

HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower Building, No. 89 Phung Hung
Street, Ha Dong Ward, Hanoi

BALANCE SHEET

As of September 30, 2025

Unit: VND

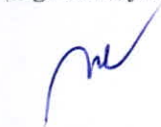
Indicators	Index code	Explanation	Final balance	ning of the year nu
ASSET				
A- SHORT-TERM ASSETS	100		8,884,581,704	12,909,751,549
I. Cash and cash equivalents	110		539,365,906	128,941,963
1. Money	111		539,365,906	128,941,963
2. Cash equivalents	112		-	-
II. Short-term financial investments	120		-	-
1. Trading securities	121		-	-
2. Provision for decline in value of trading securities	122		-	-
3. Held-to-maturity investments	123		-	-
III. Short-term receivables	130		8,144,730,558	12,220,400,067
1. Short-term receivables from customers	131		6,884,612,011	6,636,713,559
2. Short-term prepayment to seller	132		17,466,277,337	17,693,659,036
3. Short-term internal receivables	133		-	-
4. Receivable according to construction contract prog	134		-	-
5. Short-term loan receivables	135		-	-
6. Other short-term receivables	136		4,809,447,838	8,745,057,946
7. Provision for short-term doubtful receivables	137		(21,015,606,628)	(20,855,030,474)
8. Assets Missing Pending Resolution	139		-	-
IV. Inventory	140		(681,876,309)	-
1. Inventory	141		4,272,610,760	5,703,503,913
2. Provision for inventory price reduction	149		(4,954,487,069)	(5,703,503,913)
V. Other short-term assets	150		882,361,549	560,409,519
1. Short-term prepaid expenses	151		-	-
2. Deductible VAT	152		882,361,549	560,409,519
3. Taxes and other amounts receivable from the State	153		-	-
4. Government bond repurchase transactions	154		-	-
5. Other short-term assets	155		-	-
B. LONG-TERM ASSETS	200		183,427,239,861	184,986,531,598
I. Long-term receivables	210		39,847,490,000	39,847,490,000
1. Long-term receivables from customers	211		-	-
2. Long-term prepayment to the seller	212		-	-
3. Business capital in affiliated units	213		-	-
4. Long-term internal receivables	214		-	-
5. Long-term loan receivables	215		-	-
6. Other long-term receivables	216		40,022,014,000	40,022,014,000
7. Provision for long-term doubtful receivables	219		(174,524,000)	(174,524,000)
II. Fixed assets	220		819,981,673	1,137,570,628
1. Tangible fixed assets	221		793,948,575	1,098,978,030
- Original price	222		6,054,553,818	6,054,553,818
- Accumulated depreciation value	223		(5,260,605,243)	(4,955,575,788)
2. Financial leased fixed assets	224		-	-
- Original price	225		-	-
- Accumulated depreciation value	226		-	-
3. Intangible fixed assets	227		26,033,098	38,592,598

- Original price	228		167,460,000	167,460,000
- Accumulated depreciation value	229		(141,426,902)	(128,867,402)
III. Investment real estate	230		52,817,707,161	54,054,569,421
- Original price	231		65,965,987,380	65,965,987,380
- Accumulated depreciation value	232		(13,148,280,219)	(11,911,417,959)
IV. Long-term unfinished assets	240		89,942,061,027	89,942,061,027
1. Long-term unfinished production and business cost	241		79,453,592,845	79,453,592,845
2. Cost of unfinished basic construction	242		10,488,468,182	10,488,468,182
V. Long-term financial investment	250		-	-
1. Investment in subsidiaries	251		-	-
2. Investment in associated companies and joint venture	252		-	-
3. Investing capital in other units	253		-	-
4. Long-term financial investment reserve	254		-	-
5. Held-to-maturity investments	255		-	-
VI. Other long-term assets	260		-	4,840,522
1. Long-term prepaid expenses	261		-	4,840,522
2. Deferred income tax assets	262		-	-
3. Long-term replacement equipment, materials and supplies	263		-	-
4. Other long-term assets	268		-	-
5. Commercial advantages	269		-	-
TOTAL ASSETS	270		192,311,821,565	197,896,283,147
CAPITAL SOURCES	.			
C. LIABILITIES PAYABLE	300		83,741,398,128	83,593,488,180
I. Short-term debt	310		71,516,509,466	71,368,599,518
1. Short-term payables to suppliers	311		1,292,804,643	1,399,347,408
2. Short-term prepayment by the buyer	312		2,651,431,303	2,827,064,674
3. Taxes and other payments to the state	313		14,587,960,616	14,074,231,109
4. Must pay employees	314		-	-
5. Short-term payable expenses	315		21,935,405,893	19,846,148,962
6. Short-term internal payables	316		-	-
7. Payable according to construction contract progress	317		-	-
8. Short-term unrealized revenue	318		-	33,106,061
9. Other short-term payables	319		8,462,605,582	10,602,399,875
10. Short-term loans and financial leases	320		22,585,816,429	22,585,816,429
11. Short-term payables provision	321		-	-
12. Welfare reward fund	322		485,000	485,000
13. Price stabilization fund	323		-	-
14. Government bond repurchase transactions	324		-	-
II. Long-term debt	330		12,224,888,662	12,224,888,662
1. Long-term payables to suppliers	331		-	-
2. Long-term prepayment by buyer	332		-	-
3. Long-term payable expenses	333		-	-
4. Internal payables on working capital	334		-	-
5. Long-term internal payables	335		-	-
6. Long-term unrealized revenue	336		-	-
7. Other long-term payables	337		-	-
8. Long-term loans and financial leases	338		12,224,888,662	12,224,888,662
9. Convertible bonds	339		-	-
10. Preferred stock	340		-	-
11. Deferred income tax payable	341		-	-
12. Long-term payable provisions	342		-	-
13. Science and Technology Development Fund	343		-	-
D.OWNER'S EQUITY	400		108,570,423,437	114,302,794,967
I. Equity	410		108,570,423,437	114,302,794,967

