

**HANOI TRADE JOINT STOCK CORPORATION**  
**CONSOLIDATED FINANCIAL STATEMENTS**

**Q3 2025**

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**HANOI TRADE JOINT STOCK CORPORATION**

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

**CONSOLIDATED BALANCE SHEET***As at 30/09/2025**Unit: VND*

ASSETS	Code	Notes	Ending Balance (As at 30/09/2025)	Beginning Balance (As at 01/01/2025)
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>1.026.245.864.254</b>	<b>1.043.479.743.747</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.01</b>	<b>51.507.606.152</b>	<b>55.312.296.140</b>
1. Cash	111		34.007.606.152	54.812.296.140
2. Cash equivalents	112		17.500.000.000	500.000.000
<b>II. Short-term financial investments</b>	<b>120</b>	<b>V.02</b>	<b>300.000.000</b>	<b>-</b>
1. Held-to-maturity investments	123		300.000.000	-
<b>III. Short-term account receivables</b>	<b>130</b>		<b>924.302.902.024</b>	<b>928.723.842.598</b>
1. Short-term trade receivables	131	V.03	214.885.218.598	205.033.282.954
2. Short-term advances to suppliers	132	V.04	334.330.168.657	330.080.873.329
3. Receivables for current loans	135	V.05	106.437.024.654	106.637.024.654
4. Other short-term receivables	136	V.06	476.731.215.115	482.167.539.759
5. Provision for doubtful short-term receivables	137		(208.080.725.000)	(195.194.878.098)
6. Shortage of assets waiting for resolution	139		-	-
<b>IV. Inventories</b>	<b>140</b>		<b>22.337.887.359</b>	<b>32.433.451.862</b>
1. Inventories	141	V.07	22.337.887.359	32.433.451.862
2. Provision for devaluation of inventories	149			-
<b>V. Other short-term assets</b>	<b>150</b>	<b>V.08</b>	<b>27.797.468.719</b>	<b>27.010.153.147</b>
1. Short-term prepayments	151		13.650.677.843	13.049.229.612
2. Value added tax deductibles	152		13.447.150.656	13.384.931.451
3. Taxes and other receivables from the State budget	153		646.462.902	575.992.084
4. Other short-term assets	155		53.177.318	-
<b>B. NON-CURRENT ASSETS</b>	<b>200</b>		<b>2.050.253.240.757</b>	<b>2.078.350.428.306</b>
<b>I. Long-term receivables</b>	<b>210</b>		<b>1.929.210.871</b>	<b>7.388.210.191</b>
1. Long-term trade receivables	211	V.03	4.053.645.352	6.278.578.591
2. Other long-term receivables	216	V.06	1.448.486.640	1.109.631.600
3. Provision for doubtful long-term receivables	219		(3.572.921.121)	-
<b>II. Fixed assets</b>	<b>220</b>		<b>623.455.473.631</b>	<b>636.354.370.484</b>
1. Tangible fixed assets	221	V.09	577.395.220.420	590.539.700.607
- Cost	222		902.841.964.728	898.102.203.798
- Accumulated depreciation	223		(325.446.744.308)	(307.562.503.191)
2. Intangible fixed assets	227	V.10	46.060.253.211	45.814.669.877
- Cost	228		49.162.703.011	48.910.103.011
- Accumulated depreciation	229		(3.102.449.800)	(3.095.433.134)
<b>III. Investment property</b>	<b>230</b>	<b>V.11</b>	<b>91.751.035.486</b>	<b>94.506.412.135</b>
- Cost	231		131.527.016.822	131.527.016.822
- Accumulated depreciation	232		(39.775.981.336)	(37.020.604.687)
<b>IV. Long-term assets in progress</b>	<b>240</b>		<b>995.513.217.036</b>	<b>963.445.908.218</b>
1. Long-term assets in progress	241	V.12	548.360.509.482	546.582.721.998

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2. Construction in progress	242	V.13	447.152.707.554	416.863.186.220
<b>V. Long-term financial investments</b>	<b>250</b>		<b>204.934.046.944</b>	<b>202.403.216.823</b>
1. Investments in subsidiaries	251	V.14	-	-
2. Investment in associates, affiliates	252	V.15	132.161.574.162	131.429.664.041
3. Equity investments in other entities	253	V.16	90.817.472.782	89.018.552.782
4. Allowance for diminution in the value of long-term financial investments	254		(18.045.000.000)	(18.045.000.000)
5. Held-to-maturity investments	255			
<b>VI. Other long-term assets</b>	<b>260</b>		<b>132.670.256.789</b>	<b>174.252.310.455</b>
1. Long-term prepayments	261	V.17	107.933.233.271	146.143.547.484
2. Commercial advantage	269		24.737.023.518	28.108.762.971
<b>TOTAL ASSETS</b>	<b>270</b>		<b>3.076.499.105.011</b>	<b>3.121.830.172.053</b>

