

PVI HOLDINGS
(Incorporated in the Socialist Republic of Vietnam)



INTERIM SEPARATE FINANCIAL STATEMENTS
For the third quarter of 2025 and 9-month period ended 30 September 2025



TABLE OF CONTENTS

<u>CONTENTS</u>	<u>PAGE(S)</u>
STATEMENT OF THE BOARD OF MANAGEMENT	2 - 3
INTERIM SEPARATE BALANCE SHEET	4 - 5
INTERIM SEPARATE INCOME STATEMENT	6
INTERIM SEPARATE CASH FLOW STATEMENT	7 - 8
NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS	9 - 31

STATEMENT OF THE BOARD OF MANAGEMENT

The Board of Management of PVI Holdings (the "Company") presents this report together with the Company interim separate financial statements for the third quarter of 2025 and 9-month period ended 30 September 2025.

THE BOARDS OF DIRECTORS AND MANAGEMENT

The members of the Boards of Directors and Management of the Company during the year and to the date of this report are as follows:

The Board of Directors

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

The Board of Management

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

THE BOARD OF MANAGEMENT'S STATEMENT OF RESPONSIBILITY

The Board of Management of the Company is responsible for preparing the separate financial statements, which give a true and fair view of the financial position of the Company as at 30 September 2025 and its financial performance and its cash flows for the 9-month period ended 30 September 2025 in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to interim financial reporting. In preparing these interim separate financial statements, the Board of Management is required to:

- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the separate financial statements;

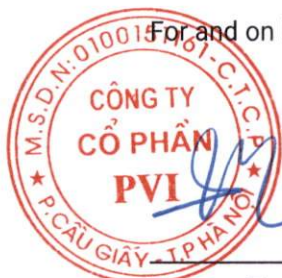
STATEMENT OF THE BOARD OF MANAGEMENT (Continued)

- Prepare the interim separate financial statements on the going concern basis unless it is inappropriate to presume that the Company will continue in business; and
- Design and implement an effective internal control system for the purpose of properly preparing and presenting the interim separate financial statements so as to minimize errors and frauds

The Board of Management of the Company is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and that the interim separate financial statements comply with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of frauds and other irregularities.

The Board of Management confirms that the Company has complied with the above requirements in preparing these separate financial statements.

For and on behalf of the Board of Management, 



Nguyen Tuan Tu
Chief Executive Officer

21 October 2025

INTERIM SEPARATE BALANCE SHEET

As at 30 September 2025

Unit: VND

ASSETS	Codes	Notes	Closing balance	Opening balance
A. CURRENT ASSETS	100		621,852,351,089	263,585,597,425
I. Cash	110	4	423,730,629,260	35,875,402,238
1. Cash	111		14,685,355,260	35,875,402,238
2. Cash equivalents	112		409,045,274,000	-
II. Short-term financial investments	120		100,877,635,409	90,877,635,409
1. Trading securities	121	5	-	87,085,880,000
2. Provision for impairment of trading securities	122	5	-	(37,085,880,000)
3. Held-to-maturity investments	123	5	100,877,635,409	40,877,635,409
III. Short-term receivables	130		77,658,177,311	117,501,162,296
1. Short-term trade receivables	131	6	30,907,695,465	28,413,640,552
2. Short-term advances to suppliers	132		4,560,800,532	2,609,261,943
3. Other short-term receivables	136	7	42,652,365,097	86,849,969,246
4. Provision for short-term doubtful debts	137	8	(462,683,783)	(371,709,445)
IV. Inventories	140		553,292,612	618,073,012
1. Inventories	141		553,292,612	618,073,012
V. Other short-term assets	150		19,032,616,497	18,713,324,470
1. Short-term prepayments	151	12	16,063,549,921	14,011,849,056
2. Value added tax deductibles	152		-	121,944,513
State budget	153	13	2,969,066,576	4,579,530,901
B. NON-CURRENT ASSETS	200		7,365,754,858,111	7,453,343,333,642
I. Long-term receivables	210		85,000,000	10,000,000
1. Other long-term receivables	216	7	85,000,000	10,000,000
II. Fixed assets	220		90,281,336,098	98,376,220,506
1. Tangible fixed assets	221	9	83,652,429,828	90,860,650,265
Cost	222		264,483,101,570	262,240,895,885
Accumulated depreciation	223		(180,830,671,742)	(171,380,245,620)
2. Intangible assets	227	11	6,628,906,270	7,515,570,241
Cost	228		21,491,843,517	17,597,130,335
Accumulated amortization	229		(14,862,937,247)	(10,081,560,094)
III. Investment property	230	10	842,667,477,270	869,121,079,719
Cost	231		1,252,881,761,996	1,252,881,761,996
Accumulated depreciation	232		(410,214,284,726)	(383,760,682,277)
IV. Long-term financial investments	250		6,404,177,460,000	6,459,105,280,000
1. Investments in subsidiaries	251	5	6,399,334,460,000	6,455,016,280,000
2. Equity investments in other entities	253	5	43,500,000,000	43,500,000,000
3. Provision for impairment of long-term financial investments	254	5	(38,657,000,000)	(39,411,000,000)
V. Other long-term assets	260		28,543,584,743	26,730,753,417
1. Long-term prepayments	261	12	28,543,584,743	23,754,280,268
2. Deferred tax assets	262		-	2,976,473,149
TOTAL ASSETS (270=100+200)	270		7,987,607,209,200	7,716,928,931,067

The accompanying notes are an integral part of these separate financial statements

