction Investment	422		-	-
13.	Non-controlling interest	429		18.927.676.978	9.300.534.309
					-
II.	**Budget resources and funds**	**430**		-	-
1.	Funding sources	431		-	-
2.	Funds used for fixed asset acquisition	432		-	-
	TOTAL LIABILITIES AND SHAREHOLDERS' E	**440**		**5.097.752.534.678**	**5.601.217.324.492**

Date reported: January 30, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Thanh Huyen	Nguyen Thi Thanh Huyen	Luu Anh Tuan

CONSOLIDATED INCOME STATEMENT

Quarter IV, 2025

Currency: VND

	ITEMS	Code	Note	Quarter IV, 2025	Quarter IV, 2024	Accumulated from the beginning of the year to the end of this quarter (Current year)	Accumulated from the beginning of the year to the end of this quarter (Prior year)
1.	Gross revenue from goods sold and services rendered	01	5.1	878.420.416.604	1.256.442.870.902	3.515.255.453.052	3.821.515.529.002
2.	Deductions	02		-	-	-	-
3.	Net revenue from goods sold and services rendered	10		878.420.416.604	1.256.442.870.902	3.515.255.453.052	3.821.515.529.002
4.	Costs of goods sold and services rendered	11	5.2	866.831.658.463	1.239.189.915.867	3.467.170.027.917	3.766.006.969.945
5.	Gross profit from sale of goods and rendering of services	20		11.588.758.141	17.252.955.035	48.085.425.135	55.508.559.057
6.	Financial income	21	5.3	63.693.895.700	48.534.360.877	268.251.191.289	252.748.616.752
7.	Financial expenses	22	5.4	71.586.264.593	55.885.193.256	267.546.635.018	254.123.127.117
	In which: Interest expenses	*23*		*61.329.302.830*	*44.672.558.982*	*227.915.717.701*	*192.110.827.379*
8.	Profit sharing from associates	24		11.341.048	(2.829.711.676)	(1.688.266.335)	(2.830.633.162)
9.	Selling expenses	25	5.5	4.765.954.187	1.307.719.905	16.934.265.277	8.733.094.689
10.	General and administrative expenses	26	5.6	7.195.263.018	5.133.774.394	27.829.031.756	21.321.178.116
11.	Net profit from operating activities	30		(8.253.486.909)	630.916.681	2.338.418.038	21.249.142.725
12.	Other income	31		413.352.436	24.248.236	2.730.718.471	51.444.701
13.	Other expenses	32		61.653.641	240.059.419	297.632.548	9.080.160.384
14.	Other profit	40		351.698.795	(215.811.183)	2.433.085.923	(9.028.715.683)
15.	Profit before tax	50		(7.901.788.114)	415.105.498	4.771.503.961	12.220.427.042
16.	Current corporate income tax	51		(1.334.839.776)	614.610.633	3.062.468.655	3.332.542.501
17.	Deferred corporate income tax income/(expenses)	52		-	-	-	-
18.	Profit after tax	60		(6.566.948.338)	(199.505.135)	1.709.035.306	8.887.884.541
18.1	Profit attributable for parent's shareholder	61		(6.326.687.424)	(293.891.267)	3.399.948.557	8.760.190.461
18.2	Profit attributable for NCI	62		(240.260.914)	94.386.132	(1.690.913.251)	127.694.080
19.	Basic earnings per share	70	5.7	(48,81)	(2,27)	26,23	67,59
20.	Diluted earnings per share	71	5.7	(48,81)	(2,27)	26,23	67,59

Date reported: January 30, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Thanh Huyen	Nguyen Thi Thanh Huyen	Luu Anh Tuan

CONSOLIDATED CASH FLOW STATEMENT

(Indirect method)
Year 2025

Đơn vị tính: VND

ITEMS	Code	Note	Current year	Prior year
I. Cash Flows from Operating activities				
1. Net profit before tax	***01***		***4.771.503.961***	***12.220.427.042***
2. Adjustments for:				
- Depreciation and amortisation	02		3.700.295.947	2.102.428.315
- Provisions	03		(982.577.792)	8.213.530.692
- Unrealised foreign exchange gain/ (loss)	04		(211.584.851)	1.344.663
- (Profits)/losses from investing activities	05		(55.075.351.024)	(84.484.301.472)
- Interest expenses	06	5.4	227.915.717.701	192.110.827.379
- Other adjustment	07		-	-
3. Operating income before changes in working capital	***08***		***180.118.003.942***	***130.164.256.619***
- Decrease/(increase) in receivables	09		66.514.843.867	253.541.369.783
- Decrease/(increase) in inventories	10		2.920.132.906	(142.143.259.291)
- Decrease/(increase) in payables	11		194.729.947.958	(774.590.922.006)
- Decrease/(Increase) in prepaid expenses	12		4.885.904.887	8.337.789.379
- Decrease/(Increase) in securities held for trading	13		-	-
- Interest paid	14		(221.972.405.970)	(209.200.310.096)
- Corporate income tax paid	15		(3.366.717.365)	(1.456.777.838)
- Other proceeds from operating activities	16		(67.965.250)	-
- Other payments for operating activities	17		(63.069.100)	(352.619.580)
Net cash flow from operating activities	***20***		***223.698.675.875***	***(735.700.473.030)***
II. Cash Flows from Investing activities				
1. Payment for purchases or construction of fixed assets and other long-term assets	21		(11.063.447.067)	(416.640.233)
2. Proceeds from disposals of assets	22		180.000.000	-
3. Loans to and payments for purchase of debt instruments of other entities	23		(399.435.000)	(1.552.803.000.000)
4. Collections from borrowers and proceeds from disposal of debt instruments of other entities	24		541.892.000.000	1.456.986.182.801
5. Payments for investments in other entities	25		(127.127.500.500)	(78.749.375.000)
6. Proceeds from disposal of investments in other entities	26		35.000.000.000	-
7. Interests and dividends received	27		48.729.795.042	143.007.377.972
Net cash flow from investing activities	***30***		***487.211.412.475***	***(31.975.454.460)***