I. Owner's equity	411		200,000,000,000	200,000,000,000
- Common shares with voting rights	411a		200,000,000,000	200,000,000,000
- Preferred shares	411b		-	-
2. Share capital surplus	412		89,952,229	89,952,229
3. Bond conversion option	413		-	-
4. Other owners' capital	414		-	-
5. Treasury stock	415		-	-
6. Difference in asset revaluation	416		-	-
7. Exchange rate differences	417		-	-
8. Development investment fund	418		21,265,468	21,265,468
9. Business arrangement support fund	419		-	-
10. Other equity funds	420		-	-
11. Undistributed profit after tax	421		(91,540,794,260)	(85,808,422,730)
- Undistributed net profit accumulated to the end of the period	421a		(85,808,422,727)	(76,224,083,689)
- Undistributed profit after tax this period	421b		(5,732,371,533)	(9,584,339,041)
12. Investment capital for construction and development	422		-	-
13. Non-controlling interests	429		-	-
II. Other funding sources and funds	430		-	-
1. Funding sources	431		-	-
2. Funding sources for forming fixed assets	432		-	-
TOTAL CAPITAL	440		192,311,821,565	197,896,283,147

October 17, 2025

The Speaker
(Signature, full name)



Nguyen Thi Phuong

Chief Accountant
(Signature, full name)



Nguyen Ngoc Hai

Manager
(Signature, full name)



Dao Van Chien



HA TAY TRADING JOINT STOCK COMPANY
Address: 2nd Floor, HTT Tower Building, No. 89 Phung Hung
Street, Ha Dong Ward, Hanoi

INTERIM BUSINESS RESULTS REPORT

From July 1, 2025 to September 30, 2025

Unit: VND

Indicators	Index code	Explanation	This quarter this year	This quarter last year	Cumulative number from the beginning of the year to the end of	Cumulative number from the beginning of the year to the end of
1. Sales and service revenue	01		2,140,633,301	1,639,913,028	5,908,285,150	3,885,724,686
2. Revenue deductions	02		-	-	-	-
3. Net revenue from sales and service provision (10 = 01 - 02)	10		2,140,633,301	1,639,913,028	5,908,285,150	3,885,724,686
4. Cost of goods sold	11		1,849,190,093	1,260,067,199	4,831,700,084	2,981,828,724
5. Gross profit from sales and service provision (20=10-11)	20		291,443,208	379,845,829	1,076,585,066	903,895,962
6. Financial revenue	21		13,942	52,166	36,404	127,034
7. Financial costs	22		563,493,832	560,260,690	2,089,256,931	2,680,782,070
Including: Interest expense	23		563,493,832	560,260,690	2,089,256,931	2,680,782,070
8. Profit and loss in joint ventures and associates	24		-	-	-	-
9. Selling expenses	25		-	-	-	-
10. Business management costs	26		1,303,488,343	1,608,889,847	3,650,050,227	3,978,894,927
11. Net profit from business activities{30=20+(21-22) + 24 - (25+26)}	30		(1,575,525,025)	(1,789,252,542)	(4,662,685,688)	(5,755,654,001)
12. Other income	31		12,720,000	-	12,720,000	-
13. Other expenses	32		491,858,000	213,278,528	1,082,405,845	535,814,244
14. Other profits (40=31-32)	40		(479,138,000)	(213,278,528)	(1,069,685,845)	(535,814,244)
15. Total accounting profit before tax (50=30+40)	50		(2,054,663,025)	(2,002,531,070)	(5,732,371,533)	(6,291,468,245)
16. Current corporate income tax expense	51		-	-	-	-
17. Deferred corporate income tax expense	52		-	-	-	-
18. Profit after corporate income tax (60=50-51-52)	60		(2,054,663,025)	(2,002,531,070)	(5,732,371,533)	(6,291,468,245)

The Speaker
(Signature, full name)



Nguyen Thi Phuong

Chief Accountant
(Signature, full name)



