HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower, 89 Phung Hung Street, Ha Dong Ward, Hanoi

Financial report
First quarter of fiscal year 2026

DN - FINANCIAL STATEMENT REPORT

Target	ndicator coc	Explanation	Final number	First issue of the year
ASSET			0	0
A - SHORT-TERM ASSETS	**100**		7,979,628,708	7,093,989,850
I. Cash and cash equivalents	**110**		377,317,106	463,457,816
1. Money	**111**		377,317,106	463,457,816
2. Cash equivalents	**112**		-	-
II. Short-term financial investments	**120**		-	-
1. Trading securities	**121**		-	-
2. Provision for impairment of trading securities (*)	**122**		-	-
3. Short-term investments held until maturity.	**123**		-	-
4. Provision for short-term investments held until maturity (	**124**		-	-
5. Other short-term investments	**125**		-	-
6. Provision for losses on other short-term investments (*)	**126**		-	-
III. Short-term receivables	**130**		6,828,935,261	6,193,756,997
1. Short-term receivables from customers	**131**		7,076,204,802	6,861,634,623
2. Prepayment to short-term suppliers	**132**		17,546,520,841	17,750,911,947
3. Short-term intercompany receivables	**133**		-	-
4. Payments due according to the construction contract sche	**134**		-	-
5. Other short-term receivables	**135**		6,157,840,792	5,532,841,600
6. Provision for doubtful short-term receivables (*)	**136**		(23,951,631,174)	(23,951,631,174)
7. Assets awaiting processing	**137**			
IV. Inventory	**140**		-	-
1. Inventory	**141**		4,954,487,069	4,954,487,069
2. Provision for inventory devaluation (*)	**142**		(4,954,487,069)	(4,954,487,069)
V. Short-term biological assets	**150**			
1. Livestock raised for short-term, one-time production.	**151**		-	-
2. Crops grown seasonally or for short-term, single-harvest	**152**		773,376,341	436,775,037
3. Provision for short-term losses of biological assets (*)	**153**		-	-
VI. Other short-term assets	**160**		-	-
1. Short-term deferred costs	**161**		-	-
2. Deductible VAT	**162**		773,376,341	436,775,037
3. Taxes and other amounts due to the State	**163**		-	-
4. Government bond repurchase transactions	**164**		-	-
5. Other current assets	**165**		-	-
B. LONG-TERM ASSETS	**200**		171,986,277,634	172,504,428,038
I. Long-term receivables	**210**		39,847,490,000	39,847,490,000
1. Long-term receivables from customers	**211**		-	-
2. Long-term upfront payment to the seller.	**212**		-	-
3. Business capital in subsidiary units	**213**		-	-
4. Long-term intercompany receivables	**214**		-	-
5. Other long-term receivables	**215**		39,847,490,000	39,847,490,000
6. Provision for long-term doubtful receivables (*)	**216**			
II. Fixed Assets	**220**		610,635,127	716,498,112
1. Tangible fixed assets	**221**		592,975,029	694,651,514
- Original price	**222**		6,054,553,818	6,054,553,818

- Accumulated depreciation value (*)	223		(5,461,578,789)	(5,359,902,304)
2. Fixed assets under finance lease	224		-	-
- Original price	225		-	-
- Accumulated depreciation value (*)	226		-	-
3. Intangible fixed assets	227		17,660,098	21,846,598
- Original price	228		167,460,000	167,460,000
- Accumulated depreciation value (*)	229		(149,799,902)	(145,613,402)
III. Long-term biological assets	230			
1. Regularly raise livestock for product production.	231			
a) Livestock raised for periodic production that have not yet	232			
b) Livestock raised for regular production until they reach m	233		-	-
- Original price	234		-	-
- Accumulated depreciation value (*)	235		-	-
2. Livestock raised for a single, long-term product.	236		-	-
3. Crops grown seasonally or for long-term, single-product l	237		-	-
4. Provision for long-term losses of biological assets (*)	238		-	-
IV. Investment Properties	240		46,830,325,571	47,242,612,989
- Original price	241		59,209,177,206	59,209,177,206
- Accumulated depreciation value (*)	242		(12,378,851,635)	(11,966,564,217)
V. Long-term work-in-progress assets	250		84,697,826,936	79,453,592,845
1. Long-term work-in-progress production and business cos	251		79,453,592,845	79,453,592,845
2. Construction in progress costs	252		5,244,234,091	-
VI. Long-term financial investment	260		-	
1. Investing in subsidiaries	261		-	
2. Investing in joint ventures and affiliated companies.	262		-	-
3. Investing capital in other entities.	263		-	-
4. Provision for long-term investment losses in other entities	264		-	-
5. Long-term investment holding until maturity.	265		-	-
6. Provision for long-term investments held to maturity (*)	266		-	-
VII. Other long-term assets	270			5,244,234,091
1. Long-term deferred costs	271		-	5,244,234,091
2. Deferred income tax assets	272		-	-
3. Long-term equipment, supplies, and spare parts.	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS	280		179,965,906,342	179,598,417,887
FUNDING			-	-
C. LIABILITIES	300		74,928,856,054	72,985,448,289
I. Short-term debt	310		49,194,577,024	47,251,169,259
1. Short-term payables to suppliers.	311		1,322,064,889	1,266,779,165
2. Short-term advance payment by the buyer	312		2,741,122,481	2,759,608,836
3. Dividends and profits must be paid.	313			
4. Taxes and short-term payments to the State	314		13,224,373,616	12,855,242,058
5. Workers must be paid.	315		746,756,895	-
6. Short-term payables	316		-	-
7. Short-term internal payments required.	317		-	-
8. Payment must be made according to the progress of the sl	318		-	-
9. Short-term deferred revenue	319			
10. Other short-term payables	320		8,535,939,934	8,595,248,859
11. Short-term loans and financial leases	321		8,713,530,429	8,713,530,429
12. Short-term provisions for liabilities	322			
13. Reward and Welfare Fund	323		485,000	485,000
14. Price Stabilization Fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Long-term debt	330		25,734,279,030	25,734,279,030