RESOURCES	Code	Notes	Ending Balance (As at 30/09/2025)	Beginning Balance (As at 01/01/2025)
<b>A. LIABILITIES</b>	<b>300</b>		<b>878.322.414.297</b>	<b>908.018.378.524</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>683.355.021.581</b>	<b>684.120.498.317</b>
1. Short-term trade payables	311	V.18	10.590.299.376	19.005.904.129
2. Short-term advances from customers	312	V.19	5.308.082.823	3.862.989.909
3. Taxes and amounts payable to the State budget	313	V.20	8.836.811.544	27.863.422.423
4. Payables to employees	314		4.177.622.967	6.671.284.918
5. Short-term accrued expenses	315	V.21	37.220.697.443	19.449.276.616
6. Short-term unrealized revenues	318	V.22	10.310.877.549	9.020.595.079
7. Other current payables	319	V.23	52.389.568.584	43.871.619.548
8. Short-term loans and obligations under finance leases	320	V.24	553.799.728.979	553.632.673.379
9. Short-term provision	321	V.18	466.524.003	466.524.003
10. Bonus and welfare funds	322		254.808.313	276.208.313
<b>II. Long-term liabilities</b>	<b>330</b>		<b>194.967.392.716</b>	<b>223.897.880.207</b>
1. Long-term trade payables	331	V.11	-	-
2. Long-term advances from customers	332	V.19	19.302.674.797	19.707.456.615
3. Accrued expenses	333		28.681.592	-
4. Long-term unrealized revenues	336	V.22	91.958.094.631	94.821.910.012
5. Other long-term payables	337	V.23	27.305.615.117	25.957.410.186
6. Long-term loans and obligations under finance leases	338	V.24	56.352.972.394	83.374.099.984
7. Deferred tax liabilities	341		19.354.185	37.003.410
<b>B. EQUITY</b>	<b>400</b>		<b>2.198.176.690.714</b>	<b>2.213.811.793.529</b>
<b>I. OWNERS' EQUITY</b>	<b>410</b>	<b>V.25</b>	<b>2.198.176.690.714</b>	<b>2.213.811.793.529</b>
1. Owners' contributed capital	411		2.200.000.000.000	2.200.000.000.000
- Ordinary shares carrying voting rights	411a		2.200.000.000.000	2.200.000.000.000
- Preferred shares	411b		-	-
2. Share premium	412		315.664.802	315.664.802
3. Option to convert bonds	413		-	-



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4. Other capitals of owners	414	-	-
5. Treasury shares (*)	415	(529.920.000)	(529.920.000)
6. Asset revaluation differences	416	10.242.057.765	10.242.057.765
7. Foreign exchange differences	417	-	-
8. Investment and development fund	418	33.381.940.928	33.381.940.928
9. Other funds under owners' equity	420	-	-
10. Retained earnings	421	(65.575.453.747)	(50.327.802.859)
- Accumulated retained earnings by the end of the previous year	421a	(50.457.620.145)	(27.225.140.160)
- Retained earnings of the current year	421b	(15.117.833.602)	(23.102.662.699)
11. Funds for capital construction investment	422	-	-
12. Non-controlling interests	429	20.342.400.966	20.729.852.893
<b>II. Other funds</b>	<b>430</b>	<b>-</b>	<b>-</b>
<b>TOTAL RESOURCES</b>	<b>440</b>	<b>3.076.499.105.011</b>	<b>3.121.830.172.053</b>

Hanoi, 30 October 2025

Preparer

Chief Accountant

General Director



CAO MANH TUAN



NGUYEN THU HANG



**HANOI TRADE JOINT STOCK CORPORATION**

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**CONSOLIDATED INCOME STATEMENT**

*Q3 2025*

ITEMS	Code	Notes	Quarter 3		Cumulative	
			Current year	Previous year	Current year	Previous year
1. Gross revenue from good sold and services rendered	01	VI.26	105.781.149.297	99.474.205.597	340.564.202.323	343.953.607.354
2. Deductions	02		4.183.647	-	4.183.647	-
3. Net revenue from good sold and services rendered	10	VI.27	105.776.965.650	99.474.205.597	340.560.018.676	343.953.607.354
4. Cost of sales	11	VI.28	74.278.241.104	73.683.004.067	252.195.223.328	264.999.805.667
5. Gross profit from good sold and services rendered	20		31.498.724.546	25.791.201.530	88.364.795.348	78.953.801.687
6. Financial income	21	VI.29	15.843.718.898	21.743.335.842	46.767.781.534	51.556.619.631
7. Financial expenses	22	VI.30	13.867.582.468	24.281.137.811	43.349.509.044	64.487.843.715
<i>In which: interest expenses</i>	23		13.635.196.773	22.588.727.637	42.177.454.007	61.903.465.324
8. Share of net profit from joint-ventures, associates	24		(3.759.074.692)	(4.085.936.366)	5.438.154.083	2.842.725.048
9. Selling expenses	25	VI.31	10.050.563.629	8.749.983.173	26.699.630.910	27.273.576.338
10. General and administrative expenses	26	VI.32	26.330.280.602	22.460.797.798	84.815.900.116	60.892.694.822
11. Operating profit	30		(6.665.057.947)	(12.043.317.776)	(14.294.309.105)	(19.300.968.509)
12. Other incomes	31	VI.33	1.231.175.462	1.325.322.979	4.365.716.409	4.244.412.793
13. Other expenses	32	VI.34	4.586.349.374	2.240.673.563	5.242.187.731	3.134.472.481
14. Other profit	40		(3.355.173.912)	(915.350.584)	(876.471.322)	1.109.940.312