INTERIM SEPARATE BALANCE SHEET (Continued)

As at 30 September 2025

Unit: VND

RESOURCES	Codes	Notes	Closing balance	Opening balance
C. LIABILITIES	300		318,911,465,592	551,163,268,235
I. Current liabilities	310		116,550,580,037	343,063,223,241
1. Short-term trade payables	311		5,483,863,268	20,142,807,098
2. Taxes and amounts payable to the State budget	313	13	24,771,915,165	18,780,139,435
3. Payables to employees	314		15,298,722,603	37,447,915,799
4. Short-term accrued expenses	315		10,650,815,411	9,036,677,812
5. Short-term unearned revenue	318		41,108,741,415	35,669,494,576
6. Other current payables	319	14	9,274,000,585	12,904,161,205
7. Short-term loans and obligations under finance leases	320		-	200,000,000,000
8. Bonus and welfare funds	322		9,962,521,590	9,082,027,316
II. Long-term liabilities	330		202,360,885,555	208,100,044,994
1. Long-term unearned revenue	336		167,187,109,048	171,906,883,070
2. Other long-term payables	337	14	35,101,798,132	36,121,183,549
3. Long-term provisions	342		71,978,375	71,978,375
D. EQUITY	400		7,668,695,743,608	7,165,765,662,832
I. Owners' equity	410	15	7,668,695,743,608	7,165,765,662,832
1. Owners' contributed capital	411		2,342,418,670,000	2,342,418,670,000
- Ordinary shares carrying voting rights	411a		2,342,418,670,000	2,342,418,670,000
2. Share premium	412		3,716,658,852,155	3,716,658,852,155
3. Investment and development fund	418		179,211,820,775	179,211,820,775
4. Retained earnings	421		1,430,406,400,678	927,476,319,902
- Retained earnings accumulated to the prior year end	421a		918,486,808,726	178,350,388,542
- Retained earnings of the current year	421b		511,919,591,952	749,125,931,360
TOTAL RESOURCES (440 = 300+400)	440		7,987,607,209,200	7,716,928,931,067

Nguyen Hai Ha Anh
Preparer

Tran Duy Cuong
Chief Accountant



Nguyen Tuan Tu
Chief Executive Officer

21 October 2025

INTERIM SEPARATE INCOME STATEMENT

For the third quarter of 2025 and 9-month period ended 30 September 2025

Unit: VND

ITEMS	Code	Notes	Third quarter 2025	Third quarter 2024	Current year	Prior year
1. Gross revenue from goods sold and services rendered	01	17	80,164,115,260	82,294,709,357	237,452,794,354	233,080,636,521
2. Net revenue from goods sold and services rendered (10=01)	10		80,164,115,260	82,294,709,357	237,452,794,354	233,080,636,521
3. Cost of sales	11	18	50,963,526,438	52,335,865,670	148,601,122,086	141,824,242,441
4. Gross profit from goods sold and services rendered (20=10-11)	20		29,200,588,822	29,958,843,687	88,851,672,268	91,256,394,080
5. Financial Income	21	21	263,619,728,228	156,317,488,884	526,717,043,753	505,951,282,287
6. Financial expenses	22	22	2,418,747,919	2,006,191,294	12,660,841,753	4,528,417,190
- In which: Interest expense	23		2,051,506,850	740,821,917	7,237,260,275	740,821,917
7. General and administration expenses	26	19	25,793,574,038	24,493,340,145	70,218,088,162	68,175,579,435
8. Operating profit (30=20+(21-22)-26)	30		264,607,995,093	159,776,801,132	532,689,786,106	524,503,679,742
9. Other income	31		21,388,889	9,000,000	1,239,448,241	862,211,364
10. Other expenses	32		37,525,532	5,000,000	97,525,532	105,632,772
11. Profit from other activities (40=31-32)	40		(16,136,643)	4,000,000	1,141,922,709	756,578,592
12. Accounting profit before tax (50=30+40)	50		264,591,858,450	159,780,801,132	533,831,708,815	525,260,258,334
13. Current corporate income tax expense	51	23	18,705,775,532	1,114,479,546	18,935,643,714	6,700,511,584
14. Deferred corporate income tax expense	52		-	-	2,976,473,149	-
15. Net profit after corporate income tax (60=50-51-52)	60		245,886,082,918	158,666,321,586	511,919,591,952	518,559,746,750

Nguyen Hai Ha Anh
Preparer

Tran Duy Cuong
Chief Accountant



Nguyen Tuan Tu
Chief Executive Officer
21 October 2025

The accompanying notes are an integral part of these separate financial statements

INTERIM SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the 9-month period ended 30 September 2025