1. Long-term payment to the seller.	331		-	-
2. Buyers pay in advance for a long term.	332		-	-
3. Taxes and other long-term payments to the State.	333		-	-
4. Long-term costs	334		-	-
5. Internal payments for working capital.	335		-	-
6. Long-term internal payment required.	336		-	-
7. Revenue awaiting long-term allocation	337		-	-
8. Other long-term payables	338		-	-
9. Long-term loans and financial leases	339		-	-
10. Convertible bonds	340		-	-
11. Preferred stock	341		-	-
12. Deferred income tax payable	342		-	-
13. Long-term provisions for liabilities	343		-	-
14. Science and Technology Development Fund	344		-	-
D. EQUITY	400		105,037,050,288	106,612,969,598
1. Owner's equity contribution	411		200,000,000,000	200,000,000,000
- Common stock with voting rights	411a		200,000,000,000	200,000,000,000
- Preferred stock	411b		-	-
2. Capital surplus	412		89,952,229	89,952,229
3. Bond conversion option	413		-	-
4. Other owner's equity	414		-	-
5. Shares repurchased from oneself (*)	415		-	-
6. Revaluation difference of assets	416		-	-
7. Exchange rate differences	417		-	-
8. Development Investment Fund	418		21,265,468	21,265,468
9. Other funds belonging to equity capital	419		-	-
10. Undistributed after-tax profit	420		(95,074,167,409)	(93,498,248,099)
- Undistributed net profit accumulated up to the end of the p	420a		(93,498,248,099)	(85,808,422,730)
- Undistributed net profit for this period	420b		(1,587,085,677)	(7,689,825,369)
TOTAL FUNDING	440		179,965,906,342	179,598,417,887

April 16, 2026

Schedule maker	Chief Accountant	Manager
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Nguyen Thi Phuong	**Nguyen Ngoc Hai**	**Dao Van Chien**

M.S.D.N: 0500... CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY Q. HÀ ĐÔNG - TP. HÀ NỘI

HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower, 89 Phung Hung Street, Ha Dong Ward, Hanoi

MID-YEAR BUSINESS PERFORMANCE REPORT

From January 1, 2026 to March 31, 2026

Unit of measurement: VND

Target	Indicator code	Explanation	This quarter of this year	This time last year	Cumulative figures from the beginning of the year to the end of	Cumulative figures from the beginning of the year to the end of
1. Revenue from sales and provision of services (1)	01		1353735791	1447401247	1353735791	1447401247
2. Revenue deductions	02		0	0	0	0
3. Net revenue from sales and services (10 = 01 - 02)	10		1353735791	1447401247	1353735791	1447401247
4. Cost of goods sold	11		802082234	763632624	802082234	763632624
5. Gross profit from sales and services (20=10-11)	20		551653557	683768623	551653557	683768623
6. Profit/loss from the sale and liquidation of investment properties.	21					
7. Financial operating revenue	22		15711	11145	15711	11145
8. Financial costs	23		861195236	730881000	861195236	730881000
- Borrowing costs	24		861195236	730881000	861195236	730881000
9. Cost of goods sold	25		0	0	0	0
10. Business management costs	26		1035076212	1239267649	1035076212	1239267649
11. Net profit from business operations {30=20+21+22-(23+25+26)}	30		-1344602180	-1286368881	-1344602180	-1286368881
12. Other income	31		0	0	0	0
13. Other expenses	32		242483497	256348390	242483497	256348390
14. Other profit (40=31-32)	40		-242483497	-256348390	-242483497	-256348390
15. Total accounting profit before tax (50 = 30 + 40)	50		-1587085677	-1542717271	-1587085677	-1542717271
16. Current Corporate Income Tax Expense	51		0	0	0	0
17. Deferred Corporate Income Tax Expense	52		0	0	0	0
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		-1587085677	-1542717271	-1587085677	-1542717271
19. Basic earnings per share(*)	70		-100	-100	-100	-100
20. Declining earnings per share(*)	71		0	0	0	0

April 16, 2026

Schedule maker	Chief Accountant	Manager
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Nguyen Thi Phuong	**Nguyen Ngoc Hai**	**Dao Van Chien**

CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY

HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower, 89 Phung Hung Street, Ha Dong Ward, Hanoi