ITEMS	Code	Note	Current year	Prior year
III. Cash Flows from Financing activities				
1. Proceeds from share issuance, capital contribution	31		-	-
2. Capital redemption and payments for purchase of treasury shares	32		-	-
3. Proceeds from bond issuance and borrowings	33		5.401.985.709.210	6.941.941.827.059
4. Repayments of borrowings	34		(6.098.818.334.425)	(6.273.625.267.920)
5. Payments for principal of finance leaser	35		-	-
6. Dividends paid to shareholders	36		(101.200.000)	(202.400.000)
Net cash flow from financing activities	*40*		*(696.933.825.215)*	*668.114.159.139*
Net increase/(decrease) in cash and cash equivalents	**50**		**13.976.263.135**	**(99.561.768.351)**
Cash and cash equivalents at the beginning of the year	**60**	**4.1**	**22.015.726.372**	**121.572.824.896**
Impact of exchange rate fluctuation	61		2.935.409	4.669.827
Cash and cash equivalents at the end of the year	**70**	**4.1**	**35.994.924.916**	**22.015.726.372**

Date reported: January 30, 2026

Preparer	Chief Accountant	General Director
Nguyen Thi Thanh Huyen	Nguyen Thi Thanh Huyen	Luu Anh Tuan

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
Quarter IV, 2025

These notes are an integral part of and should be read in conjunction with the accompanying consolidated financial statements.

1. GENERAL INFORMATION

1.1 Structure of ownership

Ha Noi Investment General Corporation is established and operating in Vietnam under the Certificate of Business Registration No. 0102287094 for the first time on 30 March 2007, and the 36th amendment dated 07/8/2025 issued by the Hanoi Department of Planning and Investment.

The Company's charter capital according to the 36th amended Certificate of Business Registration is VND 1,296,071,470,000. The total number of shares is 129,607,147 shares.

1.2 Business area

The Company's main business area are trading, services and real estate business.

1.3 Business activities

The Company's main business activities include:

- Wholesale of solid, liquid and gaseous fuels and related products. Detail: Wholesale of coal, lignite, peat, charcoal, coke, bran coal; Wholesale of solid materials: Wholesale of coal and coal products; Wholesale of crude oil; Wholesale of petroleum, oil and related products; Wholesale of gas and related products;
- Trading of own or rented property and land use rights. Detail:
  + Buying and selling of residential buildings and residential land use right;
  + Buying and selling of non-residential buildings and non-residential land use right;
  + Renting, operating and management of residential buildings and land;
  + Renting, operating and management of non-residential buildings and land;
  + Other real estate activities. (According to the Law on Real Estate Business)
- Car and other motor vehicle dealerships

1.4 Normal production and business cycle

The Company's normal production and business cycle is carried out for a time period of 12 months.

1.5 Characteristics of the business activities in the year which have impact on the consolidated financial statements

During the period, there are no activities that have a significant impact on the indicators on the Company's consolidated financial statements.

1.6 Disclosure of information comparability in the consolidated financial statements

The figures presented in the Consolidated Financial Statements of this period are comparable with the corresponding figures of the previous period.

1.7 The Company's structure

The Company has the following subsidiaries:

No.	Name of Company	Place of incorporation and operation	Proportion of ownership and voting power held (%)	Principal activities
1	Vietnam Product Import & Export Company Limited	Hanoi	100.00	Other specialized wholesale
2	No.6 Inland Waterway Management Joint Stock Company	Hanoi	69.19	Support for waterway transport services
3	GT Vietnam New Energy Joint Stock Company	Hung Yen	55	Production of energy-efficient products

The Company has the following associate companies:

No.	Name of Company	Place of incorporation and operation	Proportion of ownership and voting power held (%)	Principal activities
1	Mai Trang Linh Joint Stock Company	Hanoi	34.37	Real estate business
2	Geleximco Hoa Binh Company Limited	Hoa Binh	30.00	Real estate business
3	Daso (Hai Phong) Joint Stock Company	Hai Phong	37.81	Real estate business, cosmetics business

The company has the following dependent accounting units:

No.	Name of Unit	Place of incorporation and operation	Principal activities
1	Branch of Ha Noi Investment General Corporation –Hanic Real Estate Exchange	Hanoi	Real estate business
2	Branch of Ha Noi Investment General Corporation – Hanic 2 Labor export center	Bac Ninh	Labor export

2. ACCOUNTING CONVENTION AND ACCOUNTING PERIOD

2.1. Accounting convention

The accompanying consolidated financial statements, expressed in Vietnamese Dong (VND), are prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

The accompanying consolidated financial statements are not intended to present the financial position, results of operations and cash flows in accordance with accounting principles and practices generally accepted in countries and jurisdictions other than Vietnam.

2.2. Going concern assumption

There are no events that raise significant doubt about the going concern assumption, and the Company has neither the intention nor the obligation to cease operations or significantly downsize its business scale.

2.3. Financial year

The Company's financial year begins on 01 January and ends on 31 December.