Unit: VND

ITEMS	Codes	Current period	Previous period
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	533,831,708,815	525,260,258,334
2. Adjustments for:			
Depreciation and amortisation of fixed assets and investment property	02	41,576,275,724	42,124,836,447
Provisions	03	(37,748,905,662)	1,430,092,501
Foreign exchange (gain)/ loss arising from translating foreign currency items	04	(739,740,153)	(83,557,488)
(Gain) from investing activities	05	(525,372,829,066)	(504,352,892,186)
Interest expense	06	7,237,260,275	740,821,917
3. Operating gain before movements in working capital	08	18,783,769,933	65,119,559,525
Changes in receivables	09	5,599,402,131	5,679,259,091
Changes in inventories	10	64,780,400	(125,790,578)
Changes in payables (excluding accrued loan interest and corporate income tax payable)	11	(35,914,666,233)	(10,537,193,537)
Changes in prepaid expenses	12	(6,841,005,340)	(5,735,823,470)
Changes in trading securities	13	87,085,880,000	-
Interest paid	14	(7,237,260,275)	(512,876,712)
Corporate income tax paid	15	(16,186,264,398)	(20,851,100,198)
Other cash outflows	17	(8,109,016,902)	(5,463,341,788)
Net cash (used in)/generated by operating activities	20	37,245,619,316	27,572,692,333
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Acquisition and construction of fixed assets and other long-term assets	21	(6,994,798,867)	(10,118,267,335)
2. Proceeds from sale, disposal of fixed assets and other long-term assets	22	-	950,000
3. Cash outflow for lending, buying debt instruments of other entities	23	(190,877,635,409)	(270,877,635,409)
4. Cash recovered from lending, selling debt instruments of other entities	24	130,877,635,409	340,000,000,000
5. Equity investments in other entities	25	(420,000,000,000)	(600,000,000,000)
6. Cash recovered from equity investments into other entities	26	475,681,820,000	-
7. Interest earned, dividends and profits received	27	561,182,846,420	662,003,874,180
Net cash generated by investing activities	30	549,869,867,553	121,008,921,436

The accompanying notes are an integral part of these separate financial statements

INTERIM SEPARATE CASH FLOW STATEMENT (Continued)*(Indirect method)**For the 9-month period ended 30 September 2025*

Unit: VND

ITEMS	Codes	Current period	Previous period
III. CASH FLOWS FROM FINANCING ACTIVITIES			
1. Proceeds from borrowings	33	-	400,000,000,000
2. Repayment of borrowings	34	(200,000,000,000)	-
2. Dividends and profits paid	36	-	(749,573,910,400)
Net cash (used in) financing activities	40	(200,000,000,000)	(349,573,910,400)
Net increase/(decrease) in cash (50=20+30+40)	50	387,115,486,869	(200,992,296,631)
Cash at the beginning of the year	60	35,875,402,238	236,595,623,268
Effects of changes in foreign exchange rates	61	739,740,153	83,557,488
Cash at the end of the year (70=50+60)	70	423,730,629,260	35,686,884,125



Nguyen Hai Ha Anh
Preparer



Tran Duy Cuong
Chief Accountant




Nguyen Tuan Tu
Chief Executive Officer

21 October 2025

1. GENERAL INFORMATION

Structure of ownership

PVI Holdings (the "Company"), formerly known as PetroVietnam Insurance Joint Stock Corporation, was established and operates under Licence No. 42 GP/KDBH dated 12 March 2007 issued by the Ministry of Finance.

PVI Holdings' shares have been listed on the Hanoi Securities Trading Center (currently known as the Hanoi Stock Exchange) (listed code: PVI) since 10 August 2007.

On 28 June 2011, the 12th amended Business Licence No. 0100151161 was granted to PetroVietnam Insurance Joint Stock Corporation by the Hanoi Authority for Planning and Investment, accordingly, the Company's name was changed to PVI Holdings and some other principal activities were revised and added.

The Company has officially operated under a parent-subsidiary structure in accordance with the newly amended Business License since 01 August 2011.

The number of employees of the Company as at 30 September 2025 was 97 (as at 31 December 2024: 94).

Operating industry

The Company's operating industry includes financial services and real estate business.

Principal activities

- Assets holding;
- Financial services;
- Real estate trading; and
- Information technology service activities and other services related to computers and data processing.

Normal business cycle

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

The Company's structure

The Company has its head office at PVI Tower at No. 01 Pham Van Bach, Cau Giay ward, Hanoi and 02 dependent branches – The Information Technology Center and Management and Business Service Center.

The list of the Company's subsidiaries as at 30 September 2025 includes:

- PVI Insurance Corporation (PVI Insurance)
- Hanoi Reinsurance Joint Stock Corporation (Hanoi Re) (Previous name: PVI Reinsurance Joint Stock Corporation)
- PVI Asset Management Joint Stock Company (PVI AM)
- PVI Opportunity Investment Fund (POF) (i)
- PVI Infrastructure Investment Fund (PIF) (i)

- PVI Opportunity Investment Fund (POF) was established on 08 October 2015 as a closed-end fund in accordance with Notice No. 215/TB-UBCK issued by the State Securities Commission of Vietnam and continued to be extended to 08 October 2025 according to Official Letter No.3388/UBCK-QLQ dated 20 May 2020. PVI Infrastructure Investment Fund (PIF) was established on 25 May 2017 as a closed-end fund in accordance with Notice No. 153/TB-UBCK issued by the State Securities Commission of Vietnam and continued to be extended to 25 May 2027 according to Notice No. 26/GCN-UBCK dated 25 June 2021 issued by State Securities Commission of Vietnam. These funds were invested by the Company and its subsidiaries, including PVI Insurance Corporation and Hanoi Reinsurance Joint Stock Corporation. POF and PIF are under the management of PVI Asset Management Joint Stock Company. The depository bank is Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Thanh Branch.

Disclosure of information comparability in the separate financial statements

The comparative figures of the interim balance sheet and the notes thereto are the figures of the Company's audited separate financial statements for the year ended 31 December 2024. The comparative figures of the interim separate income statement, interim separate cash flow statement and the notes thereto are the figures of the reviewed interim separate financial statements for the 9-month period ended 30 September 2024.

