

CTP GROUP CORPORATION

SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

No: 3003/2026/PLBC-CTP

Ha Noi, 30 March 2026

## PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, CTP Group Corporation has announced the audited 2025 financial statements to the Hanoi Stock Exchange as follows:

## 1. Organization name:

- Stock code: CTP
- Address: 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi City, Vietnam
- Phone number: 0973 760 515
- Email: [info.ctpcompany@gmail.com](mailto:info.ctpcompany@gmail.com)
- Website: <https://takaractp.com/>

## 2. Disclosure content:

- The audited 2025 financial statements

☒ Separate financial statements (the parent company does not have subsidiaries, and the parent accounting unit does not have any dependent units);

☐ Consolidated financial statements (the parent company has subsidiaries);

☐ Combined financial statements (the parent company has dependent accounting units with separate accounting systems).

- Cases that require an explanation of the reasons:

+ The auditing organization has issued a non-unqualified opinion on the 2025 audited financial statements:

☐ Yes

☒ No

Explanatory document is required in cases where "Yes" is selected:

☐ Yes

☒ No

+ The after-tax profit in the reporting period shows a discrepancy of 5% or more before and after the audit, shifting from a loss to a profit or vice versa (for the audited 2025 financial statements):

☒ Yes

☐ No

Explanatory document is required in cases where "Yes" is selected:



☒ Yes

☐ No

+ The net profit after corporate income tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes

☐ No

Explanatory document is required in cases where "Yes" is selected:

☒ Yes

☐ No

+ The net profit after tax in the reporting period shows a loss, changing from a profit in the same period of the previous year to a loss in the current period, or vice versa:

☐ Yes

☒ No

Explanatory document is required in cases where "Yes" is selected:

☐ Yes

☒ No

This information has been disclosed on the company's electronic information page on March 30, 2026, at the following link: <https://takaractp.com/category/quan-he-co-dong/>

3. Report on transactions with a value of 35% or more of total assets in 2025.

- Transaction details: .....
- Proportion of transaction value/total asset value of the company (%) (*based on the audited 2024 financial statements*): .....
- Date of transaction completion:.....

We hereby commit that the information disclosed above is true and accurate, and we take full responsibility before the law for the content of the disclosed information.

**Attached documents:**

- The audited 2025 financial statements;
- Explanatory document no 3003/2026/CV-CTP

**Organization representative  
LEGAL REPRESENTATIVE  
CHIEF EXECUTIVE OFFICER**



**DUONG VAN TINH**



**CTP GROUP CORPORATION**

Audited financial statements  
For fiscal year ended December 31, 2025

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**THE BOARD OF MANAGEMENT'S REPORT**

The Board of Management of CTP Group Corporation (the "Company") has the pleasure in presenting this report and the audited financial statements for the fiscal year ended December 31, 2025.

**1. General information**

CTP Group Corporation (hereinafter referred to as the "Company") is a joint stock company established under the Enterprise Registration Certificate of Joint Stock Company No. 3200474316, initially issued by Quang Tri Provincial Department of Finance on 25/10/2020, and amended for the 19th time on 04/02/2026 by Hanoi Department of Finance.

The head office is located at 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi, Vietnam.

The charter capital of the Company under the Certificate of business registration of Joint Stock Company is 120,999,920,000 VND (One hundred twenty billion, nine hundred ninety nine million, nine hundred and twenty thousand dong), equivalent to 12,099,992 shares, with a par value of 10,000 VND/share.

**2. The Board of Directors, the Board of Management, and the Board of Supervisor**

The members of Board of Directors and the Board of Management's members of the Company who held office during the period and to the date of this report are :

**Board of Directors**

|                          |                 |                              |
|--------------------------|-----------------|------------------------------|
| Mr Tran Cong Thanh       | Chairman of BOD |                              |
| Mr Duong Van Tinh        | Member          |                              |
| Mr Dao Van Minh          | Member          | Disappointment on 31/01/2026 |
| Mrs Nguyen Thi Minh Loan | Member          | Disappointment on 31/01/2026 |
| Mr Nguyen Hai Quan       | Member          | Disappointment on 31/01/2026 |
| Mr Nguyen The Quyet      | Member          | Appointment on 31/01/2026    |
| Mr Nguyen Viet Thinh     | Member          | Appointment on 31/01/2026    |
| Mr Tran Van Tuan         | Member          | Appointment on 31/01/2026    |