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIE

3.1 Estimate

The preparation of consolidated financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting 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 consolidated financial statements and the reported amounts of revenues and expenses during the financial year (reporting period). Although these accounting estimates are based on The Board of Management's best knowledge, actual results may differ from those estimates.

3.2 Basis of consolidation

The consolidated financial statements incorporate the financial statements of the Company and enterprises controlled by the Company (its subsidiaries) up to 31 December each year. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

The results of subsidiaries acquired or disposed of during the year are included in the consolidated statement of income from the effective date of acquisition or up to the effective date of disposal, as appropriate.

Where necessary, adjustments are made to the financial statements of subsidiaries to bring the accounting policies used in line with those used by the Company.

Intragroup transactions and balances are eliminated in full on consolidation.

Non-controlling interests consist of the amount of those non-controlling interests at the date of the original business combination (see below) and the non-controlling interests' share of changes in equity since the date of the combination. Losses in subsidiaries are respectively attributed to the non-controlling interests even if this results in the non-controlling interests having a deficit balance.

3.3 Business combinations

On acquisition, the assets and liabilities and contingent liabilities of a subsidiary are measured at their fair values at the date of acquisition. Any excess of the cost of acquisition over the fair values of the identifiable net assets acquired is recognised as goodwill. Any deficiency of the cost of acquisition below the fair values of the identifiable net assets acquired is credited to profit and loss in the period of acquisition.

The non-controlling interests are initially measured at the non-controlling shareholders' proportion of the net fair value of the assets, liabilities and contingent liabilities recognised.

3.4 Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

The results and assets and liabilities of associates are incorporated in these financial statements using the equity method of accounting. Interests in associates are carried in the statement of financial position at cost as adjusted by post-acquisition changes in the Company's share of the net assets of the associate. Losses of an associate in excess of the Company's interest in that associate (which includes any long-term interests that, in substance, form part of the Company's net investment in the associate) are not recognised.

Where a group entity transacts with an associate of the Company, unrealised profits and losses are eliminated to the extent of the Company's interest in the relevant associate.

3.5 Goodwill

Goodwill represents the excess of the cost of acquisition over the Company's interest in the net fair value of the identifiable assets, liabilities and contingent liabilities of a subsidiary, associate or jointly controlled entity at the date of acquisition. Goodwill is amortised on the straight-line basis over its estimated period of benefit of 10 years (per VAS 11 - Business Combination, the maximum estimated useful life should not exceed 10 years).

Goodwill arising on the acquisition of associates and jointly controlled entities is included in the carrying amount of the associates and jointly controlled entities. Goodwill arising on the acquisition of subsidiaries is presented separately as an asset in the consolidated statement of financial position.

On disposal of a subsidiary, associate or jointly controlled entity, the attributable amount of unamortised goodwill is included in the determination of the profit or loss on disposal.

3.6 Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

3.7 Financial investments

Held-to-maturity investment

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price Total directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the statement of income on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less allowance for doubtful debts.

Allowance for doubtful debts relating to held-to-maturity investments is made in accordance with prevailing accounting regulations.

Loan receivables

Loan receivables are measured at cost less allowances for doubtful debts. Allowance for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the statement of income. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries, joint ventures and associates are carried in the Statement of Financial Position at cost less allowance for impairment of such investments (if any). Allowance for impairment of investments in subsidiaries, joint ventures and associates are made when there is reliable evidence for declining in value of these investments at the atatement of financial position date.

Equity investments in other entities

Equity investments in other entities represent the Company's investments in ordinary shares of the entities over which the Company has no control, joint control, or significant influence.

Equity investments in other entities are carried at cost less allowance for impairment.

3.8 Receivables

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less allowance for doubtful debts.

Allowance for doubtful debts is made for each doubtful debt based on the age of the debt or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

3.9 Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition.

Cost is calculated using the weighted average method and is accounted for using the perpetual inventory method.

Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The evaluation of necessary allowance for inventory obsolescence follows current prevailing accounting regulations which allow provisions to be made for obsolete, damaged, or sub-standard

inventories and for those which have costs higher than net realisable values as at the statement of financial position date.

3.10 Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation.

The cost of acquired tangible fixed assets includes the purchase price and all directly attributable costs necessary to bring the asset to its intended use.

	Useful life (years)
Buildings and structures	10
Machinery and equipment	03 - 10
Transportation and transmission assets	06 - 10
Perennial trees	06

3.11 Construction in progress

Properties in the course of construction for production, rental or administrative purposes, or for other purposes, are carried at cost. Cost includes costs that are necessary to form the assets in accordance with the Company's accounting policy. Depreciation of these assets, on the same basis as other assets, commences when the assets are ready for their intended use.

3.12 Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods. Prepaid expenses of the Company include the following expenses:

Tools and equipment

The tools and equipment have been put into use and are amortized to expense under the straight-line method to time allocation no more than 3 years.

Other expenses

Other expenses are allocated to expenses using the straight-line method with an allocation period of no more than 03 years.

3.13 Accounts payable and accrued expenses

Payables and accrued expenses are recognized as the amount of money to be paid in the future related to the goods and services received. Payable expenses are recognized based on a reasonable estimate of the payable.

Payables are classified as payable to suppliers, accrued expenses, and other payables according to the following principles:

- Payables to suppliers reflect the trade payables arising from commercial transactions between the Company and the seller, which is an independent entity of the Company.
- Accrued expenses represent amounts payable for goods and services received from suppliers or provided to customers but not yet paid due to the absence of invoices or insufficient supporting accounting documentation. They also include amounts payable to employees for accrued leave and other production and business expenses that need to be recognized in advance.When these expenses are incurred in reality, any differences between the actual amount and the accrued amount are adjusted accordingly by recognizing additional expenses or reversing previously accrued expenses to reflect the variance.