Nguyen Ngoc Hai



Đào Văn Chiến

CASH FLOW STATEMENT

(By indirect method) From July 1, 2025 to September 30, 2025

Unit: VND

Indicators	Index code	Explanation	Accumulated from the beginning of the year to the end of this quarter (This	Accumulated from the beginning of the year to the end of this quarter
I. Cash flow from operating activities				
1. Profit before tax	01		(5,732,371,533)	(6,291,468,245)
2. Adjustments for the amounts				
- Depreciation of fixed assets and investment real estate	02		1,554,451,218	1,581,620,607
- Provisions	03		(588,440,690)	(27,917,958)
- Exchange rate difference gains and losses due to revaluation of foreign currency items	04		-	
- Profit and loss from investment activities	05		(36,404)	(127,034)
- Interest expense	06		2,089,256,931	2,680,782,070
Other adjustments	07			
3. Operating profit before changes in working capital	08		(2,677,140,478)	(2,057,110,560)
- Increase, decrease in receivables	09		3,593,141,325	2,957,178,994
- Increase, decrease inventory	10		1,430,893,153	-
- Increase, decrease in payables (excluding interest payable, corporate income tax payable)	11		(1,941,346,983)	(984,004,559)
- Increase, decrease prepaid expenses	12		4,840,522	14,456,248
- Increase, decrease of trading securities	13		-	
- Interest paid	14		-	-
- Corporate income tax paid	15			
- Other income from business activities	16			-
- Other expenses for business operations	17			
Net cash flow from operating activities	20		410,387,539	(69,479,877)
II. Cash flow from investing activities				
1. Money spent on purchasing and constructing fixed assets and other long-term assets	21		-	
2. Proceeds from liquidation and sale of fixed assets and other long-term assets	22		-	
3. Money spent on lending and purchasing debt instruments of other entities	23			
4. Money recovered from lending and reselling debt instruments of other entities	24			-
5. Money spent on capital investment in other units	25			-
6.Recovery of capital investment in other entities	26		-	
7. Interest income, dividends and profits distributed	27		36,404	127,034
Net cash flow from investing activities	30		36,404	127,034
III. Cash flow from financial activities				
1. Proceeds from issuing shares and receiving capital contributions from owners	31			
2. Money to return capital to owners, buy back shares issued by the enterprise	32			
3.Proceeds from borrowing	33		-	
4. Loan principal repayment	34		-	-
5. Payment of principal of financial lease	35			
6. Dividends and profits paid to owners	36		-	-

7. Proceeds from capital contributions of non-controlling shareholders	037			-
Net cash flow from financing activities	40			-
Net cash flow during the period (50 = 20+30+40)	50		410,423,943	(69,352,843)
Cash and cash equivalents at the beginning of the period	60		128,941,963	401,000,899
Impact of foreign exchange rate changes	61			-
Cash and cash equivalents at the end of the period (70 = 50+60+61)	70		539,365,906	331,648,056

The Speaker
(Signature, full name)



Nguyen Thi Phuong

Chief Accountant
(Signature, full name)



Nguyen Ngoc Hai

October 17, 2025

Manager
(Signature, full name)



Dao Van Chien

HA TAY TRADING JOINT STOCK COMPANY

Address: 2nd Floor, HTT Tower Building, No. 89 Phung Hung Street, Ha Dong Ward, Hanoi City.
0500443384

NOTES TO FINANCIAL STATEMENTS

3rd Quarter 2025 (July 1, 2025 - September 30, 2025)

(These notes form part of and should be read in conjunction with the Financial Statements)

1.CHARACTERISTICS OF BUSINESS ACTIVITIES**1.1. Form of capital ownership**

Ha Tay Trading Joint Stock Company ("Company"), formerly known as Ha Tay Electrical Materials and Fuel Company, was established in October 1991. In October 2003, Ha Tay Electrical Materials and Fuel Company was equitized and renamed Ha Tay Trading Joint Stock Company, established and operating under the first Business Registration Certificate No. 0303000111 dated October 23, 2003 and changed to No. 0500443384 dated December 16, 2009 issued by the Department of Planning and Investment of Hanoi City. The Company operates under the 15th amended Business Registration Certificate dated July 17, 2018.

The Company's legal capital according to the Business Registration Certificate is: 6,000,000,000 Vietnamese Dong (In words: Six billion Dong).

Charter capital according to the Business Registration Certificate is: 200,000,000,000 VND (Two hundred billion VND) equivalent to 20,000,000 shares, par value 10,000 VND/share.

Total number of company employees: 38 people.

The Company's head office is located at: 2nd Floor, HTT Tower Building, No. 89 Phung Hung Street, Phuc La Ward, Ha Dong District, Hanoi City.

1.2. Going concern assumption:

The financial statements have been prepared on a going concern basis.

1.3. Business areas

The Company's business areas are: Construction materials trading, Real estate, commercial business and other activities.

1.4. Business lines

The Company's main business lines are:

- Real estate business, land use rights owned, used or rented (Details: Real estate business, housing, house and office rental);
- Real estate consulting, brokerage, auction, land use rights auction (Details: Real estate trading floor);
- Production of cement, lime and plaster;
- Production of building materials from clay;
- Quarrying of stone, sand, gravel, clay;
- Other remaining business support service activities not classified elsewhere (Details: Import and export of goods traded by the company);

- Construction completion;
- Construction of all kinds of houses;
- Construction of railway and road works;
- Restaurants and mobile food services;
- Wholesale of solid, liquid, gaseous fuels and related products;
- Wholesale of other construction materials and installation equipment;
- Rice wholesale;
- Food wholesale;
- Wholesale of beverages;
- Retail sale of food in specialized stores;
-

2. ACCOUNTING POLICIES AND REGIMES APPLIED AT THE COMPANY

2.1. Accounting period, currency used in accounting

The Company's annual accounting period according to the calendar year begins on January 1 and ends on December 31 of each year.

The currency used in accounting records is Vietnamese Dong (VND).

2.2. Applicable Accounting Standards and Regimes

Applicable accounting regime

The Company applies the Enterprise Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014 of the Ministry of Finance and Circular No. 53/2016/TT-BTC dated March 21, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular No. 200/2014/TT-BTC.

Statement on compliance with Accounting Standards and Accounting Regime

The Company has applied Vietnamese Accounting Standards and the documents guiding the Standards issued by the State. The Financial Statements are prepared and presented in accordance with all provisions of each standard, circular guiding the implementation of the Accounting Standards and the current Enterprise Accounting Regime being applied.

2.3. Financial instruments

Initial notes

Financial assets

The Company's financial assets include cash and cash equivalents, trade and other receivables, loans, short-term and long-term investments. At the time of initial recognition, financial assets are measured at their purchase price/issuance costs plus other costs directly attributable to the purchase and issuance of the financial assets.

Financial liabilities

The Company's financial liabilities include loans, trade and other payables, and accrued expenses. At the time of initial recognition, financial liabilities are measured at issue price plus costs directly related to the issuance of such financial liabilities.