ITEMS	Code	Notes	Quarter 3		Cumulative	
			Current year	Previous year	Current year	Previous year
15. Accounting profit before tax	50		(10.020.231.859)	(12.958.668.360)	(15.170.780.427)	(18.191.028.197)
16. Current corporate income tax expense	51	VI.35	81.983.430	74.670.013	208.501.232	208.450.913
17. Deferred corporate tax expense	52				(17.649.225)	
18. Net profit after corporate income tax	60		(10.102.215.289)	(13.033.338.373)	(15.361.632.434)	(18.399.479.110)
19 Profit after tax attributable to parent company	61		(9.958.225.585)	(12.597.748.772)	(15.117.833.602)	(18.029.735.560)
20 Profit after tax attributable to non-controlling shareholders	62		(143.989.704)	(435.589.601)	(243.798.832)	(369.743.550)
21. Basic earnings per share	70		(45,26)	(57,26)	(68,72)	(81,95)
22. Declining earnings per share	71		(45,26)	(57,26)	(68,72)	(81,95)

Preparer



Cao Manh Tuan

Chief Accountant



Nguyen Thu Hang

Hanoi, 30 October 2025

General Director



Dương Thị Lam





**HANOI TRADE JOINT STOCK CORPORATION**

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**CONSOLIDATED CASH FLOW STATEMENT**
*(Under direct method)*
**For the period from January 01, 2025 to June 30, 2025**

Unit: VND

Items	Codes	Curent year	Previous year
<b>I. Cash flows from operating activities</b>	01		
<i>1. Profit before tax</i>		<i>(15.170.780.427)</i>	<i>(18.191.028.197)</i>
<i>2. Adjustments for:</i>		-	
Depreciation of fixed assets and investment properties	02	21.986.726.890	18.198.248.185
Provisions	03	12.674.363.360	3.941.451.065
Exchange gains, losses arising from revaluation of monetary items denominated in foreign currency	04	(243.959.395)	576.410.404
Profits, losses from investing activities	05	(19.867.478.866)	(24.522.115.465)
Interest expenses	06	44.915.453.932	62.118.225.222
Other adjustments	07	-	-
	08	<b>44.294.325.494</b>	<b>42.121.191.214</b>
<i>3. Operating profit before movements in working capital</i>			
Increase, decrease in receivables	09	8.345.155.782	(50.444.826.490)
Increase, decrease in inventories	10	8.321.018.127	(9.434.253.884)
Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(3.683.480.869)	4.885.574.616
Increase, decrease in prepaid expenses	12	16.058.789.229	(10.832.889.808)
Increase, decrease in trading securities	13	-	-
Interest paid	14	(40.542.930.488)	(63.625.989.895)
Corporate income tax paid	15	(293.576.669)	(264.884.482)
Other proceeds from operating activities	16	-	5.400.000
Other payments for operating activities	17	(33.386.621)	(98.326.000)
<i>Net cash generated by operating activities</i>	20	<b>32.465.913.985</b>	<b>(87.689.004.729)</b>
<b>II. Cash flows from investing activities</b>			
Acquisition and construction of fixed assets and other long-term assets	21	(10.432.776.391)	(14.397.846.212)
	22	15.909.090	752.202.018
Proceed from sales, disposal of fixed assets and other long-term assets	23	(7.100.000.000)	-
Cash outflow for lending, selling debt instruments of other entities	24	-	-
Cash recovered from lending, selling debt instruments of other entities	25	(1.798.920.000)	(3.513.000.000)
Payments for investments in other entities	26	-	-
Proceeds from disposal of investments in other entities	27	13.231.566.340	12.020.769.455
Interest earned, dividends and profits received	30	<b>(6.084.220.961)</b>	<b>(5.137.874.739)</b>
<i>Net cash flows from investing activities</i>			
<b>III. Cash flows from financing activities</b>			
Proceeds from share issuance, capital contribution	31	-	-
	32	-	-
Repayments of capital contributions to owners and	33	543.798.577.296	530.498.875.109
Drawdown of borrowings	34	(574.137.242.686)	(430.568.055.878)
Repayments of borrowings	35	-	-
Repayments of finance lease			