- Other payables reflect non-commercial receivables, not related to the purchase and sale transactions.

3.14 Borrowings and finance lease liabilities

Borrowings are tracked according to each object, each contract and the repayment term. In case of borrowings in foreign currency, detailed tracking is done in the original currency.

3.15 Borrowing costs

Borrowing costs are recognised in the statement of income in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs". Accordingly, borrowing costs directly attributable to the acquisition, construction or production of qualifying assets, which are assets that necessarily take a substantial period of time to get ready for their intended use or sale, are added to the cost of those assets, until such time as the assets are substantially ready for their intended use or sale. Investment income earned on the temporary investment of specific borrowings pending their expenditure on qualifying assets is deducted from the cost of those assets. For specific borrowings for the purpose of construction of fixed assets and investment properties, borrowing costs are capitalised even when the construction period is under 12 months.

3.16 Owner's equity

Capital is recorded according to the amount actually invested by shareholders.

3.17 Distribution of net profits

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

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

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and there is a list of shareholders entitled to receive dividends.

3.18 Revenue and earnings

Revenue from sales of finished goods and merchandise goods

Revenue from sales of finished goods and merchandise goods is recorded when simultaneously satisfy the following conditions:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Revenue from service rendered

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

- The amount of revenue can be measured reliably.
- 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 statement of financial position date can be measured reliably; and.
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Financial income

Interest

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

Dividends and profits received

Dividends and profit shared are recognized when the Company receive the notice of dividends or profit from the capital contribution. Dividends which received by shares, only follow up the number of shares increases, no recognition of the value of shares.

3.19 General and administration expenses

General and administration expenses reflect actual expenses incurred during the general management of the Company, mainly including expenses for labour of management department salaries; social insurance, health insurance, trade union fees, unemployment insurance for labour; office equipment expenses; depreciation and amortisation; provision expenses; outside services and other expenses.

3.20 Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

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

Deferred tax assets and liabilities are offset when there is a legally enforceable right to set off current tax assets against current tax liabilities and when they relate to income taxes levied by the same tax authority and the Company intends to settle its current tax assets and liabilities on a net basis.

The Company's income tax determination is based on the current tax regulations. However, these regulations are subject to change from time to time and the ultimate determination of corporate income tax depends on the results of the tax authorities' examination.

3.21 Related parties

The parties are considered to be related if that party has the ability to control or significantly influence the other party in making decisions on financial policies and operations. Parties are considered a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions.

In considering the relationship of the parties involved, the nature of the relationship is more emphasized than the legal form of the relationship.

4. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE CONSOLIDATED STATEMENT OF FINANCIAL POSITION

4.1 Cash and cash equivalents

	Ending balance	Opening balance
Cash	2,231,832,403	2,012,838,911
Demand bank deposits	7,696,080,898	15,574,472,431
Cash equivalents	26,067,011,615	4,428,415,030
Total	**35,994,924,916**	**22,015,726,372**

4.2 Short-term trade receivables

	Ending balance	Opening balance
Thang Long Thermal Power Joint Stock Company	2,339,159,878,616	2,294,586,025,539
Other Customers	64,371,741,734	61,225,735,672
Total	**2,403,531,620,350**	**2,355,811,761,211**

4.3 Short-term advances to suppliers

	Ending balance	Opening balance
Gelexim Trading Investment Joint Stock Company		300,000,000,000
TBIC Joint Stock Company		300,000,000,000
Other Suppliers	5,279,008,576	7,594,611,084
Total	**5,279,008,576**	**607,594,611,084**

4.4 Short-term loans receivables

	Ending balance	Opening balance
Mr. Nguyen Anh Quan	-	235,700,000,000
Ha Long Dream Hotel Joint Stock Company	74,968,000,000	74,968,000,000
Prosperity General Investment Joint Stock Company	144,123,000,000	144,123,000,000
Mr. Dao Xuan Long	-	541,892,000,000
Receivables from other loans	3,000,000,000	3,325,000,000
Total	**222,091,000,000**	**1,000,008,000,000**

4.5 Other receivables

4.5.1 Other short-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Advance	1,415,385,849		2,983,177,516	
Deposit, Margin	2,667,891,400		1,563,800,029	
Receivable interest on deposits, loans, deferred payment interest, purchase advance interest	151,185,187,411		120,472,463,677	
- Thang Long Thermal Power Joint Stock Company	*102,336,999,360*		*79,364,828,471*	
- Ha Long Dream Hotel Joint Stock Company	*31,197,316,942*		*23,325,676,937*	
- TBIC Joint Stock Company			*9,712,960,000*	
- Thinh Vuong General Investment Joint Stock Company	*17,313,026,385*		*7,945,031,385*	
- Kim Boi Mineral Joint Stock Company Hai Duong Branch	*300,000,000*		*109,726,027*	
- Interest on bank receipts	*37,844,724*		*14,240,857*	
Mr. Vu Van Hai	354,000,000,000			
Other short-term receivables	2,059,326,252		40,482,989,198	(37,076,910,601)
Total	**511,327,790,912**		**165,502,430,420**	**(37,076,910,601)**