Value after initial recognition

There are currently no specific regulations on revaluation of financial instruments after initial recognition.

2.4. Foreign currency transactions

Transactions in foreign currencies are translated at the exchange rate on the date of the transaction. Balances of foreign currency items at the end of the accounting period are translated at the exchange rate on that date. Exchange rate differences are recorded in the Income Statement.

2.5. Cash and cash equivalents

Cash includes cash on hand, demand deposits, monetary gold used for value storage purposes, excluding gold classified as inventories used for the purpose of raw materials to produce products or goods for sale.

Cash equivalents are short-term investments with a recovery period of no more than 03 months from the investment date, are highly liquid, can be easily converted into known amounts of cash and are subject to an insignificant risk of conversion into cash.

2.6. Financial investments

Held-to-maturity investments include: Term bank deposits held to maturity with the aim of earning periodic interest.

Investments in subsidiaries, joint ventures and associated companies are initially recorded in the accounting books at cost. After initial recognition, the value of these investments is determined at cost less provision for investment impairment.

Equity investments in other entities include: investments in equity instruments of other entities that do not have control, joint control or significant influence over the investee. The initial book value of these investments is determined at cost. After initial recognition, the value of these investments is determined at cost less provision for investment impairment.

Provision for investment impairment is made when the investee incurs a loss, except where such loss was anticipated by the parent company when deciding to invest. Provision for investment impairment is reversed when the investee subsequently generates profits to offset the losses for which the provision was previously made. The provision is reversed only to the extent that it does not exceed its carrying amount if no provision had been recorded. Provision for long-term financial investments is made in accordance with the guidance in Circular No. 48/2019/TT-BTC dated August 8, 2019, guiding the provision and handling of provisions for inventory impairment, investment losses, bad debts and warranties for products, goods, services and construction works at enterprises.

2.7. Accounts receivable

Accounts receivable are amounts that are recoverable from customers or others. Accounts receivable are stated at book value less allowances for doubtful debts.

Provision for doubtful debts is created for receivables that are overdue for six months or more, or for receivables that are unlikely to be paid by the debtor due to liquidation, bankruptcy or similar difficulties.

2.8. Inventory

Inventories are initially recorded at cost, including purchase costs, processing costs and other directly related costs incurred in bringing the inventories to their location and condition at the time of initial recording. After initial recording, at the time of preparing the Financial Statements, if the net realizable value of the inventory is lower than the original price, the inventory is recorded at net realizable value.

Provision for inventory devaluation is made at the end of the year based on the difference between the original cost of inventory and the net realizable value.

2.9. Fixed assets

Tangible fixed assets Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises its purchase price and any costs directly attributable to bringing the asset to its working condition for its intended use. Expenditures for acquisitions, improvements, and renewals are capitalized, and maintenance and repair costs are charged to the income statement as incurred. When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are eliminated from the balance sheet, and any gain or loss resulting from their disposal is charged to the income statement.

Intangible fixed assets Intangible fixed assets are stated at cost less accumulated depreciation. The cost of an intangible fixed asset comprises its purchase price and any costs directly attributable to bringing the asset to its intended use. Improvements and renewals are added to the cost of the asset and other costs are charged to the income statement as incurred. When intangible fixed assets are sold or liquidated, their cost and accumulated depreciation are eliminated from the accounts and any gain or loss resulting from their disposal is charged to the income statement. Land use rights Prepaid land rent for land lease contracts effective before 2003 and granted with Land Use Right Certificates are recorded as intangible fixed assets according to the provisions of Circular No. 45/2013/TT - BTC issued by the Ministry of Finance on April 25, 2013 guiding the management, use and depreciation of fixed assets. The original cost of land use rights includes all costs directly related to bringing the land into a state ready for use. Computer software Computer software that is not an integral part of hardware is recorded as intangible fixed assets and amortized over its estimated useful life.

Investment properties Investment properties are carried at cost including related transaction costs less accumulated depreciation. Expenditures relating to the acquisition of investment properties after initial recognition are included in the carrying amount of the investment properties when it is probable that the Company will receive future economic benefits in excess of the originally assessed level of performance of the investment properties. Depreciation on investment properties is provided on a straight-line basis over the estimated useful lives of the properties. Investment properties are no longer presented in the balance sheet after they have been sold or after the investment properties are no longer used and it is considered that no future economic benefits from the disposal of the investment properties will be obtained. The difference between the net proceeds from the disposal of the assets and the carrying amount of the investment properties is recognized in the results of operations when it arises. Transfers from owner-occupied property or inventories to investment property are made only when there is a change in use, such as when the owner ceases to use the property and begins to lease it to another party or at the end of the construction phase. Transfers from investment property to owner-occupied property or inventories are made only when there is a change in use, such as when investment property is transferred to owner-occupied property or inventories, without changing the original cost or residual value of the property at the date of transfer.

Construction in progress Construction in progress includes accumulated costs directly related to the construction of factory and office buildings, and real estate projects in which the Company is the investor and these projects have not been completed at the end of the accounting period. Pursuant to Circular 45/2013/TT-BTC dated April 25, 2013 and Circular 147/2016/TT-BTC dated October 13, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular 45/2013/TT-BTC, guiding the management, use and depreciation of fixed assets. Tangible fixed assets, intangible fixed assets and investment real estate are recorded at original cost. During use, tangible fixed assets, intangible fixed assets and investment real estate are recorded at original cost, accumulated depreciation and residual value. Depreciation is calculated using the straight-line method.