Items	Codes	Curent year	Previous year
Dividends, profits paid to shareholders	36	-	(154.800.000)
<i>Net cash flows from financing activities</i>	<i>40</i>	<i>(30.338.665.390)</i>	<i>99.776.019.231</i>
Net cash flows during the year (50 = 20+30+40)	50	(3.956.972.366)	6.949.139.763
Cash and cash equivalents at the beginning of year	60	55.312.296.140	36.171.253.569
Effect of exchange rate fluctuations on cash and cash equivalents	61	152.282.378	(254.328.115)
Cash and cash equivalents at the yend of the year (70 = 50+60+61)	70	51.507.606.152	42.866.065.217

Preparer

Chief Accountant



CAO MANH TUAN



NGUYEN THU HANG



DUONG THI LAM



**HANOI TRADE JOINT STOCK  
CORPORATION**

**NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS**  
*From 01/09/2025 to 30/09/2025*

**I-Operational characteristics of the Corporation**

1- Business field: Domestic and foreign

2- Business lines: Import-export business, Domestic trade, Investment and development of commercial infrastructure systems.

3. The Corporation's organizational structure at the time of reporting includes:

**Board of Directors**

Mr Nguyen Thai Dung	Chairman of the Board of Directors
Mrs Tran Thi Tuyet Nhung	Member of the Board of Director
Mrs Tran Hue Linh	Member of the Board of Director

**Board of Supervisors**

Mrs Nguyen Hong Hai	Head of the Board of Supervisors
Mrs Vu Thi Quynh Trang	Member of Supervisory Board
Mr Nguyen Trong Hien	Member of Supervisory Board

**Board of Management**

Mr Vu Thanh Son	General Director (dismissed on 01 March 2025)
Mrs Duong Thi Lam	General Director (appointed on 01 March 2025)
	Deputy General Director (dismissed on 01 March 2025)
Mrs Do Tue Tam	Deputy General Director
Mr Le Anh Tuan	Deputy General Director (dismissed on 25 Sept 2025)

**Chief Accountant**

Mrs Duong Thi Lam	Chief Accountant (dismissed on 15th January 2025)
Mrs Nguyen Thu Hang	Chief Accountant (appointed on 15th January 2025)

4. Total number of subsidiaries: 7 Companies

5- List of important merged companies:

**5.1- Parent company - Corporation**

Add: 38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Parent company's interest rate: 100%

Voting rights of the Parent Company: 100%

**5.2- Hapro Handicrafts Import Export and Trader Tourism Joint Stock Company**

Add: 11B Trang Thi, Hoan Kiem Ward, Ha Noi

Parent company's interest rate: 52,5%

Voting rights of the Parent Company 52,5%

**5.3- Hanoi Trade Infrastructure Development Investment Joint Stock Company**

Add: 38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Ha Noi

Parent company's interest rate: 92,41%

Voting rights of the Parent Company: 92,41%

**5.4- Bac Giang Trade Infrastructure Development Investment Joint Stock Company**

Add: 38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Parent company's interest rate: 60,97%

Voting rights of the Parent Company: 60,97%

**5.5- Hapro Vodka Joint Stock Company**

Add: Hapro Food Industrial Park – Thuan An – Hanoi

Parent company's interest rate: 54,58%

Voting rights of the Parent Company: 54,58%

**5.6- Hai Duong Technology Products Joint Stock Company**

Add: 150 Chi Lang, Nguyen Trai Ward, Hai Phong

Parent company's interest rate: 54,13%

Voting rights of the Parent Company: 54,13%

**5.7- Binh Phuoc Cashew Production Processing Import Export Joint Stock Company**

Add: Number 551, Group 1, Tan Phuoc village, Phu Rieng Commune, Binh Phuoc Province

Parent company's interest rate: 83,69%

Voting rights of the Parent Company: 83,69%

**II- Accounting period, currency used in accounting and comparative data**

1- Annual accounting period (starts from January 1 and ends on December 31).

2- Currency unit used in accounting: Vietnam Dong

**III- Applicable accounting standards and regimes**

1- Applicable accounting regime: Enterprise accounting regime

2- Declaration of compliance with Accounting Standards and Accounting Regime: Financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regime.

3- Accounting form applied: Apply accounting software on computers.

**IV- Applicable accounting policies**

1- Principles for recording cash and cash equivalents.

Method of converting other currencies into currencies used in accounting.

2- Principles for recording inventory:

- Principle of recording inventory: Inventory according to actual purchase price

- Method of calculating inventory value: Regular declaration

- Inventory accounting method: Regular declaration

- Method of setting up provisions for devaluation of inventory.

3- Principles for recording and depreciating fixed assets:

- Principles for recording fixed assets (tangible, intangible, finance lease): According to the original price and remaining value of the fixed asset.

- Fixed assets depreciation method (Tangible, intangible, financial lease): According to the straight-line method.