2. ACCOUNTING CONVENTION

Accounting convention

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

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

Financial year

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

3. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these separate financial statements, are as follows:

Estimates

The preparation of the interim separate financial statement in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires the Board of Management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the interim separate financial statements and the reported amounts of revenues and expenses during the financial year. Although these accounting estimates are based on the Board of Management's best knowledge, actual results may differ from those estimates.

Financial instruments

Initial recognition

Financial assets

At the date of initial recognition, financial assets are recognized at cost plus transaction costs that are directly attributable to the acquisition of the financial assets.

Financial assets of the Company comprise cash, cash equivalents, trade receivables, other receivables and financial investments (excluding investments in subsidiaries).

Financial liabilities

At the date of initial recognition, financial liabilities are recognized at cost plus transaction costs that are directly attributable to the issue of the financial liabilities.

Financial liabilities of the Company comprise trade payables, other payables and accrued expenses.

Subsequent measurement after initial recognition

Currently, there are no requirements for the subsequent measurement of the financial instruments after initial recognition.

Cash and cash equivalents

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

Financial investments

a. Trading securities

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent years, investments in trading securities are measured at cost less provision for impairment of such investments.

Provision for impairment of investments in trading securities is made when there has been evidenced that their market prices are lower than their costs in accordance with prevailing accounting regulations.

b. Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits at bank and certificates of deposit.

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

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

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

c. Investments in subsidiaries

Investments in subsidiaries

A subsidiary is an entity over which the Company has control. Control is achieved where the Company has the power to govern the financial and operating policies of an investee enterprise so as to obtain benefits from its activities.

Investment in PVI Opportunity Investment Fund ("POF") and PVI Infrastructure Investment Fund ("PIF")

Investment in POF and PIF is measured at historical cost. Any income arising from this investment is recognised in the separate income statement based on the interest announcement from the Board of Fund Representative at the year-end date.

Interests in subsidiaries are initially recognised at cost. The Company's share of the accumulated net profit of the investee after acquisition is recognised in the separate income statement. Distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

Investments in subsidiaries are carried in the separate balance sheet at cost less provision for impairment of such investments (if any). Provisions for impairment of investments in subsidiaries are made when there is reliable evidence for declining in value of these investments at the separate balance sheet date.

Provision for investment in POF and PIF is made when the capital contribution is higher than POF's fair value and PIF's fair value at the end of the year.

d. Equity investments in other entities

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

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

Receivables

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

Provision for doubtful debts is made for receivables that are overdue for six months or more, or when the debtor is in dissolution, in bankruptcy, or is experiencing similar difficulties and so may be unable to repay the debt.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives as follows:

	Years
Buildings, structures	25 - 40
Motor vehicles	6
Office equipment	3 - 10
Others	3 - 6

Intangible assets and amortisation

Intangible assets are stated at cost less accumulated amortisation. Intangible assets represent accounting software, management software, and copyrights of other software (collectively referred to as "computer software"). Computer software is amortised using the straight-line method over the estimated useful life of 3 years.

Investment properties

Investment properties held to earn rentals include office buildings held by the Company to earn rentals that are stated at cost less accumulated depreciation. The costs of self-constructed investment properties are the finally accounted construction or directly attributable costs of the properties. Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives.

Borrowing costs

Borrowing costs are recognised in the income statement in the year when incurred unless they are capitalised in accordance with Vietnamese Accounting Standard No. 16 "Borrowing costs".

Payable provisions

Payable provisions are recognised when the Company has a present obligation as a result of a past event, and it is probable that the Company will be required to settle that obligation. Provisions are measured at the Board of Management's best estimate of the expenditure required to settle the obligation as at the separate balance sheet date.

Revenue recognition

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the separate balance sheet date of that period. The outcome of a transaction can be measured reliably when all four (4) following conditions are satisfied:

- (a) the amount of revenue can be measured reliably;
- (b) it is probable that the economic benefits associated with the transaction will flow to the Company;
- (c) the percentage of completion of the transaction at the separate balance sheet date can be measured reliably; and
- (d) the costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

Leases where substantially all the rewards and risks of ownership of assets remain with the leasing company are accounted for as operating leases. Rental income from operating leases is

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS(Continued)

recognised in the separate income statement on a straight-line basis over the term of the relevant lease.

Interest income is accrued on a time basis, by reference to the principal outstanding and at the applicable interest rate.

Dividend income from investments is recognised when the Company's right to receive payment has been established.

Foreign currencies

Transactions arising in foreign currencies are translated at exchange rates ruling at the transaction date. The balances of monetary items denominated in foreign currencies as at the separate balance sheet date are retranslated at the exchange rates of the commercial bank where the Company usually transacts on the same date. Exchange differences arising from the translation of these accounts are recognised in the separate income statement.

Taxation

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

The tax currently payable is based on taxable profit for the year. Taxable profit differs from profit before tax as reported in the separate 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 never taxable or deductible.

Deferred tax is recognized on significant differences between carrying amounts of assets and liabilities in the interim separate financial statements and the corresponding tax bases used in the computation of taxable profit and is accounted for using separate balance sheet liability method. Deferred tax liabilities are generally recognized for all temporary differences and deferred tax assets are recognized to the extent that it is probable that taxable profit will be available against which deductible temporary differences can be utilized.

Deferred tax is calculated at the tax rates that are expected to apply in the year when the liability is settled or the asset is realized. Deferred tax is charged or credited to profit or loss, except when it relates to items charged or credited directly to equity, in which case the deferred tax is also dealt with in equity.