The depreciation period is estimated as follows:

- Houses and structures	05 - 50 years
- Machinery and equipment	04 - 10 years
- Means of transport	05 - 10 years
- Office equipment	03 - 05 years
- Other intangible assets	03- 10 years

2.10. Prepaid expenses

Expenses incurred in relation to the results of production and business activities or many accounting periods are recorded as prepaid expenses to be gradually allocated to the results of production and business activities in the following accounting periods. The calculation and allocation of long-term prepaid expenses into production and business expenses for each accounting period is based on the nature and level of each type of expense to select a reasonable allocation method and criteria. Prepaid expenses are gradually allocated to production and business expenses using the straight-line method

The calculation and allocation of long-term prepaid expenses into production and business costs for each accounting period

2.11. Accounts Payable

Payables are monitored by payment term, payee, original currency and other factors according to the Company's management needs.

2.12. Loan

Loans are tracked by each lender, each loan agreement and repayment term. In case of loans and debts in foreign currency, detailed tracking is performed by original currency.

2.13. Borrowing costs

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

2.14. Expenses payable

Payables for goods and services received from sellers or provided to buyers during the reporting period but not actually paid, and other payables such as vacation wages, costs during seasonal production downtime, interest expenses on loans payable, etc. are recorded in production and business expenses of the reporting period.

The recording of payable expenses into production and business expenses during the year is carried out according to the principle of matching between revenue and expenses incurred during the year. The payable expenses will be settled with the actual expenses incurred. The difference between the provision and actual expenses will be reversed.

2.15. Revenue

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

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods as the owner of the goods or the right to
- Revenue is determined with relative certainty;
- The Company has obtained or will obtain economic benefits associated with the sale transaction;
- Identify the costs associated with a sales transaction.
- Service revenue is recognized when all of the following conditions are met:
- Revenue is determined with relative certainty;
- It is possible to obtain economic benefits from the transaction of providing that service;
- Identify the portion of work completed on the Balance Sheet date;
- Identify the costs incurred for the transaction and the costs to complete the transaction to provide that service.

2.16. Tax

Corporate income tax represents the sum of current and deferred tax liabilities.

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.

The determination of the Company's income tax is based on current tax regulations. However, these regulations are subject to change from time to time and the final determination of corporate income tax depends on the results of the examination by the competent tax authority. Other taxes are applied according to current tax laws in Vietnam.

2.17. Earnings per share

Basic earnings per share is calculated by dividing the profit or loss after tax attributable to shareholders owning common shares of the Company (after adjusting for the Bonus and Welfare Fund and the Executive Board Bonus Fund) by the weighted average number of common shares outstanding during the year.

2.18. Stakeholders

Parties are considered to be related if one party has the ability to control the other party or exercise significant influence over the other party.

- Enterprises that directly or indirectly through one or more intermediaries control, are controlled by, or are under common control with the Company, including parent companies, subsidiaries and affiliates;
- Individuals who directly or indirectly hold voting rights of the Company and have significant influence over the Company, key management personnel of the Company, close family members of these individuals;
- Enterprises in which the above individuals directly or indirectly hold a significant portion of voting rights or have significant influence over these enterprises.

In considering each possible related party relationship for the preparation and presentation of the Financial Statements, the Company pays attention to the substance of the relationship rather than the legal form.

V. Thông tin bổ sung cho các khoản mục trình bày trong Bảng cân đối kế toán

3. TIỀN VÀ CÁC KHOẢN TƯƠNG ĐƯƠNG TIỀN	Số cuối kỳ	Số đầu năm
	VND	VND
Cash on hand	385,972,296	94,183,334
Non-term bank deposits	153,393,610	34,758,629
Add	539,365,906	128,941,963

4. PHẢI THU KHÁCH HÀNG	Số cuối kỳ	Số đầu năm
	VND	VND
a. Short term		
Nguyen Tuan Anh (ABen)	600,000,000	600,000,000
89 PH Management Board	281,156,541	284,673,078
Customers buying houses at HTT Tran Phu (2003 and	1,372,000,100	1,372,000,100
Tran Van Cong	3,453,300,000	3,453,300,000
Other customers	1,178,155,370	926,740,381
Add	6,884,612,011	6,636,713,559

5. TRẢ TRƯỚC CHO NGƯỜI BÁN	Số cuối kỳ	Số đầu năm
	VND	VND
Short term	17,466,277,337	17,693,659,036
Southern Hanoi Construction Joint Stock Company	1,215,803,761	1,215,803,761
Dung Hang Construction and Trading Service Joint	5,697,685,000	5,697,685,000
Stock Company		
Nhat Minh Investment, Trade and Tourism Joint Stock	6,672,904,366	6,672,904,366
Company		
Other customers	3,879,884,210	4,107,265,909
Add	17,466,277,337	17,693,659,036

6. PHẢI THU KHÁC	Số cuối kỳ		Số đầu năm	
	Value	Preventive	Value	Preventive
	VND	VND	VND	VND
a. Short term	4,809,447,838	(582,619,330)	8,745,057,946	(582,619,330)
Advance	946,641,415	(456,240,774)	1,463,587,724	(456,240,774)
Other short-term	3,862,806,423	(126,378,556)	7,281,470,222	(126,378,556)
receivables (*)				
b. Long term	40,022,014,000	(174,524,000)	40,022,014,000	(174,524,000)
Other long-term	40,022,014,000	(174,524,000)	40,022,014,000	(174,524,000)
receivables (*)				
	44,831,461,838	(757,143,330)	48,767,071,946	(757,143,330)