**Board of Supervisors**

|                       |          |
|-----------------------|----------|
| Mr Tran Manh Linh     | Chairman |
| Mrs Ho Thi Bao Ngoc   | Member   |
| Mrs Nguyen Thuy Trang | Member   |

**Board of Management**

|                   |                  |                              |
|-------------------|------------------|------------------------------|
| Mr Le Minh Tuan   | General Director | Disappointment on 29/04/2025 |
| Mr Duong Van Tinh | General Director | Appointment on 29/04/2025    |

**Legal Representative**

The legal representative of the Company who held office during the period and to the date of this report are:

1. Mr Le Minh Tuan                      General Director                      (from 01/01/2025 to 29/4/2025)  
 Date of birth: 23/05/1982                      Ethnicity: Kinh                      Nationality: Vietnamese  
 Citizen identity card No. 068082006538, issued on 22/12/2021 by the Police Department on Administrative Management of Social Order  
 Permanent address: 414 Nguyen Van Luong Building, Thong Nhat Road, Ho Chi Minh City
2. Mr Duong Van Tinh                      General Director                      (from 29/4/2025 to now)  
 Date of birth: 16/06/1995                      Ethnicity: Kinh                      Nationality: Vietnamese  
 Citizen identity card No. 037095009164, issued on 17/08/2021 by the Police Department on Administrative Management of Social Order  
 Permanent address: Phu Cap, Kim My, Kim Son, Ninh Binh Province.



## THE BOARD OF MANAGEMENT'S REPORT

### 3. The Company's financial position and operating result

The Company's financial position as at December 31, 2025 and its operating result for the fiscal year ended same day are presented in the accompanying financial statements.

### 4. Auditor

AFC Vietnam Auditing Co., Ltd – North Branch has been appointed to audit the financial statements for the fiscal year ended December 31, 2025.

### 5. Statement of the Board of Management's responsibility in respect of the financial statements

The Board of Management is responsible for the financial statements for the fiscal year ended at December 31, 2025 which gives a true and fair view of the state of affair of the Company and of its results and cash flows for the fiscal year ended same day. In preparing those 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 standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare the financial statements on the going concern basic unless it is inappropriate to presume that the Company will continue in business; and
- Design, implement and maintain the Company's internal control for prevention and detection of fraud and error.

The Board of Management is responsible for ensuring that the proper accounting records are kept which disclose, with reasonable accuracy at any time, the financial position of the Company and to ensure that the accounting records comply with the Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting. The Board of Management is also responsible for controlling the assets of the Company and therefore has taken the appropriate measures for the prevention and detection of fraud and the statutory requirements relating to the preparation and presentation of financial statements.

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

### 6. Approval of the financial statements

The Board of Management hereby approves the accompanying financial statements which give a true and fair view of the financial position of Company as at December 31, 2025 and the results of its operations and cash flows of the Company for the fiscal year ended 31/12/2025 in accordance with the Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting.

On behalf of The Board of Management,



**Duong Van Tinh**

**General Director**

Ha Noi, March 27, 2026





No.: 124/2026/BCKT-PB.00613

## INDEPENDENT AUDITOR'S REPORT

**To:**           **The Shareholders**  
                  **The members of the Board of Directors and the Board of Management**  
                  **CTP Group Corporation**

We have audited the accompanying financial statements of CTP Group Corporation ("the Company"), prepared on March 27, 2026, as set out from page 05 to page 26, which comprise the Balance sheet as at December 31, 2025, and the Income statement, the Cash flow statement for the fiscal year ended same day and the Notes to the financial statements.

### **Board of Management' responsibility**

Board of Management is responsible for the preparation and fair presentation of these financial statements of company in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting and for such internal control as management determines is necessary to enable the preparation of financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors' responsibility**

Our responsibility is to express an opinion on these financial statements based on our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. Those standards require that we comply with ethical requirements and plan and perform the audit to obtain reasonable assurance about whether the financial statements are free from material misstatement.