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

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Enterprise funds

All profits are used to pay dividends to shareholders, allocate to bonus and welfare fund, bonus for the management and other funds under the decision-making competence of the General

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS(Continued)

Shareholders' Meeting. The allocation ratio shall be decided at the General Shareholders' Meeting as per the request of the Board of Directors.

4. CASH AND CASH EQUIVALENTS

	<u>Closing balance</u>	<u>Opening balance</u>
	<u>VND</u>	<u>VND</u>
Cash on hand	-	332,550,728
Bank demand deposits	14,685,355,260	35,542,851,510
Cash equivalents	409,045,274,000	-
	<u>423,730,629,260</u>	<u>35,875,402,238</u>

5. FINANCIAL INVESTMENTS

	Closing balance			Opening balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
a) Trading securities	-	-	-	87,085,880,000	50,000,000,000	(37,085,880,000)
- Total amount of stocks	-	-	-	37,085,880,000	-	(37,085,880,000)
- Total amount of bonds	-	-	-	50,000,000,000	50,000,000,000	-
b) Short-term held-to-maturity investments	100,877,635,409	100,877,635,409	-	40,877,635,409	40,877,635,409	-
- Term deposits (i)	100,877,635,409	100,877,635,409	-	40,877,635,409	40,877,635,409	-
c) Equity investments in other entities	6,442,834,460,000	7,987,853,574,249	(38,657,000,000)	6,498,516,280,000	7,104,970,227,325	(39,411,000,000)
- Investment in subsidiaries	6,399,334,460,000	7,983,010,574,249	-	6,455,016,280,000	7,100,881,227,325	-
+ PVI Insurance Corporation	4,320,000,000,000	5,295,927,709,679	-	3,900,000,000,000	4,368,381,712,309	-
+ Hanoi Reinsurance Joint Stock Corporation	1,160,803,950,000	1,735,399,005,000	-	1,160,803,950,000	1,305,542,895,980	-
+ PVI Asset Management Joint Stock Company	46,939,600,000	56,578,266,067	-	46,939,600,000	51,995,338,819	-
+ PVI Opportunity Investment Fund	351,590,910,000	368,013,180,726	-	827,272,730,000	843,022,534,871	-
+ PVI Infrastructure Investment Fund	520,000,000,000	527,092,412,777	-	520,000,000,000	531,938,745,346	-
- Investment in others entities	43,500,000,000	4,843,000,000	(38,657,000,000)	43,500,000,000	4,089,000,000	(39,411,000,000)

- (i) Represent term deposits at domestic credit institutions with an original maturity of over 3 months and the remaining maturity not exceeding 12 months from the reporting date with interest rate from 4.2% to 4.75% per year.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS(Continued)

Details of the subsidiaries under the direct ownership of the Company as at 30 September 2025 are as follows:

Name of subsidiaries	Head office	Proportion of ownership interest %	Proportion of voting power held %	Principal activity
PVI Insurance Corporation	Hanoi	100	100	Non-life insurance
Hanoi Reinsurance Joint Stock Corporation	Hanoi	81.09	81.09	Reinsurance
PVI Asset Management Joint Stock Company	Hanoi	61.96	61.96	Investment fund management
PVI Opportunity Investment Fund	Hanoi	41.36	100	Investment fund
PVI Infrastructure Investment Fund	Hanoi	34.67	100	Investment fund

Details of PVI Opportunity Investment Fund ("POF") and PVI Infrastructure Investment Fund ("PIF"):

POF was established on 08 October 2015 as a closed-end fund in accordance with Notice No. 215/TB-UBCK issued by the State Securities Commission of Vietnam and continued to be extended to 08 October 2025 according to Official Letter No.3388/UBCK-QLQ dated 20 May 2020. PIF was established on 25 May 2017 as a closed-end fund in accordance with Notice No. 153/TB-UBCK issued by the State Securities Commission of Vietnam and continued to be extended to 25 May 2027 according to Certificate No.26/GCN-UBCK dated 25 June 2021 issued by State Securities Commission of Vietnam. These funds are under the management of PVI Asset Management Joint Stock Company. The depository bank is Joint Stock Commercial Bank for Investment and Development of Vietnam - Ha Thanh Branch.

POF's total capital as at 30 September 2025 was VND 849,999,990,000 and contributed by:

	Contribution amount VND	Proportion of contribution %
PVI Holdings	351,590,910,000	41.36
PVI Insurance Corporation	368,977,270,000	43.41
Hanoi Reinsurance Joint Stock Corporation	129,431,810,000	15.23
	849,999,990,000	100

PIF's total capital as at 30 September 2025 was VND 1,500,000,000,000 and contributed by:

	Contribution amount VND	Proportion of contribution %
PVI Holdings	520,000,000,000	34.67
PVI Insurance Corporation	706,000,000,000	47.07
Hanoi Reinsurance Joint Stock Corporation	274,000,000,000	18.26
	1,500,000,000,000	100

- Summary of operations of subsidiaries during the year: The operations of the subsidiaries in the financial year are in line with the registered business sectors and there were no significant changes in its operation compared to that of prior period.

- The material transactions between the Company and its subsidiaries in the year include:
- + The parent company provided office rental services and information technology products and services (provision of software, data lines and information technology support services) to the subsidiaries;
- + The subsidiaries transferred/distributed profits to the parent company;
- + PVI Asset Management Joint Stock Company provided services of consultancy and management of investment portfolio for the parent company and its fellow subsidiaries.