(*) Details of other receivable balances

Số cuối kỳ Số đầu năm

	VND	VND
a. Short term	3,862,806,423	7,281,470,222
Mr. Dao Van Chien (1)	3,736,427,867	7,155,091,666
Nguyen Van Anh	126,378,556	126,378,556
b. Long term	40,022,014,000	40,022,014,000
Phong Minh Construction Company Limited (Renamed from Chien Thang Forest Development Company Limited) (2)	39,847,490,000	39,847,490,000
Nguyen Quoc Hao	174,524,000	174,524,000
	43,884,820,423	54,754,856,541

Balance with related parties

		Số cuối kỳ VND	Số đầu năm VND
Mr. Dao Van Chien	Chairman of the Board of Directors/General Director and legal representative	3,736,427,867	7,155,091,666

(1): Mr. Dao Van Chien received the debt for the receivables from the sale of shares of Phuc Hung Construction Investment Joint Stock Company. As of April 27, 2022, according to the judgment of the People's Court of Hung Yen province: Phuc Hung Construction Investment Joint Stock Company must pay Mr. Dao Van Chien the principal and late interest of the Share Transfer Contract that Phuc Hung Joint Stock Company owes to Ha Tay Trading Joint Stock Company (Mr. Dao Van Chien is authorized to transact for Ha Tay Trading Joint Stock Company).

(2): Chien Thang Forest Development Company Limited was renamed Phong Minh Construction Company Limited from June 23, 2020. According to the Business Cooperation Contract between Ha Tay Trading Joint Stock Company and Chien Thang Forest Development Company Limited (now renamed Phong Minh Construction Company Limited): Ha Tay Trading Joint Stock Company agreed to contribute to Chien Thang Forest Development Company Limited, the amount of: 65 billion VND to coordinate forestry tree planting.

Phong Minh Construction Company Limited is headquartered in Nam Danh village, Nam So commune, Tar Uyen district, Lai Chau province.

7. NỢ XẤU

	Số cuối kỳ VND		Số đầu năm VND	
	Original price	Recoverable value	Original price	Recoverable value
	VND	VND	VND	VND
Van Phi Construction Materials Store	740,230,000	-	740,230,000	-
Vietnam Investment, Construction and Tourism Joint Stock	843,324,430	-	843,324,430	-
Nhat Minh Investment, Trade and Tourism Joint Stock Company	6,672,904,366	-	6,672,904,366	-

Southern Hanoi	1,215,803,761	-	1,215,803,761	.
Construction Joint Stock				
Home buyers	1,372,000,100	-	1,372,000,100	.
(apartments 2003 and 2006 at building number 7 Tran Phu)				

8. HÀNG TỒN KHO

	Số cuối kỳ		Số đầu năm	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
Hàng hoá	4,272,610,760	(4,272,610,760)	5,703,503,913	(5,703,503,913)
	4,272,610,760	(4,272,610,760)	5,703,503,913	(5,703,503,913)

- Value of stagnant, poor, degraded inventory that cannot be sold at the end of the year: VND 4,272,610,760.

- Value of inventory used as collateral to secure payable debts at the end of the year: 0 VND.

9. TÀI SẢN CỐ ĐỊNH HỮU HÌNH

Unit: VND

Item	Machinery and	Management	Other fixed assets	Add
Original price of				
Beginning balance	5,965,617,818	50,000,000	38,936,000	6,054,553,818
Ending balance	5,965,617,818	50,000,000	38,936,000	6,054,553,818
Depreciation of				
Beginning balance	4,905,575,788	50,000,000	-	4,955,575,788
Number increased	305,029,455	-	-	305,029,455
Depreciation during the year	305,029,455	-	-	305,029,455
- Reclassify		-		-
Decrease during	-	-	-	-
- Reclassify		-	-	-
Ending balance	5,210,605,243	50,000,000	-	5,260,605,243
Remaining value				
Beginning of the	1,060,042,030	-		1,098,978,030
Year-end number	755,012,575	-		793,948,575

- Year-end residual value of tangible fixed assets being mortgaged for loans: 0 VND

10. TÀI SẢN CỐ ĐỊNH VÔ HÌNH

Unit: VND

Item	Management software	Add
ORIGINAL PRICE		
Beginning of the year n	167,460,000	167,460,000
Number increased during	-	-
Number decreased during	-	-

Year-end number	-	167,460,000	167,460,000
Accumulated Depreciation			
Beginning of the year nt		128,867,402	128,867,402
Number increased during		12,559,500	12,559,500
- Depreciation during the		12,559,500	12,559,500
Number decreased during		-	-
Year-end number	-	141,426,902	141,426,902
Residual Value			
On New Year's Day		38,592,598	38,592,598
At the end of the year		26,033,098	26,033,098

- The remaining value of intangible fixed assets on September 30, 2025 is: 0 VND.

- The original cost of fully depreciated intangible fixed assets at the end of the period but still in use as of September 30, 2025 is: 0 VND.

11. BẤT ĐỘNG SẢN ĐẦU TƯ

(Details Appendix 01)

12. TÀI SẢN DỮ DẠNG DÀI HẠN

	Số cuối kỳ	Số đầu năm
	VND	VND
<i>a. Long-term unfinished production and business costs</i>	79,453,592,845	79,453,592,845
- Trung Van new urban area expansion project (*)	79,453,592,845	79,453,592,845
<i>b. Unfinished basic construction</i>	10,488,468,182	10,488,468,182
Fixed asset repair costs (**)	10,488,468,182	10,488,468,182
	89,942,061,027	89,942,061,027

(*) The Trung Van New Urban Area Expansion Project in Trung Van Ward, Nam Tu Liem District, Hanoi City is implemented by the joint venture: Investment - Construction Joint Stock Company, Ha Tay Trading Joint Stock Company and Phuc Hung Construction Investment Joint Stock Company in cooperation under Business Cooperation Contract No. 69/2015/HDHTDT dated July 20, 2015.