CASH FLOW STATEMENT

(Using the indirect method) From January 1, 2026 to March 31, 2026

Unit of measurement: VND

Target	ndicator coc	Explanation	Cumulative figures from the beginning of the year to the end of this quarter	Cumulative figures from the beginning of the year to the end of this quarter
I. Cash flow from operating activities			0	0
1. Profit before tax	**01**		(1,587,085,677)	(7,689,825,369)
2. Adjustments for the amounts			-	-
- Depreciation of fixed assets	**02**		518,150,406	2,029,399,805
- Provisions	**03**		-	2,173,059,856
- Gains and losses from exchange rate differences resulting fr	**04**		-	-
- Profit and loss from investment and financial activities	**05**		(15,711)	(2,894,667,199)
- Borrowing costs	**06**		861,195,236	2,075,902,274
- Other adjustments	**07**		-	-
3. Profit from business operations before changes in working	**08**		(207,755,746)	(4,306,130,633)
- Increase or decrease in accounts receivable	**09**		(971,779,569)	3,228,200,853
- Increase or decrease in inventory	**10**		-	749,016,844
- Increases and decreases in liabilities (excluding interest pay	**11**		1,093,378,894	(4,580,669,765)
- Increase or decrease in deferred expenses.	**12**		-	5,249,074,613
- Increase or decrease in trading securities	**13**		-	-
- Borrowing costs paid	**14**		-	-
- Corporate income tax already paid	**15**		-	-
- Other income from business operations	**16**		-	-
- Other expenses for business operations	**17**		-	-
Net cash flow from operating activities	**20**		(86,156,421)	339,491,912
II. Cash flow from investing activities			-	-
1. Expenditures for the purchase and construction of fixed ass	**21**		-	-
2. Proceeds from the liquidation and sale of fixed assets and c	**22**		-	8,098,244,400
3. Cash disbursed for loans and purchases of debt instruments	**23**		-	-
4. Proceeds from loan repayments and resale of debt instrume	**24**		-	-
5. Investment funds contributed to other entities.	**25**		-	-
6. Recovered investment capital contributed to other entities.	**26**		-	-
7. Interest income from loans, dividends, and distributed profi	**27**		15,711	51,941
Net cash flow from investing activities	**30**		15,711	8,098,296,341
III. Cash flow from financing activities			-	-
1. Proceeds from issuing shares and receiving capital contribu	**31**		-	-
2. Repayment of capital contributions to owners, repurchase c	**32**		-	-
3. Money received from borrowing	**33**		-	-
4. Loan principal repayment	**34**		-	(8,103,272,400)
5. Principal repayment of a financial lease	**35**		-	-
6. Dividends and profits paid to owners	**36**		-	-
Net cash flow from financing activities	**40**		-	(8,103,272,400)
Net cash flow during the period (50 = 20+30+40)	**50**		(86,140,710)	334,515,853
Cash and cash equivalents at the beginning of the period	**60**		463,457,816	128,941,963
The impact of changes in foreign exchange rates	**61**		-	-
Cash and cash equivalents at the end of the period (70 = 50+6	**70**		377,317,106	463,457,816

April 16, 2026

Schedule maker	Chief Accountant	Manager
(Signature, full name)	*(Signature, full name)*	*(Signature, full name)*
Nguyen Thi Phuong	**Nguyen Ngoc Hai**	**Dao Van Chien**

M.S.D.N: 0500443384 C.T.C.P
CÔNG TY CỔ PHẦN THƯƠNG MẠI HÀ TÂY
Q. HÀ ĐÔNG - TP. HÀ NỘI

I. CHARACTERISTICS OF BUSINESS OPERATIONS

1. Establish

Ha Tay Trading Joint Stock Company ("the Company"), formerly Ha Tay Electrical and Fuel Materials Company, was established in October 1991. In October 2003, Ha Tay Electrical and Fuel Materials Company was equitized and renamed Ha Tay Trading Joint Stock Company. It was established and operates under Business Registration Certificate No. 0303000111 issued on October 23, 2003, and amended to No. 0500443384 issued on December 16, 2009, by the Hanoi Department of Planning and Investment. The Company operates under the 16th amended Business Registration Certificate dated March 11, 2025.

Forms of capital ownership

Ha Tay Trading Joint Stock Company is a joint stock company.

Abbreviation:	Ha Tay Trading Joint Stock Company
Stock ticker symbol:	HTT (UpCom Trading Registration)
Headquarters:	2nd Floor, HTT Tower, 89 Phung Hung Street, Ha Dong Ward, Hanoi City

2. Business field

The business areas include trading in construction materials, real estate, commercial activities, and other related ventures.

3. Main business activities

Real estate business, ownership or lease of land use rights (Details: Real estate business, housing, house rental, office rental); - Consulting, brokerage, and auctioning of real estate and land use rights (Details: Real estate exchange); - Production of cement, lime, and gypsum; - Production of building materials from clay; - Quarrying of stone, sand, gravel, and clay; - Other remaining business support services not classified elsewhere (Details: Import and export of goods traded by the company); - Completion of construction projects; - Construction of various types of houses; - Construction of railway and road works; - Restaurants and mobile food services; - Wholesale of solid, liquid, and gaseous fuels and related products; - Wholesale of other construction materials and installation equipment; - Wholesale of rice; - Wholesale of food; - Wholesale of beverages; - Retail of food in specialized stores;

4. Normal production and business cycle

The company's production and business cycle lasts for 12 months, following a regular fiscal year that runs from January 1st to December 31st.

5. **Characteristics of business operations inyear Finance affects financial reporting.**

The financial statements have been prepared on a going concern basis, assuming that the company will be able to use its assets and pay its liabilities throughout the foreseeable future of its normal business operations. As of December 31, 2025, the Company's accumulated losses amounted to VND 93,498,248,099, and short-term liabilities exceeded short-term assets by VND 40,157,179,409. The Company is experiencing a shortage of working capital to pay its due debts. The Company's overdue debts as of December 31, 2025, include outstanding debt to the State Budget of VND 12,855,242,05 and other loans and liabilities totaling VND 60,130,206,231.These circumstances may create uncertainties that could affect the company's going concern assumption. The company is in the process of working with lenders to adjust the breached terms of the loan agreement and to process collateral to repay the debt. Therefore, the company is likely to repay its debts when due. Based on this, the company's Board of Directors continues to prepare financial statements on the going concern assumption. The financial statements prepared do not include any adjustments that may arise from the above events.