An audit involves performing procedures to obtain audit evidence about the amounts and disclosures in the financial statements. The procedures selected depend on the auditor's judgment, including the assessment of the risks of material misstatement of the financial statements, whether due to fraud or error. In making those risk assessments, the auditor considers internal control relevant to the Company's preparation of the financial statements in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the Company's internal control. An audit also includes evaluating the appropriateness of accounting policies used and the reasonableness of accounting estimates made by Board of Management, as well as evaluating the presentation of the financial statements.

We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinion.

## Auditors' opinion

In our opinion, the financial statements give a true and fair view of, in all material respects, the financial position of CTP Group Corporation as at December 31, 2025, and of its financial performance and its cash flows for the fiscal year ended same day in accordance with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial statements.



**VU GIANG NAM**

**Vice Director**

Certificate of Audit Registration

No. 5246 - 2026 - 009 - 1

Authorized person

**AFC VIET NAM AUDITING CO.,LTD**

Ha Noi, March 27, 2026

**NGUYEN XUAN HUNG**

**Auditor**

Certificate of Audit Registration

No. 5701-2023-009-1



**BALANCE SHEET**

As at December 31, 2025

Form B01a - DN

| <b>ASSETS</b>                               | <b>Code</b> | <b>Note</b> | <b>31/12/2025<br/>VND</b> | <b>01/01/2025<br/>VND</b> |
|---|-------------|-------------|---------------------------|---------------------------|
| <b>A/ CURRENT ASSETS</b>                    | <b>100</b>  |             | <b>14,898,553,227</b>     | <b>80,353,197,014</b>     |
| <b>I/ Cash and cash equivalents</b>         | <b>110</b>  | <b>5.1</b>  | <b>3,838,279,745</b>      | <b>7,278,245,943</b>      |
| 1. Cash                                     | 111         |             | 3,838,279,745             | 7,278,245,943             |
| <b>II/ Short-term investments</b>           | <b>120</b>  |             | -                         | -                         |
| <b>III/ Short-term receivables</b>          | <b>130</b>  |             | <b>8,430,146,530</b>      | <b>59,750,336,241</b>     |
| 1. Short-term advances to supplies          | 132         | 5.2         | 8,517,646,530             | 22,691,863,638            |
| 2. Receivable from short-term loans         | 135         | 5.3         | -                         | 37,000,000,000            |
| 3. Other receivables                        | 136         | 5.4         | -                         | 145,972,603               |
| 4. Provision for doubtful short-term debts  | 137         |             | (87,500,000)              | (87,500,000)              |
| <b>IV/ Inventories</b>                      | <b>140</b>  | <b>5.5</b>  | <b>2,630,126,952</b>      | <b>13,319,876,621</b>     |
| 1. Inventories                              | 141         |             | 2,630,126,952             | 13,319,876,621            |
| <b>V/ Other current assets</b>              | <b>150</b>  |             | -                         | <b>4,738,209</b>          |
| 1. Value added tax deductibles              | 153         | 5.8         | -                         | 4,738,209                 |
| <b>B/ NON-CURRENT ASSETS</b>                | <b>200</b>  |             | <b>139,000,000,000</b>    | <b>75,003,929,550</b>     |
| <b>I/ Long-term receivables</b>             | <b>210</b>  |             | -                         | -                         |
| <b>II/ Fixed assets</b>                     | <b>220</b>  |             | -                         | -                         |
| <b>III/ Investment Property</b>             | <b>230</b>  |             | -                         | -                         |
| <b>IV/ Long-term assets in progress</b>     | <b>240</b>  |             | -                         | -                         |
| <b>V/ Long-term financial investments</b>   | <b>250</b>  | <b>5.6</b>  | <b>139,000,000,000</b>    | <b>75,000,000,000</b>     |
| 1. Investment in associates, joint-ventures | 252         |             | 75,000,000,000            | 75,000,000,000            |
| 2. Other long-term investments              | 253         |             | 64,000,000,000            | -                         |
| <b>VI/ Other long-term assets</b>           | <b>260</b>  |             | -                         | <b>3,929,550</b>          |
| 1. Long-term prepaid expenses               | 261         |             | -                         | 3,929,550                 |
| <b>TOTAL ASSETS</b>                         | <b>270</b>  |             | <b>153,898,553,227</b>    | <b>155,357,126,564</b>    |