4.5.2 Other long-term receivables

	Ending balance		Opening balance	
	Value	Redundancy	Value	Redundancy
Deposit, Margin				
- GELEXIMCO Group - Joint Stock Company - Hoa Binh New Urban Area Project			*92,000,000,000*	
- GELEXIMCO Group - Office lease deposit	*150,000,000*		*444,975,000*	
- Da Nang - Hanoi Import-Export Joint Stock Company: Deposit for office rental	*360,000,000*			
- Labor export margin	*1,000,000,000*		*1,000,000,000*	
- Tan Hoang Cau Joint Stock Company - Deposit for office lease contract	*127,875,000*		*127,875,000*	
Other receivables				
- Geleximco Group - Joint Stock Company - Hotel Projects (1)	*446,800,000,000*		*446,800,000,000*	
- Kim Giang Infrastructure Development Investment Joint Stock Company			*6,537,000,000*	*(6,537,000,000)*
- An An Hoa Industrial and Urban Park Joint Stock Company (2)	*193,200,000,000*			
Other Subjects	*2,319,934,000*	*(1,041,834,000)*	*2,319,934,000*	*(1,041,834,000)*
Total	**643,957,809,000**	**(1,041,834,000)**	**549,229,784,000**	**(7,578,834,000)**

(1) The receivables under the Cooperation Contract No. 01/2021/HTKD/GELE - SHN dated March 30, 2021, the two parties cooperate to contribute capital to invest, build and operate the Hotel Project in the KS land, located in Giao Luu City Urban Area, Co Nhue 1 Ward, Bac Tu Liem district - Mai Dich ward, Cau Giay district, Hanoi is invested by Geleximco Group - Joint Stock Company. The division of investment results will be agreed upon after the project completes the construction investment phase and moves to the operation and exploitation stage.

(2) Receivables under the Cooperation Contract No. 17.02/2025/HTDT/AAH-SHN dated 17/02/2025, the two parties cooperate to contribute capital to invest, build, trade and exploit products of the project "***Investment in construction and business of infrastructure of Tam Anh – An Hoa Industrial Park***", Tam Anh Nam and Tam Anh Bac communes, Nui Thanh district, Quang Nam province. The specific distribution of profits will be based on the ratio of capital contributed by the parties to the total investment value of the Project or according to

the written agreement between the two parties based on market developments and decisions of the parties in each period.

4.6 Inventories

	Ending balance		Opening balance	
	Original price	**Redundancy**	**Original price**	**Redundancy**
Raw materials and materials	540,668,544		2,522,000	
Tools and tools	222,800,344		17,813,103	
Unfinished production and business expenses	319,470,349,197		133,078,701,888	
- Hoang Lien Project, Kim Tan Ward, Lao Cai City (i)	*133,705,735,312*		*130,966,143,133*	
- SaPa Park Project	*943,605,680*		*938,802,680*	
- D1 Vo Nguyen Giap Project, Binh Minh Ward, Lao Cai City (ii)	*184,794,225,670*			
- Other projects	*26,782,535*		*1,173,756,075*	
Finished Products	177,909,969			
Commodities	6,055,457,497		14,668,767,753	
Total	**326,467,185,551**		**147,767,804,744**	

(i) Project of service and commercial complex combined with high-rise housing on Hoang Lien street, Kim Tan Ward, Lao Cai City is approved under Investment policy acceptance No. 2260/QD-UBND dated 14 September 2023, by the People's Committee of Lao Cai Province, with the following details:

- Investor selection: Auction of assets on land associated with land use rights (the decision recognizing the auction result has been issued).
- Project scale: Expected land area for use: 7,629.4 m^2
- Population scale: Approximately 2,080 people.

(ii) The project is approved in the Decision approving the investment policy No. 1358/QD-UBND dated June 16, 2022 of the People's Committee of Lao Cai province and adjusted according to the Decision approving the adjustment of investment policy No. 2030/QD-UBND dated June 23, 2025.

Some details are as follows:

- Form of investor selection: Auction of land use rights in accordance with the law on land (there has been a Decision on recognition of auction winning results);
- Project scale: Land area: 9,549.6 m2; 94 commercial houses with a height of 3.5 floors, the maximum is not more than 14.8m.
- Project implementation schedule: Completed before 13/10/2027.

4.7 Long-term Work in progress

	Ending balance	Opening balance
D1 Vo Nguyen Giap Project, Binh Minh Ward, Lao Cai City		182,143,062,505
Total		**182,143,062,505**

The project was approved in the Decision No. 1358/QĐ-UBND dated 16 June 2022 on Investment policy acceptance, by the People's Committee of Lao Cai Province, with the following details:

- Investor selection: Aution of land use rights according to the provisions of Land Law (the decision recognizing the auction result has been issued).
- Project scale: Land area used: 9,549.6 m^2; 94 commercial housing units with a height of 5 floors.

4.8 Prepaid expenses

4.8.1 Short-term prepaid expenses

	Ending balance	Opening balance
Tools and tools for export	36,390,650	36,802,510
Other short-term prepaid expenses	1,287,582,898	9,671,457,082
Total	**1,323,973,548**	**9,708,259,592**

4.8.2 Long-term prepaid expenses

	Ending balance	Opening balance
Tools and tools for export	351,048,456	379,312,442
Other long-term upfront costs	3,868,857,697	342,212,554
Total	**4,219,906,153**	**721,524,996**