The fair value of these financial investments is determined as follows:

- The fair value of trading securities which have been registered for trading in the market of listed public companies is determined by the closing price of on the Hanoi Stock Exchange (HNX) or the Ho Chi Minh City Stock Exchange (HOSE) before the year-end.
- The fair value of trading securities which have been registered for trading in the market of unlisted public companies (UPCoM) is determined by the average reference price of the nearest 30 trading days before the year-end.
- For other business securities, the fair value is determined by appropriate valuation methods, including: the method of comparison with similar business securities with market value and the net asset value method.
- The fair value of long-term equity investments is determined by the method of the net asset value method based on relevant information that Company obtained as at the reporting date.
- The fair value of short-term deposits is determined by the book value.
- For other investments with insufficient information in the market to determine the fair value at the reporting date, the book value of these items is presented instead of the fair value.

6. SHORT-TERM TRADE RECEIVABLES

	Closing balance	Opening balance
	VND	VND
- Accrued interest receivables from investments	3,955,597,807	409,087,588
- Others	26,952,097,658	28,004,552,964
	30,907,695,465	28,413,640,552

7. OTHERS RECEIVABLE

	Closing balance	Opening balance
	VND	VND
a) Short-term	42,652,365,097	86,849,969,246
- Receivable related to dividends and profits received	41,425,090,920	85,000,000,000
- Other receivables	1,227,274,177	1,849,969,246
b) Long-term	85,000,000	10,000,000
- Deposits	85,000,000	10,000,000

8. PROVISION FOR SHORT-TERM DOUBTFUL DEBTS

	Closing balance			Opening balance		
	Historical cost	Provision	Recoverable amount	Historical cost	Provision	Recoverable amount
	VND	VND	VND	VND	VND	VND
Total amount of receivables	748,273,788	462,683,783	285,590,005	748,273,788	371,709,445	376,564,343

- Recoverable amounts of receivables that have been provided for are measured at cost less provision.
- There are no fines and receivables on late payment interest, etc, under the contract arising from the debts that are overdue but not recognized as revenue.
- The recoverability of the Company's receivables that have been provided for is low since the Company's partners are experiencing financial difficulties or in bankruptcy.

9. INCREASES, DECREASES IN TANGIBLE FIXED ASSETS

	Buildings, structures VND	Motor vehicles VND	Office equipment VND	Others VND	Total VND
COST					
Opening balance	96,237,379,206	8,669,491,181	149,204,969,714	8,129,055,784	262,240,895,885
Additions	-	-	6,638,774,685	-	6,638,774,685
- New purchase	-	-	6,638,774,685	-	6,638,774,685
Reclassify	-	-	(3,505,699,000)		(3,505,699,000)
Other decreases	-	-	(890,870,000)		(890,870,000)
Closing balance	96,237,379,206	8,669,491,181	151,447,175,399	8,129,055,784	264,483,101,570
ACCUMULATED DEPRECIATION					
Opening balance	40,095,022,378	4,101,876,259	119,054,291,199	8,129,055,784	171,380,245,620
Charge for the year	1,473,160,894	717,651,192	9,517,546,568	-	11,708,358,654
Reclassify	-	-	(1,367,062,532)	-	(1,367,062,532)
Other increases/(decreases)	-	-	(890,870,000)	-	(890,870,000)
Closing balance	41,568,183,272	4,819,527,451	126,313,905,235	8,129,055,784	180,830,671,742
NET BOOK VALUE					
Opening balance	56,142,356,828	4,567,614,922	30,150,678,515	-	90,860,650,265
Closing balance	54,669,195,934	3,849,963,730	25,133,270,164	-	83,652,429,828

The historical cost of tangible fixed assets includes VND 130,042,298,384 of tangible fixed assets which have been fully depreciated but are still in use as at 30 September 2025 (as at 31 December 2024: VND 119,612,882,871).

10. INCREASES, DECREASES IN INVESTMENT PROPERTIES HELD TO EARN RENTALS

Items	Opening balance	Increase	Decrease	Closing balance
	VND	VND	VND	VND
Investment properties held to earn rentals				
Cost	1,252,881,761,996	-	-	1,252,881,761,996
- Buildings and land use right (i)	1,252,881,761,996	-	-	1,252,881,761,996
Accumulated depreciation	383,760,682,277	26,453,602,449	-	410,214,284,726
- Buildings and land use right (i)	383,760,682,277	26,453,602,449	-	410,214,284,726
+ Depreciation	-	26,453,602,449	-	26,453,602,449
Net book value	869,121,079,719	-	26,453,602,449	842,667,477,270
- Buildings and land use right (i)	869,121,079,719	-	26,453,602,449	842,667,477,270

Investment properties held to earn rentals represent the value of several buildings held by the Company corresponding to the completed area for leases and are depreciated on the straight-line basis.

As at 30 September 2025, the Company is in the process of determining the fair value of these investment properties.

11. INCREASES, DECREASES IN INTANGIBLE ASSETS

	Computer software
	VND
COST	
Opening balance	17,597,130,335
Additions	389,014,182
- <i>New purchase</i>	389,014,182
Reclassify	3,505,699,000
Closing balance	21,491,843,517
ACCUMULATED AMORTISATION	
Opening balance	10,081,560,094
Charge for the year	3,414,314,621
Reclassify	1,367,062,532
Closing balance	14,862,937,247
NET BOOK VALUE	
Opening balance	7,515,570,241
Closing balance	6,628,906,270

The historical cost of intangible assets includes VND 8,228,244,000 of intangible assets which have been fully amortised but are still in use as at 30 September 2025 (as at 31 December 2024: VND 6,993,360,000).