6. Total number of employees arrivedDecember 31, 2025: 38 employees. (December 31, 2024: 33 employees)

II. ACCOUNTING YEAR AND CURRENCY USED IN ACCOUNTING

1. Accounting period

fiscal year of Company starting fromfrom January 1st to December 31st annual.

2. The currency used in accounting.

The Vietnamese Dong (VND) is used as the currency for accounting purposes.

III. APPLICABLE ACCOUNTING STANDARDS AND REGULATIONS

1. Accounting system applied

The company applies accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular 53/2016/TT-BTC dated March 21, 2016 amending and supplementing some articles of Circular 200/2014/TT-BTC, and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of financial statements.

2. Statement regarding compliance with accounting standards and accounting regulations.

The Board of Directors assures that it has complied with the requirements of accounting standards, the Vietnamese Enterprise Accounting System issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular 53/2016/TT-BTC dated March 21, 2016 amending and supplementing some articles of Circular 200/2014/TT-BTC, as well as the circulars guiding the implementation of accounting standards of the Ministry of Finance in the preparation and presentation of financial statements.

IV. APPLICABLE ACCOUNTING POLICIES

1. Basis for preparing financial statements

Financial statements are prepared on an accrual accounting basis (except for information related to cash flows).

2. Principles for recognizing cash and cash equivalents

Money This includes cash, demand and time deposits, money in transit, and monetary gold.

Cash equivalents These are short-term investments with a redemption or maturity period of no more than 3 months from the date of purchase, easily convertible into a specific amount of cash, and with minimal risk involved in the conversion process.

3. Principles for recognizing trade receivables and other receivables:

Accounts receivable Presented at book value less provisions for doubtful receivables.

The classification of receivables is carried out according to the following principles:

But**Accounts receivable from customers** Reflects commercial receivables arising from buy-sell transactions betweenCorporation/Enterprise and the buyer is an independent entity. CompanyThis includes receivables from export sales entrusted to other entities.

But**Internal receivables** This reflects accounts receivable from subsidiary units that do not have legal personality and are accounted for as dependent entities.

But**Other receivables** These are non-commercial receivables, unrelated to purchase or sale transactions.

Provision for doubtful receivables Provisions are established for each doubtful receivable based on the age of the overdue debt or the projected potential loss, specifically as follows: - For overdue receivables: - For receivables that are not yet overdue but are unlikely to be recovered: provisions are established based on the projected loss.

Increases or decreases in the balance of provisions for doubtful receivables that need to be set aside at the end of the fiscal year are recorded as business management expenses.

4. Principles of Inventory Recognition

Inventory is recorded at the lower of its original cost and its net realizable value.

The original cost of inventory is determined as follows :

But**NNguyen materials, goods**This includes the purchase cost and other directly related costs incurred to bring the inventory to its current location and condition.

But**finished product**This includes the cost of raw materials, direct labor, and related manufacturing overheads allocated based on normal operating levels/land use rights costs, direct costs, and related overheads incurred during the investment and construction of the finished real estate product. .

But**CCosts of work-in-progress production** : includes onlyMain raw material costs (or other cost factors as appropriate).

Methods for establishing provisions for inventory devaluation: provision for inventory devaluation is established for each inventory item whose original cost exceeds its net realizable value. Net realizable value is the estimated selling price of the inventory in the normal course of business, minus the estimated costs to complete it and the estimated costs necessary for its sale. (For work-in-progress services, the provision for devaluation is calculated separately for each service with its own pricing.)

Increases or decreases in the balance of the inventory devaluation provision that need to be set aside at the end of the fiscal year are recorded in the cost of goods sold.

5. Principles for recognizing and depreciating fixed assets.

5.1. Principles for recognizing tangible fixed assets

Tangible fixed assets are recognized at their original cost minus accumulated depreciation. Original cost is the total cost incurred by the enterprise to acquire the fixed asset up to the point it is ready for use as intended. Costs incurred after initial recognition are only added to the original cost of the fixed asset if these costs are certain to increase future economic benefits from the use of the asset. Costs that do not meet this condition are recognized as expenses in the current period.

When a fixed asset is sold or disposed of, its original cost and accumulated depreciation are written off, and any gains or losses arising from the disposal are recognized as income or expense for the period.

Determine the original cost in each case.

Purchased tangible fixed assets

The original cost of a fixed asset includes the purchase price (minus any trade discounts or rebates), taxes (excluding refundable taxes), and costs directly related to bringing the asset into a ready-to-use condition, such as installation, commissioning, expert fees, and other directly related costs.

Fixed assets formed through investment in construction via contracting have their original cost as the final settlement price of the construction investment project, other directly related costs, and registration fees (if any).

For fixed assets such as houses and structures attached to land use rights, the value of the land use rights is determined separately and recorded as an intangible fixed asset.

Tangible fixed assets increase from other sources.

The initial cost of tangible fixed assets that are financed or donated is recorded at their original fair value. If not recorded at the original fair value, the Company records them at their nominal value plus (+) any costs directly related to bringing the asset into a usable condition.