4- Principles for recording and depreciating investment real estate:

- Principles for recording investment real estate

- Depreciation method of investment real estate

5- Principles for recording financial investments:



- Investments in subsidiaries, affiliated companies, capital contributions to jointly controlled business establishments: Equity
- Short-term securities investments: Original price
- Other short-term and long-term investments: Original price
- Method of making provisions for short-term and long-term investment price reductions: Based on the types of securities for which provisions are made
- 6- Principles for recording and capitalizing borrowing costs:
  - Principles for recording borrowing costs: Recorded in Account 635
  - Capitalization rate is used to determine borrowing costs capitalized during the period: Recorded in Account 241
- 7- Principles for recording and capitalizing other expenses:
  - Prepaid expenses: Account expenses according to regulations and allocate multiple times to production and business expenses (Account 142 allocated for 1 year, Account 242 allocated over 1 year)
  - Other costs.
  - Prepaid expense allocation method: Straight line
  - Method and time of allocation of goodwill.
- 8- Principles for recording payable expenses.
- 9- Principles and methods for recording provisions for payables.
- 10- Principles for recording equity: According to the decision to allocate State capital
  - Principles for recording the owner's investment capital, share capital surplus, and other capital of the owner.
  - Principles for recording differences in asset revaluation.
  - Principles for recording exchange rate differences: Comply with standard No. 10
  - Principles for recording undistributed profits: Recording profits after corporate income tax and regulations of Circulars 33, 64 and regulations of the Corporation.
- 11- Principles and methods of revenue recognition:
  - Sales revenue: Comply with 05 revenue recognition conditions specified in CM No. 14
  - Service provision revenue: Comply with 04 conditions for recording service provision revenue in CM No. 14
  - Financial revenue: Comply with 02 conditions for recording financial revenue specified in CM No. 14
  - Construction contract revenue.
- 12. Principles and methods of recording financial expenses: Comply with relevant standards (Do not offset financial revenue)
- 13. Principles and methods for recording current corporate income tax expenses and deferred corporate income tax expenses: Comply with corporate income tax law and guiding circulars and standards 17
- 14- Foreign exchange risk provisions: None
- 15- Other accounting principles and methods.



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**V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET**

Unit: VND

1.	Cash and Cash equivalents	Ending balance	Beginning balance		
	Cash on hand	5.123.679.758	3.328.129.271		
	Bank demand deposits	28.883.926.394	49.006.094.977		
	Transferring money	-	2.478.071.892		
	Cash equivalents	17.500.000.000	500.000.000		
	Total	51.507.606.152	55.312.296.140		
2.	Short-term financial investments	Ending balance	Beginning balance		
	Held-to-maturity investments	300.000.000	-		
	Total	300.000.000	-		
3.	Trade receivables	Ending balance	Beginning balance		
	Short-term trade receivables	214.885.218.598	205.033.282.954		
	Long-term trade receivables	4.053.645.352	6.278.578.591		
	Total	218.938.863.950	211.311.861.545		
4.	Advances to suppliers	Ending balance	Beginning balance		
	Short-term advances to suppliers	334.330.168.657	330.080.873.329		
	Long-term advances to suppliers	-	-		
	Total	334.330.168.657	330.080.873.329		
5.	Receivables for current loans	Ending balance	Beginning balance		
	Short - term receivables for current loans	106.437.024.654	106.637.024.654		
	Long - term receivables for current loans	-	-		
	Total	106.437.024.654	106.637.024.654		
6.	Other receivables	Ending balance	Beginning balance		
	Other short-term receivables	476.731.215.115	482.167.539.759		
	Other long-term receivables	1.448.486.640	1.109.631.600		
	Deposit	1.448.486.640	1.109.631.600		
	Receivable from equitization	-	-		
	Total	478.179.701.755	483.277.171.359		
7.	Inventories	Ending balance	Beginning balance		
		Original price	Preventive	Original price	Preventive
	Goods in transit	-	-	-	-
	Raw Material	100.783.672	-	1.620.066.288	-
	Tools and supplies	-	-	-	-
	Work in progress	29.796.084	-	25.000.000	-
	Finished goods	9.112.341.002	-	9.485.326.982	-
	Goods	11.884.033.268	-	20.092.125.259	-
	Goods sent for sale	-	-	-	-
	Real estate goods	1.210.933.333	-	1.210.933.333	-
	Total	22.337.887.359	-	32.433.451.862	-

The value of inventory is used as mortgage or pledge to secure payable debts:

None

<b>8. Other short-term assets</b>	Ending balance	Beginning balance
Short-term prepayments	13.650.677.843	13.049.229.612
Value added tax deductibles	13.447.150.656	13.384.931.451

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Taxes and other receivables from the State budget (*)	646.462.902	575.992.084
<b>Total</b>	<b>27.797.468.719</b>	<b>27.010.153.147</b>

(\*) Taxes and other receivables from the State budget:

	Ending balance	Beginning balance
Corporate income tax	385.657.756	365.186.938
Import and export duties	40.000.000	40.000.000
Value added tax	-	-
Special consumption tax	50.000.000	-
Personal income tax	8.129.190	8.129.190
Land rent	6.411.015	6.411.015
Other taxes	156.264.941	156.264.941
<b>Total</b>	<b>646.462.902</b>	<b>575.992.084</b>

**9. Tangible fixed assets <Details in Appendix No. 01>**
**10. Increases, decreases in intangible assets**

	Land use rights	Computer Software	Other	Total
Cost				
<i>Opening balance</i>	<i>45.845.913.581</i>	<i>3.031.689.430</i>	<i>32.500.000</i>	<i>48.910.103.011</i>
Additions		252.600.000		252.600.000
Another increases	-	-	-	-
Another decreases	-	-	-	-
Liquidation and sale		-	-	-
<i>Closing balance</i>	<i>45.845.913.581</i>	<i>3.284.289.430</i>	<i>32.500.000</i>	<i>49.162.703.011</i>
<i>Closing balance</i>				
Accumulated amortisation	31.243.704	3.031.689.430	32.500.000	3.095.433.134
<i>Opening balance</i>	-	7.016.666		7.016.666
Depreciation during the period				
Liquidation and sale	-	-	-	-
Another decreases				
<i>Closing balance</i>	<i>31.243.704</i>	<i>3.038.706.096</i>	<i>32.500.000</i>	<i>3.102.449.800</i>
Net book value				
<i>Opening balance</i>	<i>45.814.669.877</i>	-	-	<i>45.814.669.877</i>
<i>Closing balance</i>	<i>45.814.669.877</i>	<i>245.583.334</i>	-	<i>46.060.253.211</i>

**11. Increases, decreases in investment properties**

	Beginning balance	Increased during the period	Decreased during the period	Ending balance
<i>a) Rental real estate</i>				
Cost	131.527.016.822	-	-	131.527.016.822
- Land use rights	97.669.924.568	-	-	97.669.924.568
- Infrastructure	33.857.092.254	-	-	33.857.092.254
Accumulated Depreciation	37.020.604.687	2.755.376.649	-	39.775.981.336
- Land use rights	19.129.697.942	2.061.036.576	-	21.190.734.518
- Infrastructure	17.890.906.745	694.340.073	-	18.585.246.818
Net book value	94.506.412.135	-	-	91.751.035.486
- Land use rights	78.540.226.626	-	-	76.479.190.050
- Infrastructure	15.966.185.509	-	-	15.271.845.436

**12. Long-term assets in progress**

	Ending balance	Beginning balance
Le Chi housing and auxiliary area project, Gia Lam, Hanoi	548.360.509.482	546.582.721.998
<b>Total</b>	<b>548.360.509.482</b>	<b>546.582.721.998</b>

**13. Construction in progress**

Ending balance	Beginning balance
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<b>Total</b>			<b>447.152.707.554</b>	<b>416.863.186.220</b>
<b>14. Investments in subsidiaries (Details in Appendix No. 02)</b>				
<b>15. Investment in associates, affiliates (Details in Appendix No. 02)</b>				
<b>16. Equity investments in other entities (Details in Appendix No. 02)</b>				
<b>17. Long-term prepayments</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Long-term prepayments			107.933.233.271	146.143.547.484
<b>Total</b>			<b>107.933.233.271</b>	<b>146.143.547.484</b>
<b>18. Trade payables</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term trade payables			10.590.299.376	19.005.904.129
Long-term trade payables			-	-
<b>Total</b>			<b>10.590.299.376</b>	<b>19.005.904.129</b>
<b>19. Advances from customers</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term advances from customers			5.308.082.823	3.862.989.909
Long-term advances from customers			19.302.674.797	19.707.456.615
<b>Total</b>			<b>24.610.757.620</b>	<b>23.570.446.524</b>
<b>20. Taxes and amounts payable to the State budget</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Value added tax			4.941.127.378	27.405.500.749
Special consumption tax			1.326.368	1.981.421
Corporate income tax			117.736.643	145.469.650
Personal income tax			232.566.001	243.322.039
Land rent			3.536.535.154	59.628.564
Other taxes			7.520.000	7.520.000
<b>Total</b>			<b>8.836.811.544</b>	<b>27.863.422.423</b>
<b>21. Short-term accrued expenses</b>		<b>Ending balance</b>	<b>Beginning balance</b>	
	<b>Value</b>	<b>Capable of repaying debt</b>	<b>Value</b>	<b>Capable of repaying debt</b>
Other accruals	37.220.697.443	37.220.697.443	19.449.276.616	19.449.276.616
<b>Total</b>	<b>37.220.697.443</b>	<b>37.220.697.443</b>	<b>19.449.276.616</b>	<b>19.449.276.616</b>
<b>22. Unrealized revenues</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term unrealized revenues			10.310.877.549	9.020.595.079
Long-term unrealized revenues			91.958.094.631	94.821.910.012
<b>Total</b>			<b>102.268.972.180</b>	<b>103.842.505.091</b>
<b>23. Other current payables</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term other current payables			52.389.568.584	43.871.619.548
Long-term other current payables			27.305.615.117	25.957.410.186
<b>Total</b>			<b>79.695.183.701</b>	<b>69.829.029.734</b>
<b>24. Loans and obligations under finance leases</b>			<b>Ending balance</b>	<b>Beginning balance</b>
Short-term loans and obligations under finance leases			553.799.728.979	553.632.673.379