The total investment of the project is 2,174,505,000,000 VND, in which Ha Tay Trading Joint Stock Company contributes 126 billion VND.

The cost of unfinished production and business of the project is the cost of compensation and site clearance.

As of December 31, 2021, the project has temporarily stopped operating. However, the unit has not yet had a working record with the investor to determine the level of compensation that the company is entitled to, and the unit has not yet determined the loss reserve for the project.

(**) These are the costs for repairing and re-constructing the 1st and 3rd floors of the commercial floors of towers A and B, No. 7 Tran Phu, Hanoi.

13. CHI PHÍ TRẢ TRƯỚC

	Số cuối kỳ	Số đầu năm
	VND	VND
Long term	-	4,840,522
- Tools and equipment waiting for allocation	-	4,840,522
Add	-	4,840,522

14. PHẢI TRẢ NGƯỜI BÁN

	Số cuối kỳ		Số đầu năm	
	Value	Number of debtors	Value	Number of debtors
	VND	VND	VND	VND
a. Short term				

Hoang Gia Ngoc Security Services Company Limited	352,400,000	(*)	352,400,000	(*)
HUYNDAI Thanh Cong Vietnam Elevator Co., Ltd.	835,497,000	(*)	835,497,000	(*)
Payable to other vendors	104,907,643	(*)	211,450,408	(*)
Add	1,292,804,643	(*)	1,399,347,408	(*)

(*): The unit cannot make an estimate of the payable balance that is likely to be repaid because the company is in the process of restructuring its business organization and financial management.

15. NGƯỜI MUA TRẢ TIỀN TRƯỚC

	Số cuối kỳ	Số đầu năm
	VND	VND
Management Board No. 7 Tran Phu	1,523,766,952	1,534,589,611
Nguyen Van Nha	186,000,000	186,000,000
Sunrise Investment and Development Joint Stock Company	500,000,000	500,000,000
Other prepaid buyers	441,664,351	606,475,063
Add	2,651,431,303	2,827,064,674

16. THUẾ VÀ CÁC KHOẢN PHẢI NỘP NHÀ NƯỚC

(Details Appendix 02)

17. CHI PHÍ PHẢI TRẢ

	Số cuối kỳ	Số đầu năm
	VND	VND
Interest expense provision		
Add	21,935,405,893	19,846,148,962

18. PHẢI TRẢ KHÁC

	Số cuối kỳ	Số đầu năm
	VND	VND
a. Short term	8,462,605,582	10,602,399,875
b. Long term	-	-
Other long-term payables	-	-
Add	8,462,605,582	10,602,399,875

19. VAY VÀ NỢ THUÊ TÀI CHÍNH

Landscape

Details of some loans:

(1) Orient Commercial Joint Stock Bank - Hanoi branch

Credit contract No. 0001/2018/HDDTHM dated January 8, 2018

- Credit limit: 15,000,000,000 VND

- Loan term: 12 months

- Loan interest rate: Base interest rate + Interest rate margin

Loan purpose: Additional capital to implement the mixed-use building project of Commercial Service Center and Housing at 89 Phung Hung, Phuc La Ward, Ha Dong District, Hanoi City

- Loan security measures: The mortgaged assets are real estate at plot 682, map sheet number 07 at An Tho village, An Khanh commune, Hoai Duc district, Hanoi and attached assets; real estate at plot 86-3, map sheet number 4 at group 4, Long Bien ward, Long Bien district, Hanoi city and attached assets; 4 commercial centers and transaction offices at 7 Tran Phu, Ha Dong, Hanoi; 5 commercial floors of the project at 89 Phung Hung
- Loan balance as of March 31, 2024 is: VND 8,881,950,807.

As of December 31, 2023, this loan is past due.

(2) Vietnam Joint Stock Commercial Bank for Agriculture and Rural Development - My Dinh Branch

Credit contract No. 1410-LAV201800162 dated April 13, 2018

- Credit limit: 30,000,000,000 VND
- Loan term: 12 months (from April 13, 2018)
- Loan interest rate: Base interest rate + Interest rate margin. Applicable interest rate is: 8.5%
- Loan purpose: Supplement working capital to serve the company's production and business activities in 2018
- Loan security measure: Mortgage real estate legally owned and used by Ha Tay Trading Joint Stock Company at the address: 201- 2nd floor - services, offices, kindergarten - mixed-use building of commercial service center and housing - No. 89 Phung Hung, Phuc La Ward, Ha Dong District, Hanoi City.
- Loan balance as of December 31, 2023: VND 13,872,286,000

As of March 31, 2024, this loan is overdue.

(3) Borrowed from Ms. Nguyen Thi Nhu Hong according to Loan Contract No. 01/01/2023/HDVV dated January 1, 2023: loan amount 12,224,888,662 VND; loan term: 2 years; interest rate 10%/year. Collateral: project 3B-01 commercial center and transaction office 624.7m2 belonging to the multi-purpose building of Commercial services and housing on land plot No. 370, map sheet No. 51-57, at address No. 7 Tran Phu Street, Van Ouan Ward, Ha Dong, Hanoi.