5.2. Principles for recognizing intangible fixed assets

Intangible fixed assets are recognized at their original cost minus (-) accumulated depreciation. The original cost of intangible fixed assets includes all costs incurred by the Company to acquire the asset up to the point it is ready for use. Costs related to intangible fixed assets incurred after initial recognition are recognized as production and business expenses in the period unless these costs are directly related to a specific intangible fixed asset and increase the economic benefits from that asset.

When intangible fixed assets are sold or liquidated, the original cost and accumulated depreciation are written off, and any gains or losses arising from the liquidation are recognized as income or expenses in the year.

Determine the original cost in each case.

Software program

Costs associated with computer software programs are not a component of the related hardware that is capitalized. The original cost of computer software is the total cost incurred by the Company up to the point of putting the software into use.

5.3. Fixed asset depreciation methods

Fixed assets are depreciated using the straight-line method based on the estimated useful life of the asset. The estimated useful life is the period during which the asset is effective for production and business operations.

The estimated useful life of fixed assets is as follows:

Machinery and equipment	*3 - 20 years*
Management equipment and tools	*3 - 10 years*
Other fixed assets	*3 years*
Vehicle management software	*10 years*

6. Principles for recording work-in-progress construction costs.

Construction in progress reflects the directly related costs (including interest expenses) consistent with the Company's accounting policy to assets under construction, machinery and equipment being installed for production, leasing and management purposes, as well as costs related to ongoing repairs to fixed assets. These assets are recorded at cost and are not depreciated.

This cost is added to the asset balance upon completion of the project, final acceptance testing, and handover of the asset, making it ready for use.

7. **Principles for recognizing and depreciating investment properties.**

Principles for recognizing investment properties: Investment properties are land use rights, buildings, parts of buildings, or infrastructure owned or leased by the Company, used for the purpose of generating rental income or anticipating appreciation. Investment properties are presented at their original cost less accumulated depreciation.

The original cost of investment property: This represents all costs incurred by the Company or the fair value of any amounts offered in exchange for acquiring the investment property up to the time of purchase or completion of construction of that investment property.

Costs related to investment properties incurred after initial recognition are recognized as operating expenses in the period, unless these costs are likely to cause the investment property to generate more future economic benefits than initially assessed, in which case they are added to the investment property's original cost.

When an investment property is sold, the original cost and accumulated depreciation are written off, and any resulting gain or loss is recognized as income or expense in the period.

The conversion of owner-occupied or inventory real estate to investment real estate only occurs when the owner ceases to use the property and begins leasing it to another party or upon completion of the construction phase. The conversion of investment real estate to owner-occupied or inventory real estate only occurs when the owner begins to use the property or begins to develop it for sale. The conversion of investment real estate to owner-occupied or inventory real estate does not alter the original cost or residual value of the property at the date of conversion.

Investment properties used for rental purposes: Depreciation is recognized using the straight-line method based on the estimated useful life of the investment property.

The estimated useful life of investment properties used for rental purposes is as follows:

Factory buildings, structures	*5 - 50 years*

8. Principles for recognizing prepaid expenses

Upfront costs atCompany This includes actual expenses incurred but related to the business results of multiple accounting periods. The method of allocating prepaid expenses: Calculating and allocating prepaid expenses to operating expenses in each period using the straight-line method.

The company's prepaid expenses include the following costs:

Tools and equipment Tools and equipment already in use are allocated to costs using the straight-line method, with an allocation period of no more than 3 years.

9. Principles for recognizing liabilities

Liabilities are recognized for amounts due in the future relating to goods and services received. Expenses payable are recognized based on reasonable estimates of amounts due.

The classification of payables into accounts payable to suppliers, accrued expenses, intercompany payables, and other payables is carried out according to the following principles:

- Accounts payable to suppliers reflect commercial liabilities arising from transactions involving the purchase of goods, services, and assets from suppliers that are independent entities from the Company, including liabilities incurred when importing through an authorized agent.

- Internal payables reflect accounts payable between a superior unit and a subordinate unit that does not have legal personality and is accounted for as a dependent entity.

Other payables reflect non-commercial liabilities that are not related to the purchase, sale, or provision of goods or services.

10. Loan recording principlesand financial lease liabilities

The value of loans is recorded as the total amount borrowed from banks, institutions, finance companies, and other entities (excluding loans in the form of bond issuance or preferred stock issuance with a mandatory repurchase clause at a certain point in the future).

Lease liabilities are recognized as the total amount payable calculated at the present value of minimum lease payments or the fair value of the leased asset.

Loans and lease payments are tracked in detail for each lender, lender, loan agreement, and type of asset being financed.

11. Principles for recognizing accrued expenses

Accrued expenses reflect amounts payable for goods and services received from sellers or provided to buyers but not yet paid due to the lack of invoices or insufficient accounting records, as well as amounts payable to employees for vacation pay and production and business expenses that must be accrued in advance.

12. Principles for recognizing unearned revenue

Unearned revenue is revenue that will be recognized in proportion to the portion of the obligation that remains unearned.Company This will need to be done in one or more subsequent accounting periods.

Unearned revenue includesAmounts paid in advance by customers for one or more accounting periods for property leases; interest received in advance when lending capital or purchasing debt instruments; the difference between the agreed-upon deferred or installment selling price and the cash selling price; revenue corresponding to the value of goods or services; or the amount of discounts granted to customers in traditional customer programs...

Unrealized revenue allocation methodin accordance with the principle of consistency with the portion of obligations that the Company will have to fulfill in one or more subsequent accounting periods.