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Long-term loans and obligations under finance leases	56.352.972.394	83.374.099.984
<b>Total</b>	<b>610.152.701.373</b>	<b>637.006.773.363</b>

**VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE INCOME STATEMENT <Unit: VND>**

<b>26. Gross revenue from good sold and services rendered</b>	<b>Current period</b>	<b>Previous period</b>
Sales revenue	62.590.873.667	59.653.156.480
Revenue from providing services and finished products	42.666.397.793	39.373.638.855
Real estate business revenue	523.877.837	447.410.262
<b>Total</b>	<b>105.781.149.297</b>	<b>99.474.205.597</b>
<b>Revenue deductions</b>	<b>4.183.647</b>	<b>0</b>
Trade discount	-	-
Sales returned	-	-
Reduced sales price	4.183.647	-
<b>Total</b>	<b>4.183.647</b>	<b>0</b>
<b>27. Net revenue from good sold and services rendered</b>	<b>Current period</b>	<b>Previous period</b>
Revenue from finished goods sold	62.586.690.020	59.653.156.480
Revenue from service provision	42.666.397.793	39.373.638.855
Revenue from providing services and finished products	523.877.837	447.410.262
<b>Total</b>	<b>105.776.965.650</b>	<b>99.474.205.597</b>
<b>28. Cost of sales</b>	<b>Current period</b>	<b>Previous period</b>
Cost of goods sold	49.356.859.714	50.767.434.224
Cost of services and finished products provided	24.689.934.699	22.684.123.152
Cost of real estate business	231.446.691	231.446.691
<b>Total</b>	<b>74.278.241.104</b>	<b>73.683.004.067</b>
<b>29. Financial income</b>	<b>Current period</b>	<b>Previous period</b>
Interest on deposit, margin	2.329.648.174	3.641.095.051
Interest on exchange rate difference	778.982.145	188.133.495
Dividends and profits are distributed	2.697.006.388	7.715.970.310
Profits from business cooperation	10.038.082.191	10.198.136.986
Other revenue from financial activities	-	-
<b>Total</b>	<b>15.843.718.898</b>	<b>21.743.335.842</b>
<b>30. Financial expenses</b>	<b>Current period</b>	<b>Previous period</b>
Loan interest expenses	13.637.664.490	22.588.727.637
Payment discounts, deferred sales interest	-	-
Exchange rate difference loss	229.917.978	1.692.410.174
Other financial expenses	-	-
<b>Total</b>	<b>13.867.582.468</b>	<b>24.281.137.811</b>
<b>31. Selling expenses</b>	<b>Current period</b>	<b>Previous period</b>
Employee expenses	2.587.850.211	3.263.706.303
Cost of packaging materials	508.811.670	97.956.700
Cost of tools and supplies	379.424.228	317.066.120
Fixed asset depreciation expense	345.503.629	386.897.177
Cost of hired services	5.715.003.586	4.004.259.927

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Other costs	513.970.305	680.096.946
<b>Total</b>	<b>10.050.563.629</b>	<b>8.749.983.173</b>
<b>32. General and administrative expenses</b>	<b>Current period</b>	<b>Previous period</b>
Employee expenses	6.909.573.485	6.695.657.013
Material costs	13.221.394	36.450.666
Cost of office supplies	96.284.669	219.393.456
Fixed asset depreciation expense	1.261.569.832	1.245.879.005
Taxes, charges and fees	338.885.065	719.995.423
Setting up provisions for bad debts	5.585.124.028	-
Cost of hired services	2.182.184.016	2.837.802.598
Other costs	9.943.438.113	10.705.619.637
<b>Total</b>	<b>26.330.280.602</b>	<b>22.460.797.798</b>
<b>33. Other incomes</b>	<b>Current period</b>	<b>Previous period</b>
Liquidation of fixed assets, tools and equipment	-	28.046.971
Other incomes	1.231.175.462	1.297.276.008
<b>Total</b>	<b>1.231.175.462</b>	<b>1.325.322.979</b>
<b>34. Other expenses</b>	<b>Current period</b>	<b>Previous period</b>
Residual value of fixed assets, liquidated tools and equipment	191.018.206	2.099.696.934
Other expenses	4.395.331.168	140.976.629
<b>Total</b>	<b>4.586.349.374</b>	<b>2.240.673.563</b>
<b>35. Current corporate income tax expenses</b>	<b>Current period</b>	<b>Previous period</b>
Corporate income tax must be paid	81.983.430	74.670.013