4.9 **Increase/decrease of tangible fixed assets**

	Houses and objects architecture	Machinery and Equipment	Means of transport and transmission	Perennials	Total
Original cost					
Opening balance	1,133,474,862	220,802,381	24,081,623,781	8,900,000,000	34,335,901,024
Increase due to transfer from goods to			523,548,792		523,548,792
Increase due to new purchases	219,896,367		2,584,752,942		2,804,649,309
Liquidation, sale			(476,820,712)		(476,820,712)
Ending balance	**1,353,371,229**	**220,802,381**	**26,713,104,803**	**8,900,000,000**	**37,187,278,413**
Wear value					
Opening balance	1,133,474,862	220,802,381	18,480,637,458	123,611,111	19,958,525,812
Depreciation in the period	29,808,172		1,271,853,299	1,483,333,332	2,784,994,803
Liquidation, sale			(476,820,712)		(476,820,712)
Ending balance	**1,163,283,034**	**220,802,381**	**19,275,670,045**	**1,606,944,443**	**22,266,699,903**
Residual value					
Opening balance			5,600,986,323	8,776,388,889	14,377,375,212
Ending balance	**190,088,195**		**7,437,434,758**	**7,293,055,557**	**14,920,578,510**

4.10 Investment in joint – ventures, associates

	Ending balance		Opening balance	
	Book value	Carrying amount under the equity method	Book value	Carrying amount under the equity method
Investment in joint ventures and associates				
Mai Trang Linh Joint Stock Company	181,480,000,000	180,881,932,801	216,480,000,000	215,779,412,134
Geleximco Hoa Binh Co., Ltd,	40,500,000,000	40,502,201,199	40,500,000,000	40,501,842,165
Daso Joint Stock Company (Hai Phong)	484,484,000,000	479,980,199,949	484,484,000,000	481,658,076,513
Total	**706,464,000,000**	**701,364,333,949**	**741,464,000,000**	**737,939,330,812**

4.11 Equity investments in other entities

	Ending balance			Opening balance		
	Original price	Redundancy	Fair value	Original price	Redundancy	Fair value
Investing in contributing capital to other units						
Hanoi Securities Joint Stock Company	2,100,000,000	(2,100,000,000)	(*)	2,100,000,000	(2,100,000,000)	(*)
Petroleum Machinery and Equipment Joint Stock Company	1,572,500,000	(50,150,000)	1,522,350,000	1,572,500,000	(273,615,000)	1,298,885,000
An Hoa Paper Joint Stock Company	205,876,875,500		(*)	78,749,375,000		(*)
Kim Giang Infrastructure Development Joint Stock Company	11,000,000,000	(11,000,000,000)	(*)	11,000,000,000	(11,000,000,000)	(*)
Total	**220,549,375,500**	**(13,150,150,000)**	**1,522,350,000**	**93,421,875,000**	**(13,373,615,000)**	**1,298,885,000**

(*) The Company does not present the fair value of the investments contributed to the other units mentioned above in the Consolidated Financial Statements because these Companies are not listed, so there is no market listing price for this investment and the Vietnam Accounting Standards and Vietnam Corporate Accounting Regime currently do not have guidance on how to calculate fair value using valuation techniques

4.12 Short-term trade payables

	Ending balance	Opening balance
TBIC Joint Stock Company	-	75,772,386,949
Vietnam Coal and Mineral Industry Group	267,339,475,393	241,105,029,295
Northeast Corporation	-	53,233,186,251
Hoang Long HL610 Joint Stock Company	275,338,396,280	
DHA General Service and Manufacturing Co., Ltd.	72,272,702,720	73,077,265,431
Other Suppliers	44,979,837,253	65,515,848,014
Total	**659,930,411,646**	**508,703,715,940**

4.13 Short-term prepayments from customers

	Ending balance	Opening balance
Van Huong Investment and Tourism Joint Stock Company	-	1,026,480,491
Thinh Vuong General Investment Joint Stock Company	-	779,154,483
Lam Son Minerals Joint Stock Company	20,303,263,840	
Other Customers	10,988,700,000	74,046,979
Total	**31,291,963,840**	**1,879,681,953**

4.14 Accrued expenses

	Ending balance	Opening balance
Interest expenses payable	15,398,475,587	9,455,163,856
Other short-term costs	130,001,730	44,318,182
Total	**15,528,477,317**	**9,499,482,038**

4.15 Other short-term payables

	Ending balance	Opening balance
Receive margin, short-term staking	45,000,000,000	45,000,000,000
- Thang Long Thermal Power Joint Stock Company (i)	*45,000,000,000*	*45,000,000,000*
Other short-term payables	25,330,726,039	25,151,172,178
Total	**70,330,726,039**	**70,151,172,178**

(i) The deposit for the performance guarantee of the coal purchase contract of TLP. The guarantee amount will be refunded when both parties complete their obligations under the coal purchase and sale contract each year.

4.16 Taxes and amounts payables to the State budget

	Opening balance	Amount payable in the period	Amount actually paid/cleared in the period	Ending balance
VAT on goods sold domestically	808,080,917	325,889,636,752	(325,664,229,930)	1,033,487,739
VAT on imported goods		724,245,213	(724,245,213)	
Corporate Income Tax	3,092,596,153	3,062,468,655	(3,366,717,365)	2,788,347,443
Personal Income Tax	122,939,215	1,377,685,952	(1,355,660,285)	144,964,882
Other taxes		8,000,000	(8,000,000)	
Fees, fees and other payables		14,890,967	(14,890,967)	
Total	**4,023,616,285**	**331,080,145,970**	**(331,136,962,191)**	**3,966,800,064**

The determination of corporate income tax payable by the Company is based on current tax regulations. However, these regulations change from time to time or other objective reasons, and the tax regulations for various types of transactions can be interpreted in different ways. Therefore, the tax amount presented on the financial statements may change when the tax authority inspects.