13. Principles of recognizing equity

Owner's equity contribution

Owner's equity is recorded based on the actual amount of capital contributed by shareholders/members/owners.

Other owner's equity: This is formed by supplementing the results of business operations, revaluation of assets, and the remaining fair value of assets received as gifts, donations, or sponsorships, after deducting any applicable taxes (if any) related to these assets.

Principles for recognizing undistributed profits

Profits after corporate income tax are distributed to shareholders after provisions for funds have been set aside in accordance with the Company's Articles of Association and legal regulations, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items within undistributed after-tax profits that may affect cash flow and dividend payment capacity, such as gains from the revaluation of contributed assets, gains from the revaluation of monetary items, financial instruments, and other non-monetary items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders.

14. Principles and methods for recognizing revenue and other income.

Principles and methods for recognizing revenue from the sale of goods and finished products.

Sales revenue is recognized when the following five (5) conditions are simultaneously met: 1. The business has transferred the majority of risks and benefits associated with ownership of the product or goods to the buyer; 2. The business no longer holds the right to manage the goods as the owner or the right to control the goods; 3. The revenue is determined with reasonable certainty. When the contract stipulates that the buyer has the right to return the purchased product or goods under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer does not have the right to return the product or goods (except in the case where the customer has the right to return the goods in exchange for other goods or services); 4. The business obtains or will obtain economic benefits from the sales transaction; 5. The costs related to the sales transaction can be determined.

Principles and methods for recognizing revenue from providing services.

Revenue from service transactions is recognized when the outcome of that transaction can be reliably determined. If the service is performed over multiple periods, revenue recognized in the period is based on the portion of work completed as of the end of the accounting period.

The outcome of a service provision transaction is determined when all four (4) conditions are met: 1. Revenue is determined with reasonable certainty. When the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is only recognized when those specific conditions no longer exist and the buyer no longer has the right to return the service provided; 2. There is a possibility of obtaining economic benefits from the service provision transaction; 3. The portion of work completed at the end of the accounting period can be determined; 4. The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

Principles and methods for recognizing revenue from real estate sales.

For construction projects and project components thatCompany as the investor: Real estate sales revenue is recognized when all five conditions are met simultaneously: 1. The real estate has been fully completed and handed over to the buyer, and the enterprise has transferred the risks and benefits associated with ownership of the real estate to the buyer; 2. The enterprise no longer holds the right to manage the real estate as the owner or the right to control the real estate; 3. The revenue is determined with reasonable certainty; 4. The enterprise has received or will receive economic benefits from the real estate sale transaction; 5. The costs related to the real estate sale transaction can be determined.

Principles and methods for recognizing financial income.

Financial income is recognized when two conditions are met simultaneously: 1. There is a likelihood of obtaining a benefit from the transaction; 2. The income is determined with reasonable certainty.

Financial income includes: Interest income, royalties, dividends, distributed profits, and other financial income of the enterprise (investment in securities trading, liquidation of joint venture capital contributions, investment in associated companies, subsidiaries, other capital investments; exchange rate gains; capital transfer gains)...

InterestIt is recorded on an accrual basis, determined by the balances of deposit accounts and the actual interest rate for each period.

When an amount previously recorded as revenue cannot be recovered, the unrecoverable or uncertain amount must be accounted for as an expense incurred in the period, not as a reduction in revenue.

15. Principles and methods for recording the cost of goods sold.

Cost of goods sold reflects the cost price ofProducts, goods, services, investment properties; production costs of construction products (for construction enterprises) sales during the period;expenses related to real estate investment business activities and other expenses. Costs are recorded as part of the cost of goods sold or as a reduction in the cost of goods sold during the reporting period. Costs are recognized at the time the transaction occurs or when there is a relatively certain likelihood that the transaction will occur in the future, regardless of whether payment has been made or not. Costs of goods sold and revenue are recognized simultaneously according to the matching principle.Costs exceeding normal consumption levels are immediately recognized in the cost of goods sold according to the prudence principle.

16. Principles and methods for recognizing financial expenses.

Financial costs include: Expenses or losses related to financial investment activities, costs of lending and borrowing capital, costs of contributing capital to joint ventures and partnerships, losses from short-term securities transfers, costs of securities sales transactions, etc.; Provisions for impairment of financial investments, losses arising from the sale of foreign currency, exchange rate losses, and other financial expenses.

Financial expenses are recorded in detail for each expense item as they actually occur during the period and are reliably determined when sufficient evidence of these expenses is available.

17. Principles and methods for recognizing current corporate income tax expense and deferred corporate income tax expe

Corporate income tax expense includes current corporate income tax expense and deferred corporate income tax expense incurred during the year, which serves as the basis for determining the after-tax business results.Company in the current fiscal year.

Current income tax Tax is calculated based on taxable income. The difference between taxable income and accounting profit is due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and losses carried forward.

Taxes payable to the state budget will be specifically settled with the tax authorities. Any difference between the tax payable according to the accounting records and the audited tax settlement figures will be adjusted upon official settlement with the tax authorities.

18. Principles for recognizing earnings per share

Earnings per share are calculated by taking the profit or loss attributable to shareholders who own common stock.Company after deducting the portion of the Bonus and Welfare Fund allocated during the period divided by the weighted average number of outstanding common shares during the period.

Dilutive earnings per share are calculated by dividing the after-tax profit or loss attributable to shareholders holding common stock of the Company (after adjusting for dividends on convertible preferred stock) by the weighted average number of common shares outstanding during the period and the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common stock.