Preparer



CAO MANH TUAN

Chief accountant



NGUYEN THU HANG



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**Appendix No. 01: Tangible fixed assets**

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Othes	Total
<b>Cost</b>						
Opening balance	853.265.853.164	30.933.749.633	8.595.617.720	2.632.861.246	2.674.122.035	898.102.203.798
Buy during the period	4.047.062.975			463.995.000	49.120.000	4.560.177.975
Basic construction completed	798.112.400					798.112.400
Other increase						-
Liquidation and sale		568.529.445		50.000.000		618.529.445
Other decrease						-
Closing balance	858.111.028.539	30.365.220.188	8.595.617.720	3.046.856.246	2.723.242.035	902.841.964.728
<b>Accumulated depreciation</b>						
Opening balance	286.815.258.679	10.279.033.661	6.967.109.107	1.977.933.871	1.523.167.873	307.562.503.191
Depreciation during the period	16.709.422.959	1.293.457.986	176.040.756	90.441.999	29.661.384	18.299.025.084
Other increase						-
Liquidation and sale		364.783.967		50.000.000		414.783.967
Other decrease						-
Closing balance	303.524.681.638	11.207.707.680	7.143.149.863	2.018.375.870	1.552.829.257	325.446.744.308
<b>Net book value</b>						
Opening balance	566.450.594.485	20.654.715.972	1.628.508.613	654.927.375	1.150.954.162	590.539.700.607
Closing balance	554.586.346.901	19.157.512.508	1.452.467.857	1.028.480.376	1.170.412.778	577.395.220.420



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**Appendix No. 02: Long-term financial investments****A Investment in associates, affiliates**

	<b>Proportion (%)</b>	<b>Ending balance</b>	<b>Beginning balance</b>
1 Chu Dau Ceramic Joint Stock Company	30,00%	20.919.238.803	18.537.805.237
2 Livestock Production and Trading Joint Stock Company	42,33%	3.983.368.842	4.139.555.528
3 An Phu Hung Import Export Trading Joint Stock Company	40,00%	-	-
4 Hapro Information Joint Stock Company	26,77%	997.599.891	984.214.891
5 Long Bien Joint Stock Company	30,94%	17.795.158.955	16.735.368.995
6 Asia Tower Company Limited	40,00%	19.488.773.719	21.078.638.881
7 Hanoi Agricultural Import Export Service Joint Stock Company	42,38%	25.391.493.775	25.333.198.202
8 Trang Thi Hotel Joint Stock Company	30,00%	2.174.336.632	2.263.233.440
9 Hanoi Trade and Tourist Development Joint Stock Company	40,00%	10.571	10.571
10 Buoi Market Services and Trading Investment Joint Stock Company	30,00%	4.034.836.356	4.200.696.069
11 Hanoi FoodStuff Joint Stock Company	20,00%	5.437.671.808	12.208.257.417
12 Thuy Ta Joint Stock Company	30,00%	23.646.828.527	18.530.028.527
13 Thuy Ta Food Joint Stock Company	30,00%	8.292.256.283	7.418.656.283
<b>Total</b>		<b>132.161.574.162</b>	<b>131.429.664.041</b>

**B Equity investments in other entities**

	<b>Proportion (%)</b>	<b>Ending balance</b>	<b>Beginning balance</b>
1 Hanoi Trading Service Fashion Joint Stock Company	15,00%	17.154.346.367	17.154.346.367
2 VNN Trading and Investment Joint Stock Company	6,11%	1.295.000.000	1.295.000.000
3 Hanoi Milk Joint Stock Company	0,23%	788.160.603	788.160.603
4 Global Property Investment Corporation	2,40%	32.203.288.931	30.404.368.931
5 Construction Investment And Trading - Cointra Joint Stock Company	10,00%	1.000.000.000	1.000.000.000
6 Trang Tien Investment and Trading Company Limited	10,00%	10.065.485.897	10.065.485.897
7 Chu Dau Hai Duong Porcelain Ceramics Joint Stock Company	2,67%	-	-
8 Tan My Production Trading and Services Joint Stock Company	5,57%	7.082.706.930	7.082.706.930
9 Nga Tu So Market Trade Center Joint Venture		5.550.000.000	5.550.000.000
10 LANG YEN TRADING JOINT STOCK COMPANY	5,00%	2.108.484.054	2.108.484.054
11 Viet Ha Cashew Import Export Joint Stock Company	5,00%	-	-

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12 Hapro Four Seasons Culinary Joint Stock Company	16,85%	2.870.000.000	2.870.000.000
13 Hapro Distribution Joint Stock Company	5,00%	500.000.000	500.000.000
14 Hanoi Supermarket Development Joint Stock Company	16,56%	10.200.000.000	10.200.000.000
<b>Total</b>		<b>90.817.472.782</b>	<b>89.018.552.782</b>