4.17 Borrowings and finance lease liabilities

	Opening balance		During the		Ending balance	
	Amount	Amount able to be paid off	Increases	Decreases	Amount	Amount able to be paid off
An Binh Commercial Joint Stock Bank - Hanoi Branch	2,049,845,230,090	2,049,845,230,090	2,037,886,925,185	3,234,683,601,010	853,048,554,265	853,048,554,265
Vietnam Prosperity Joint Stock Commercial Bank	992,984,000,000	992,984,000,000	1,726,725,000,000	1,949,289,664,745	770,419,335,255	770,419,335,255
VietinBank - Ba Dinh Branch - Hoang Dieu Transaction Office	-	-	52,073,784,025	39,545,068,670	12,528,715,355	12,528,715,355
Geleximco Group - Joint Stock Company	50,000,000,000	50,000,000,000	775,300,000,000	265,300,000,000	560,000,000,000	560,000,000,000
New Generation Trading and Service Joint Stock Company	300,000,000,000	300,000,000,000	-	300,000,000,000	-	-
Sapa Vietnam Joint Stock Company	-	-	500,000,000,000	-	500,000,000,000	500,000,000,000
Van Phuc Trading Investment Joint Stock Company	-	-	310,000,000,000	310,000,000,000	-	-
Other subjects	2,717,689,680	2,717,689,680	-	-	2,717,689,680	2,717,689,680
Total	**3,395,546,919,770**	**3,395,546,919,770**	**5,401,985,709,210**	**6,098,818,334,425**	**2,698,714,294,555**	**2,698,714,294,555**

4.18 Owner's equity

4.18.1 Reconciliation table of equity

	Owner's contributed capital	Share premium	Investment and development fund	Retained earnings	Non-controlling interest	Total
Number at the beginning of last year	1,296,071,470,000	16,350,914,364	6,139,824,104	258,707,297,571	9,403,231,531	1,586,672,737,570
Profit in the previous year				8,760,190,461	127,694,080	8,887,884,541
Dividend Distribution					(202,400,000)	(202,400,000)
Setting up funds				(393,721,530)	(27,991,302)	(421,712,832)
Other Adjustments				(5,999,999)		(5,999,999)
Balance at the end of the previous year	**1,296,071,470,000**	**16,350,914,364**	**6,139,824,104**	**267,067,766,503**	**9,300,534,309**	**1,594,930,509,280**
Balance at the beginning of this year	1,296,071,470,000	16,350,914,364	6,139,824,104	267,067,766,503	9,300,534,309	1,594,930,509,280
Increase due to investment in subsidiaries					11,445,750,000	11,445,750,000
Dividend Distribution				-	(101,200,000)	(101,200,000)
Setting up funds				(935,526,005)	(26,494,080)	(962,020,085)
Profit in the period				3,399,948,557	(1,690,913,251)	1,709,035,306
Balance at the end of this period	**1,296,071,470,000**	**16,350,914,364**	**6,139,824,104**	**269,532,189,055**	**18,927,676,978**	**1,607,022,074,501**

4.18.2 Shares

	Ending balance	Opening balance
Number of shares registered for issuance	129,607,147	129,607,147
Number of shares issued/sold to the public	129,607,147	129,607,147
- Common stock	*129,607,147*	*129,607,147*
- Preferred stock		
Number of shares repurchased	-	-
- Common stock		
- Preferred stock		
Number of shares outstanding	129,607,147	129,607,147
- Common stock	*129,607,147*	*129,607,147*
- Preferred stock		

The par value of outstanding shares is 10,000 VND.

4.19 Items off a Balance Sheet

Bad debts have been settled

Object Name	Years Handled	Final Numbers	New Year's Numbers
Receivables from short-term loans		**236,025,000,000**	-
Nguyen Anh Quan	2025	235,700,000,000	-
Tran Tien Thanh	2025	325,000,000	-
Short-term receivables of customers		**3,184,586,767**	-
892 Traffic Construction Company Limited	2025	2,282,578,971	-
Short-term receivables of other subjects	2025	902,007,796	-
Other short-term receivables		**37,076,910,601**	-
Le Song Hao	2025	13,965,491,231	-
Nguyen Trung Kien	2025	12,831,501,573	-
An Sinh Joint Stock Company	2025	6,251,147,700	-
Short-term receivables of other subjects	2025	4,028,770,097	-
Other long-term receivables		**6,537,000,000**	
Kim Giang Infrastructure Development Joint Stock Company	2025	6,537,000,000	
Plus		**282,823,497,368**	-

5. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE CONSOLIDATED STATEMENT OF INCOME

5.1 Revenue from goods sold and services rendered

	Quarter IV, 2025	Quarter IV, 2024
Revenue from sales of goods	857,218,821,741	1,227,942,415,462
Revenue from service provision	21,201,594,863	28,500,455,440
Total	**878,420,416,604**	**1,256,442,870,902**

5.2 Cost of goods sold and services rendered

	Quarter IV, 2025	Quarter IV, 2024
Cost of goods and services provided	866,831,658,463	1,239,189,915,867
Total	**866,831,658,463**	**1,239,189,915,867**

5.3 Financial income

	Quarter IV, 2025	Quarter IV, 2024
Interest on deposits, loans, deposits, purchase advances	10,649,785,480	20,894,688,326
Dividends and profits are distributed	51,000,000	
Interest on exchange rate difference	6,900,610	
Deferred sales profit, payment discount	52,986,209,610	27,639,672,551
Total	**63,693,895,700**	**48,534,360,877**