- Loan balance as of March 31, 2024: VND 12,224,888,662

20. VỐN CHỦ SỞ HỮU

a. Equity fluctuation comparison table

landscape

c. Capital transactions with owners and dividend and profit distribution

	Kỳ này VND	Kỳ trước VND
Owner's equity		
- Beginning capital contribution	200,000,000,000	200,000,000,000
- Capital increase during the year	-	-
- Capital contribution decreased during the year	-	-
- Year-end capital contribution	200,000,000,000	200,000,000,000

d. Stocks

	Số cuối kỳ	Số đầu năm
Number of shares registered for issuance	20,000,000	20,000,000
Number of shares sold to the public	20,000,000	20,000,000
- <i>Common stock</i>	20,000,000	20,000,000
Number of shares repurchased (treasury shares)	-	-
Number of shares outstanding	20,000,000	20,000,000
- <i>Common stock</i>	20,000,000	20,000,000

* Par value of outstanding shares: 10,000 VND/share

f. Corporate funds	Số cuối kỳ	Số đầu năm
	VND	VND
- Development investment fund	21,265,468	21,265,468

21. TỔNG DOANH THU BÁN HÀNG VÀ CUNG CẤP DỊCH VỤ

	Kỳ này	Kỳ trước
	VND	VND
- Revenue from sales of goods and provision of services	5,908,285,150	1,284,525,607
- Real estate transfer revenue	-	-
Add	5,908,285,150	1,284,525,607

22. DOANH THU THUẦN VỀ BÁN HÀNG VÀ CUNG CẤP DỊCH VỤ

	Kỳ này	Kỳ trước
	VND	VND
- Revenue from sales of goods and provision of services	5,908,285,150	1,284,525,607
- Real estate transfer revenue	-	-
Add	5,908,285,150	1,284,525,607

23. GIÁ VỐN HÀNG BÁN

	Kỳ này	Kỳ trước
	VND	VND
- Cost of goods sold and services provided	4,831,700,084	645,744,072
- Cost of real estate sold	-	-
Add	4,831,700,084	645,744,072

24. DOANH THU HOẠT ĐỘNG TÀI CHÍNH

	Kỳ này	Kỳ trước
	VND	VND
- Deposit interest, loan interest	36,404	22,377
Add	36,404	22,377

25. CHI PHÍ TÀI CHÍNH

	Kỳ này	Kỳ trước
	VND	VND
- Loan interest	2,089,256,931	1,104,712,296
- Other financial costs	-	-
	2,089,256,931	1,104,712,296

26. CHI PHÍ QUẢN LÝ DOANH NGHIỆP

	Kỳ này	Kỳ trước
	VND	VND
	3,650,050,227	1,411,893,488

27. CHI PHÍ KHÁC

	Kỳ này	Kỳ trước
	VND	VND
	1,082,405,845	201,915,758

28. CHI PHÍ THUẾ THU NHẬP DOANH NGHIỆP HIỆN HÀNH

Content	Kỳ này VND	Kỳ trước VND
<i>Corporate income tax from main business activities</i>		
Total accounting profit before corporate income tax	(5,732,371,533)	(2,079,717,630)
Incremental adjustments	1,082,405,845	201,915,758

29. LÃI CƠ BẢN TRÊN CỔ PHIẾU

	Kỳ này VND	Kỳ trước VND
Net profit after tax	(5,732,371,533)	(2,079,717,630)
Adjustments	-	-
Earnings attributable to common stock	(5,732,371,533)	(2,079,717,630)
Average common shares outstanding during the period	20,000,000	20,000,000
Basic earnings per share	(286.62)	(103.99)

30. CÔNG CỤ TÀI CHÍNH

The Company's financial instruments include:

Financial assets	Số cuối kỳ		Số đầu năm	
	Original price VND	Preventive VND	Original price VND	Preventive VND
Cash and cash equivalents	539,365,906		128,941,963	
Trade receivables, other receivables	51,716,073,849	21,190,130,628	55,403,785,505	21,029,554,474
Loans	-	-	-	-
Short-term investment	-	-	-	-
	52,255,439,755	21,190,130,628	55,532,727,468	21,029,554,474
Financial liabilities			Số cuối kỳ VND	Số đầu năm VND
Loans and debts			34,810,705,091	34,810,705,091
Trade payables, other payables			9,755,410,225	12,001,747,283
Costs payable			21,935,405,893	19,846,148,962
			66,501,521,209	66,658,601,336

Financial risk management

The Company's financial risks include market risk, credit risk and liquidity risk. The Company has established a system of controls to ensure an appropriate balance between the cost of risks incurred and the cost of managing risks. The Company's Board of Directors is responsible for monitoring the risk management process to ensure an appropriate balance between risk and risk control.

Market risk

The Company's business operations will be primarily exposed to risks from changes in prices, exchange rates and interest rates.

Exchange rate risk

The Company is exposed to exchange rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument with changes in foreign exchange rates when the Company's borrowings, revenues and expenses are denominated in currencies other than Vietnamese Dong.

Interest rate risk

The Company is exposed to interest rate risk due to the fluctuation in the fair value of future cash flows of a financial instrument due to changes in market interest rates when the Company has time or non-term deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market to obtain interest rates favorable to the Company's purposes.

Segment reporting by geographical area (Classification of domestic and foreign operations)

The company only operates within the geographical area of Vietnam.

Segment reporting by business area

The Company's main business segments are as follows:

Indicators	Sales of goods and provision of services	Other	Đơn vị tính: VND
			Total
Net revenue to outside	5,908,285,150	-	5,908,285,150
Component costs	4,831,700,084	-	4,831,700,084
Divisional business results	1,076,585,066	-	1,076,585,066

Hà Nội, ngày 16 tháng 04 năm 2025

Người lập biểu

Nguyễn Thị Phương

Kế toán trưởng

Nguyễn Ngọc Hải

Tổng Giám đốc

Đào Văn Chiến