12. PREPAYMENTS

	Closing balance	Opening balance
	VND	VND
a) Short-term	16,063,549,921	14,011,849,056
- Software service fee	221,702,427	1,298,005,175
- Software license fee	12,747,712,172	9,740,613,002
- Others	3,094,135,322	2,973,230,879
b) Long-term	28,543,584,743	23,754,280,268
- Software service fee	1,118,705,009	1,893,193,088
- Software license fee	18,754,900,594	14,626,255,250
- Repair and maintainance fee	6,991,689,638	2,299,111,907
- Others	1,678,289,502	4,935,720,023
	44,607,134,664	37,766,129,324

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS(Continued)

13. TAXES AND RECEIVABLES FROM/ PAYABLES TO THE STATE BUDGET

	Opening balance		Payables during the period	Paid/ Offset during the period	Closing balance	
	Receivables	Payables			Receivables	Payables
Value added taxes	3,095,188,378	-	20,193,170,376	12,245,539,597	-	4,852,442,401
Coporate incomes tax	1,484,342,523	15,956,396,216	18,935,643,714	16,186,264,398	1,484,342,523	18,705,775,532
Personal income tax	-	2,498,879,788	14,202,967,007	15,488,149,563	-	1,213,697,232
Othes taxes and charges payables	-	324,863,431	3,760,483,331	5,570,070,815	1,484,724,053	-
Total	4,579,530,901	18,780,139,435	57,092,264,428	49,490,024,373	2,969,066,576	24,771,915,165

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS(Continued)

14. OTHER PAYABLES

	<u>Closing balance</u>	<u>Opening balance</u>
	VND	VND
a) Short-term	9,274,000,585	12,904,161,205
- Union fee	1,181,236,524	759,886,741
- Dividends payable to undeposited shareholders	7,533,454,554	7,733,454,554
- Other short-term payables	559,309,507	4,410,819,910
b) Long-term	35,101,798,132	36,121,183,549
- Long-term deposits received	35,101,798,132	36,121,183,549

As at 30 September 2025, the Company had no overdue debts which were unpaid.

15. OWNERS' EQUITY

	Owners' contributed capital	Share premium	Investment and development fund	Retained earnings	Total
	VND	VND	VND	VND	VND
Prior year's opening balance	2,342,418,670,000	3,716,658,852,155	179,211,820,775	937,096,294,620	7,175,385,637,550
Profit for the year	-	-	-	749,125,931,360	749,125,931,360
Appropriation to bonus and welfare fund	-	-	-	(9,171,995,678)	(9,171,995,678)
Dividend distribution	-	-	-	(749,573,910,400)	(749,573,910,400)
Current year's opening balance	2,342,418,670,000	3,716,658,852,155	179,211,820,775	927,476,319,902	7,165,765,662,832
Profit for the year	-	-	-	511,919,591,952	511,919,591,952
Appropriation to bonus and welfare fund (i)	-	-	-	(8,989,511,176)	(8,989,511,176)
Current year's closing balance	2,342,418,670,000	3,716,658,852,155	179,211,820,775	1,430,406,400,678	7,668,695,743,608

- (i) The Company appropriated the Bonus and Welfare Fund from retained earnings in accordance with Resolution No. 01/2025/NQ-DHĐCĐ of the General Meeting of Shareholders dated April 22, 2025.

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS(Continued)

Capital transactions with the owners and distribution of dividends and profits are as follows:

	<u>Current period</u> VND	<u>Prior year</u> VND
- Owners' contributed capital		
+ Opening balance	2,342,418,670,000	2,342,418,670,000
+ Closing balance	2,342,418,670,000	2,342,418,670,000
- Dividends	-	(749,573,910,400)

Shares

The number of the Company's outstanding shares in circulation as at 30 September 2025 is as follows:

	<u>Closing balance</u> Shares	<u>Opening balance</u> Shares
Number of shares registered to be issued	234,241,867	234,241,867
Ordinary shares	234,241,867	234,241,867
Number of shares issued to the public	234,241,867	234,241,867
Ordinary shares	234,241,867	234,241,867
Number of outstanding shares in circulation	234,241,867	234,241,867
Ordinary shares	234,241,867	234,241,867

An ordinary share has par value of VND 10,000/share.

16. OFF-BALANCE-SHEET ITEMS

ITEMS	Unit	<u>Closing balance</u>	<u>Opening balance</u>
1. Foreign currencies			
+ United States Dollar	USD	111.81	734.69
+ Euro	EUR	193,259.25	171,601.89
2. Bad debts written off	VND	281,912,928,285	281,912,928,285

17. REVENUE FROM GOODS SOLD AND SERVICES RENDERED

a) Revenue

	Third quarter 2025	Third quarter 2024	Current period	Prior period
	VND	VND	VND	VND
Revenue from offices for lease	54,118,062,555	55,009,012,244	161,028,568,848	162,763,124,064
Revenue from trading information technology products	26,046,052,705	27,285,697,113	76,424,225,506	70,317,512,457
	80,164,115,260	82,294,709,357	237,452,794,354	233,080,636,521

b) Revenue from related parties

	Third quarter 2025	Third quarter 2024	Current period	Prior period
	VND	VND	VND	VND
PVI Insurance Corporation	28,432,996,641	29,547,653,019	83,541,700,241	77,400,597,184
Hanoi Reinsurance Joint Stock Corporation	1,387,607,323	1,380,509,679	3,845,274,624	3,587,332,320
PVI Asset Management Joint Stock Company	599,136,113	626,330,925	1,738,168,338	1,748,853,423