19. Financial instruments

Initial observations

Financial assets

According to Circular No. 210/2009/TT-BTC dated November 6, 2009 ("Circular 210"), financial assets are appropriately classified, for disclosure purposes in financial statements, into financial assets recognized at fair value through the Statement of Income, loans and receivables, investments held to maturity, and financial assets available for sale.Company The decision to classify these financial assets at the time of initial recognition.

At the time of initial recognition, financial assets are valued at their original cost plus any related direct transaction costs.

The Company's financial assets include cash and short-term deposits, accounts receivable from customers and other receivables, loans, listed and unlisted financial instruments, and financial derivatives.

Financial liabilities

Financial liabilities, as defined in Circular 210, for disclosure purposes in financial statements, are appropriately classified into financial liabilities recognized through the Statement of Income and financial liabilities determined by amortization.Company Determine the classification of financial liabilities at the time of initial recognition.

All financial liabilities are initially recognized at their original cost plus any related direct transaction costs.

The Company's financial liabilities include accounts payable to suppliers, other payables, debt and loans, and financial derivatives.

Value after initial recording

Currently, there is no requirement to reassess the value of financial instruments after initial recognition.

Offsetting financial instruments

Financial assets and financial liabilities are offset and their net value presented in the financial statements if, and only if, the entity has the legal right to execute the offsetting of these recognized values and intends to offset them on a net basis, or to acquire the assets and settle the liabilities simultaneously.

20. Stakeholders

According to accounting standard No. 26 - Information on related parties in a company is as follows:

(i) Enterprises that control, or are controlled directly or indirectly through one or more intermediaries, or are under the common control of the reporting enterprise (including parent company, subsidiary, and group subsidiaries);

(ii) Associate companies (as defined in Accounting Standard No. 07 "Accounting for Investments in Associate Companies");

(iii) Individuals who have direct or indirect voting rights in reporting enterprises that result in significant influence over those enterprises, including close family members of those individuals. Close family members of an individual are those who can influence or be influenced by that individual when dealing with the enterprise, such as: parents, spouse, children, siblings;

(iv) Key management personnel with authority and responsibility for planning, managing and controlling the reporting enterprise's operations, including company leaders, management personnel and close family members of these individuals;

(v) Enterprises in which individuals referred to in case (iii) or case (iv) of Section 1.3 of this article hold a significant voting stake directly or indirectly, or through which they may exert a substantial influence over the enterprise. This includes enterprises owned by the leaders or principal shareholders of the reporting enterprise and enterprises that share a key management member with the reporting enterprise.

When considering each relationship between the parties involved, attention should be paid to the nature of the relationship, not just its legal form.

21. Principles for presenting assets, revenue, and business results by segment.

The business unit includes units organized by business sector and units organized by geographic region.

A business unit is a distinguishable part ofCompany Participating in the production or supply of individual products or services, a group of related products or services, where this segment has risks and economic benefits different from other business segments.

geographically segmented part is a distinguishable part ofCompany Participating in the production or provision of products or services within a specific economic environment, where this segment faces risks and economic benefits that differ from those of business segments in other economic environments.

To facilitate management, the company, with its nationwide scale, presents its primary departmental reports by business sector, while its secondary departmental reports are presented by geographical region.

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE BALANCE SHEET

1. Cash and cash equivalents

	Year-end issue	First issue of the year
Money	**377,317,106**	**463,457,816**
Cash	252,492,614	260,853,196
Demand deposit	124,824,492	202,604,620
Add	**377,317,106**	**463,457,816**

2. Accounts receivable from custon

	Year-end issue		First issue of the year	
	Value	**Preventive**	**Value**	**Preventive**
Add	7076204802		**6,861,634,623**	**(6,041,515,377)**

(*) In reality, these are receivables from Mr. Nguyen Tuan Anh, amounting to VND 600,000,000, and Mr. Tran Van Cong, amounting to VND 3,453,300,000, but Mr. Dao Van Chien has assumed these debts on their behalf according to the Agreement on Transfer of Debt Repayment Obligations No. 011125/BBTT - 2025 dated November 1, 2025, and the Agreement on Transfer of Debt Obligations No. 3009/BBTT - 2025 dated September 30, 2025. Accordingly, Mr. Dao Van Chien is responsible for repaying the debts to Ha Tay Trading Joint Stock Company on behalf of Mr. Nguyen Tuan Anh and Mr. Tran Van Cong

3. Pay the seller in advance.

	Year-end issue		First issue of the year	
	Value	Preventive	Value	Preventive
Short term	17,546,520,841	(17,046,780,068)	17,750,911,947	(17,046,780,068)
Add	17,546,520,841	(17,046,780,068)	17,750,911,947	(17,046,780,068)

4. Other receivables

	Year-end issue		First issue of the year	
	Value	Preventive	Value	Preventive
Add	45,380,331,600	(764,335,730)	45,380,331,600	(764,335,730)

7. **Prepaid expenses**

	Year-end issue	'irst issue of the year
Long-term upfront costs		**5,244,234,091**
Tools and equipment issued for use	-	
Costs of repairing fixed assets		*5,244,234,091*
Add	**-**	**5,244,234,091**

13. Payment to the seller	Year-end issue		First issue of the year	
Add	**1,322,064,889**	(*)	**1,266,779,165**	(*)

b. Amount of overdue debt that remains unpaid.