5.4 Financial expenses

	Quarter IV, 2025	Quarter IV, 2024
Interest expense	61,329,302,830	44,672,558,982
Payment discounts, deferred purchase interest	2,793,142,876	1,811,278,788
Loss on exchange rate difference	9,883,785	6,014,490
Provisions/Reversals for discounts on investments	(196,350,000)	44,115,000
Other financial costs	7,650,285,102	9,351,225,996
Total	**71,586,264,593**	**55,885,193,256**

5.5 Selling expenses

	Quarter IV, 2025	Quarter IV, 2024
Employee costs	3,571,408,460	820,558,885
Cost of outsourced services	294,283,162	223,294,421
Other Selling Expenses	900,262,565	263,866,599
Total	**4,765,954,187**	**1,307,719,905**

5.6 General and administration expenses

	Quarter IV, 2025	Quarter IV, 2024
Management staff costs	4,978,863,127	3,471,245,799
Cost of outsourced services	555,715,013	675,366,796
Other business management expenses	1,660,684,878	987,161,799
Total	**7,195,263,018**	**5,133,774,394**

5.7 Basic earnings per share and Diluted earnings per share

	Quarter IV, 2025	Quarter IV, 2024
Accounting profit after corporate income tax	(6,326,687,424)	(293,891,267)
Adjustments to increase or decrease accounting profits to determine profits distributed to shareholders owning ordinary shares		
Profits distributed to shareholders who own common shares	(6,326,687,424)	(293,891,267)
Weighted average number of common shares outstanding in the year/period	129,607,147	129,607,147
Basic Profit/ Declining Earnings Per Share	**(48.81)**	**(2.27)**

6. ADDITIONAL INFORMATION ON THE PRESENTED SECTIONS ON THE CONSOLIDATED STATEMENT OF CASH FLOWS

6.1 Actual amounts of borrowings received during the period

	Curent year	Prior year
Proceeds from borrowing under ordinary contracts	5,401,985,709,210	6,941,941,827,059
Total	**5,401,985,709,210**	**6,941,941,827,059**

6.2 Actual amounts of principal paid during the perriod

	Curent year	Prior year
Principal repayment of loans under ordinary contracts	6,098,818,334,425	6,273,625,267,920
Total	**6,098,818,334,425**	**6,273,625,267,920**

7. OTHER INFORMATION

7.1. Transactions and balances with other related parties

The related parties with the Company include key management members, the individuals involved with key management members and other related parties.

7.1.1 Transactions and balances with key management members, the individuals involved with key management members.

Key management members include members of The Board of Management, the Board of Supervisors, and the Executive Board (The Board of General Directors / The Board of Directors / General Director, Chief Financial Officer, Chief Accountant). Individuals associated with key management members are close members in the family of key management members.

Income of key management members:

	Curent year	Prior year
Executive Salary	2,467,032,000	2,930,297,100
Remuneration of the Board of Directors, Supervisory Board	556,000,000	588,909,089
Total	**3,023,032,000**	**3,519,206,189**

Transactions with key members of management and individuals related to key members of management.

The Company does not incur sales and provision of services as well as other transactions with key management members and individuals related to key management members

Balances with key management members and individuals related to key management members.

	Content	Ending balance	Opening balance
Board of Directors			
Mr. Vu Thang	Advance	900,000,000	1,000,000,000

7.1.2 Transactions and balances with other related parties

Other related parties to the Company include subsidiaries, joint-ventures, associates controlled businesses, individuals with direct or indirect voting rights at the Company and intimately members within their families, businesses run by key management employees and individuals with direct or indirect voting rights of the Company and intimately members of their families.

List of other related parties

Other stakeholders	Relationship
Mai Trang Linh Joint Stock Company	Affiliates
Geleximco Hoa Binh Co., Ltd.	Affiliates
Daso Joint Stock Company (Hai Phong)	Affiliates

Transactions with other related parties

During this fiscal year the company had no transactions with other related parties.

Balance of accounts receivable/(payable) with other related parties

The Company had no balance of receivables/payables with other related parties.

7.2. Information of Department

The departmental information about the Company's business activities for the year is as follows:

	Coal trading (commercial)	Service rendered	Other activities	Total
Curent year				
Net revenue from sales and external service provision	3,316,355,156,048	70,817,259,199	128,083,037,805	**3,515,255,453,052**
Net revenue from sales and service delivery between departments				
Total net revenue from sales and service provision	***3,316,355,156,048***	***70,817,259,199***	***128,083,037,805***	**3,515,255,453,052**
Cost of goods sold and service provision	(3,317,021,782,944)	(22,051,282,338)	(128,096,962,635)	**(3,467,170,027,917)**
Business results by division	(666,626,896)	48,765,976,861	(13,924,830)	**48,085,425,135**
Non-departmental expenses				(46,451,563,368)
Profit from business activities				1,633,861,767
Revenue from financial activities				268,251,191,289
Financial Costs				(267,546,635,018)
Other income				2,730,718,471
Other expenses				(297,632,548)
Current corporate income tax expenses				(3,062,468,655)
Deferred corporate income tax expenses				
Profit after corporate income tax				***1,709,035,306***

7.3. Events arising after the end of the year

There are no material events arising after the closing date of the accounting period that require adjustments to figures or disclosure in these Financial Statements.

Preparer	Chief Accountant	General Director
Nguyen Thi Thanh Huyen	Nguyen Thi Thanh Huyen	Luu Anh Tuan
		Hanoi, Vietnam
		January 30, 2026