18. COST OF SALES

	Third quarter 2025	Third quarter 2024	Current period	Prior period
	VND	VND	VND	VND
Cost of offices for lease	25,018,582,529	25,980,187,487	71,259,744,107	72,471,233,476
Cost of information technology products	25,944,943,909	26,355,678,183	77,341,377,979	69,353,008,965
	50,963,526,438	52,335,865,670	148,601,122,086	141,824,242,441

19. GENERAL AND ADMINISTRATION EXPENSES

	Third quarter 2025	Third quarter 2024	Current period	Prior period
	VND	VND	VND	VND
Labour	17,039,227,314	16,397,072,175	47,702,436,555	43,805,275,092
Office expenses	609,466,130	1,001,155,524	2,205,590,305	3,990,195,960
Depreciation and amortisation	950,880,096	1,077,142,962	3,114,588,661	3,553,339,305
Out-sourced services	4,707,373,893	4,880,704,680	10,833,784,558	12,829,729,831
Provision for doubtful debts	25,233,871	153,945,841	90,974,338	212,092,501
Others	2,461,392,734	983,318,963	6,270,713,745	3,784,946,746
	25,793,574,038	24,493,340,145	70,218,088,162	68,175,579,435

20. PRODUCTION COSTS BY NATURE

	Third quarter 2025	Third quarter 2024	Current period	Prior period
	VND	VND	VND	VND
Labour	50,629,310,903	49,255,508,529	77,973,467,435	74,514,106,107
Office expenses	1,288,886,885	2,570,891,688	2,205,590,305	3,990,195,960
Depreciation and amortisation	27,525,579,335	27,764,475,267	41,576,275,724	42,124,836,447
Provision for doubtful debts	25,233,871	153,945,841	90,974,338	212,092,501
Out-sourced services and others	68,323,710,235	66,152,089,651	96,972,902,446	89,158,590,861
	147,792,721,229	145,896,910,976	218,819,210,248	209,999,821,876

21. FINANCIAL INCOME

	Third quarter 2025	Third quarter 2024	Current period	Prior period
	VND	VND	VND	VND
Bank interest	1,798,781,060	1,205,219,259	4,199,788,158	7,395,410,072
Gain from investment in bonds	1,141,950,000	-	4,229,450,000	4,361,920,000
Dividends, profits received	260,569,215,585	155,094,124,500	517,569,215,585	494,110,394,727
Unrealized foreign exchange gain	109,781,583	18,145,125	718,590,010	83,557,488
	263,619,728,228	156,317,488,884	526,717,043,753	505,951,282,287

22. FINANCIAL EXPENSES

	Third quarter 2025	Third quarter 2024	Current period	Prior period
	VND	VND	VND	VND
Provision made for impairment of investments	(275,500,000)	(246,500,000)	(754,000,000)	1,218,000,000
Interest expense	2,051,506,850	740,821,917	7,237,260,275	740,821,917
Other financial expenses	642,741,069	1,511,869,377	6,177,581,478	2,569,595,273
	2,418,747,919	2,006,191,294	12,660,841,753	4,528,417,190

23. CORPORATE INCOME TAX EXPENSE

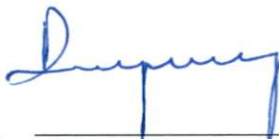
	Third quarter 2025 VND	Third quarter 2024 VND	Current period VND	Prior period VND
Profit before tax	264,591,858,450	159,780,801,132	533,831,708,815	525,260,258,334
Adjustments for taxable profit				
Less: Non-taxable income	(169,225,056,226)	(155,112,269,625)	(426,833,864,653)	(494,193,952,215)
- Dividend and profit received	(169,094,124,500)	(155,094,124,500)	(426,094,124,500)	(494,110,394,727)
- Foreign exchange gain arising from translating foreign currency balance at the period-end	(130,931,726)	(18,145,125)	(739,740,153)	(83,557,488)
Add back: Non-deductible expenses	434,331,006	617,863,450	(13,468,966,501)	2,176,476,509
- Remuneration of the Board of Directors	-	510,000,000	-	1,530,000,000
- Reversal of provision made for impairment of investments	-	-	(14,882,365,744)	-
- Depreciation of car at cost over VND 1.6 billion	107,416,599	106,249,027	317,579,510	241,016,671
- Other non-deductible expenses	326,914,407	1,614,423	1,095,819,733	405,459,838
Taxable profit	95,801,133,230	5,286,394,957	93,528,877,661	33,242,782,628
Normal tax rate	20%	20%	20%	20%
Corporate income tax expense based on taxable profit in the current period	18,705,775,532	1,057,278,991	18,705,775,532	6,648,556,526
Adjustments for corporate income tax under tax finalization	-	57,200,554	229,868,182	51,955,058
Current corporate income tax expense	18,705,775,532	1,114,479,545	18,935,643,714	6,700,511,584

24. RELATED PARTY TRANSACTIONS AND BALANCES

Related party transactions and balances including salaries and remuneration of members of the Board of Directors and corporate managers are presented in the Company's consolidated financial statements for the 3-month period ended 30 September 2025.



Nguyen Hai Ha Anh
Preparer



Tran Duy Cuong
Chief Accountant



Nguyen Tuan Tu
Chief Executive Officer

21 October 2025