Hoang Gia Ngoc Security Services Co., Ltd.	352,400,000	(*)	352,400,000	(*)
Hyundai Thanh Cong Vietnam Elevator Co., Ltd.	835,497,000	(*)	835,497,000	(*)
You must pay another seller.	106,134,273	(*)	106,134,273	(*)
Add	**1,294,031,273**	(*)	**1,294,031,273**	(*)

(*): The entity is unable to provide an estimate of the outstanding balance due to ongoing business and financial management restructuring.

14. Buyer pays in advance.	Year-end issue	'irst issue of the year
Add	**2,741,122,481**	**2,759,608,836**

17. Other payments required.

	Year-end issue	'irst issue of the year
a. Short term		
Add	**8,524,773,566**	**8,595,248,859**
b. Long term		
Other payables and liabilities	-	
Add	-	

19. Equity

1. Table comparing changes in Equity: See Appendix No. 02

2. Capital transactions with owners and dividend distribution, profit sharing.	**2025**	**2024**
Owner's equity contribution		
Initial capital contribution at the beginning of the year	*200,000,000,000*	*200,000,000,000*
Capital contribution increased during the year.	-	-
Capital contributions decreased during the year.	-	-
Year-end capital contribution	*200,000,000,000*	*200,000,000,000*

3. Stocks	**Year-end issue**	**First issue of the year**
Number of shares registered for issuance		
Number of shares sold to the public	20,000,000	20,000,000
Common stock	*20,000,000*	*20,000,000*
Preferred stock		
Number of outstanding shares	20,000,000	20,000,000
Common stock	*20,000,000*	*20,000,000*
Preferred stock	-	-
Par value of outstanding shares: Vietnamese Dong/share.	*10,000*	*10,000*

4. Corporate funds	**Year-end issue**	**First issue of the year**
Development Investment Fund	21,265,468	21,265,468
Add	**21,265,468**	**21,265,468**

VII. OBJECTIVES AND POLICIES FOR FINANCIAL RISK MANAGEMENT

The main risks associated with financial instruments include market risk, credit risk, and liquidity risk.

Board of Directors Consider and implement the following risk management policies:

1. Market risk

Market risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate with changes in market prices. Market risk has three types: interest rate risk, currency risk, and other price risks, such as equity price risk. Financial instruments affected by market risk include:Loans and debts, deposits, investments available for sale.

These sensitivity analyses were based on the assumption that the net debt value, the ratio of fixed-rate to variable-rate debt, and the correlation ratio between foreign currency-denominated financial instruments remained constant.

1.1. Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate with changes in market interest rates. Market risk arises from changes in interest rates.Company mainly related to the amountLoans and debts, cash and short-term deposits belong toCompany.

The company manages interest rate risk by analyzing the competitive market situation to obtain interest rates that are favorable to the company's objectives while remaining within its risk management limits.

Interest rate sensitivity

Company No sensitivity analysis for interest rates was performed because the risk from changes in interest rates at the financial reporting date was negligible.

1.2. Foreign exchange risk

Foreign exchange risk is the risk that the fair value of future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates.Company The company is at risk due to changes in exchange rates directly related to its business operations conducted in currencies other than the Vietnamese Dong.

Company Foreign exchange risk management involves reviewing current and projected market conditions.Company Plan for future transactions in foreign currency.The company does not use any derivative financial instruments to hedge its foreign exchange risk.

Sensitivity to foreign exchange

Company No sensitivity analysis was performed for foreign exchange because the risk from changes in foreign exchange rates at the financial reporting date was negligible.

1.3 Real estate risks

Company The following risks have been identified in relation to the real estate portfolio: (i) the possibility of increased costs for development projects due to delays in the planning process.Company(i) hiring expert consultants specializing in specific planning requirements within the project scope to mitigate potential risks arising during the planning process; (ii) fair value risk of the real estate portfolio due to market and buyer fundamentals.

2. Credit risk

Credit risk is the risk that one party to a financial instrument or customer contract will fail to fulfill its obligations, resulting in financial loss.Company have credit risk from their business operations.(primarily for accounts receivable from customers)) and from its financial activities, includingBank deposits, foreign exchange transactions, and other financial instruments.

Accounts receivable from customers

The company minimizes credit risk by only transacting with financially sound entities and by closely monitoring accounts receivable to expedite collection. Based on this, and because the company's receivables relate to many different customers, credit risk is not concentrated on any single customer.

Bank deposits

The company primarily maintains its deposits in large, reputable banks in Vietnam. The company perceives the concentration of credit risk associated with bank deposits to be low.

VIII. FINANCIAL ASSETS AND FINANCIAL LIABILITIES

The fair value of financial assets and financial liabilities is reflected at the value at which the financial instrument would be convertible in an existing transaction between the parties involved, except where sale or liquidation is required.

The company uses the following methods and assumptions to estimate fair value:

Fair value ofCash and short-term deposits, accounts receivable from customers, accounts payable to suppliers, and other short-term liabilities. This is equivalent to the book value of these items because these instruments have short maturities.

(Details are presented in Appendix 3)

X. OTHER INFORMATION

1. Events occurring after the end dateaccounting period

No events occurring after the end of the financial year/period require adjustments to the figures or disclosures in the Financial Statements.

Hanoi, March 17, 2026

SCHEDULE PREPARED BY	CHIEF ACCOUNTANT	GENERAL MANAGER
Nguyen Thi Phuong	Nguyen Ngoc Hai	Dao Van Chien