CTP GROUP CORPORATION

Address: 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi, Vietnam

**BALANCE SHEET**

As at December 31, 2025

Form B01a - DN

| RESOURCES  | Code       | Note       | 31/12/2025<br>VND      | 01/01/2025<br>VND      |
|--|------------|------------|------------------------|------------------------|
| <b>C/ LIABILITIES</b>                            | <b>300</b> |            | <b>5,310,214,086</b>   | <b>6,840,060,073</b>   |
| <b>I/ Current liabilities</b>                    | <b>310</b> |            | <b>5,310,214,086</b>   | <b>6,840,060,073</b>   |
| 1. Payables to suppliers                         | 311        | 5.7        | 103,700,000            | 181,300,000            |
| 2. Taxes and payables to the State budget        | 313        | 5.8        | 769,548,511            | 2,216,425,784          |
| 3. Payables to employees                         | 314        |            | -                      | 5,307,200              |
| 4. Other short-term payables                     | 319        |            | 8,333,398              | 8,394,912              |
| 5. Bonus and welfare funds                       | 322        |            | 4,428,632,177          | 4,428,632,177          |
| <b>II/ Long-term liabilities</b>                 | <b>330</b> |            | <b>-</b>               | <b>-</b>               |
| <b>D/ OWNERS' EQUITY</b>                         | <b>400</b> |            | <b>148,588,339,141</b> | <b>148,517,066,491</b> |
| <b>I/ Owners' equity</b>                         | <b>410</b> | <b>5.9</b> | <b>148,588,339,141</b> | <b>148,517,066,491</b> |
| 1. Owners' invested capital                      | 411        |            | 120,999,920,000        | 120,999,920,000        |
| - Common Stock with voting power                 | 411a       |            | 120,999,920,000        | 120,999,920,000        |
| 2. Development and investment fund               | 418        |            | 4,428,632,177          | 4,428,632,177          |
| 3. Retained earnings                             | 421        |            | 23,159,786,964         | 23,088,514,314         |
| - Accumulated retained earnings of previous year | 421a       |            | 23,088,514,314         | 22,677,953,743         |
| - Retained earnings of this year                 | 421b       |            | 71,272,650             | 410,560,571            |
| <b>II/ Other capital, funds</b>                  | <b>430</b> |            | <b>-</b>               | <b>-</b>               |
| <b>TOTAL RESOURCES</b>                           | <b>440</b> |            | <b>153,898,553,227</b> | <b>155,357,126,564</b> |



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**General Director**  
**Duong Van Tinh**  
Ha Noi, Viet Nam  
March 27, 2026

**Chief Accountant**  
**Phung Thi Dao**

**Preparer**  
**Phung Thi Dao**



## CTP GROUP CORPORATION

Address: 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi, Vietnam

**INCOME STATEMENT**

For fiscal year ended December 31, 2025

Form B02a - DN

| ITEMS   | Code | Note | Current year<br>VND | Previous year<br>VND |
|---|------|------|---------------------|----------------------|
| 1. Revenue from sales of goods and services rendered      | 01   | 6.1  | 52,498,252,900      | 37,776,526,169       |
| 2. Deductions   | 02   |      | -                   | -                    |
| 3. Net revenue from sales of goods and services rendered  | 10   |      | 52,498,252,900      | 37,776,526,169       |
| 4. Cost of goods sold                                     | 11   | 6.2  | 51,855,049,459      | 36,990,409,830       |
| 5. Gross profit from sales of goods and services rendered | 20   |      | 643,203,441         | 786,116,339          |
| 6. Financial income                                       | 21   | 6.3  | 726,506,690         | 312,749,526          |
| 7. Financial expenses                                     | 22   |      | -                   | -                    |
| <i>In which: Interest expense</i>                         | 23   |      | -                   | -                    |
| 8. Selling expenses                                       | 25   |      | -                   | -                    |
| 9. General and administrative expenses                    | 26   | 6.4  | 567,813,468         | 561,095,004          |
| 10. Net operating profit                                  | 30   |      | 801,896,663         | 537,770,861          |
| 11. Other income  | 31   |      | 40,801,971          | -                    |
| 12. Other expenses  | 32   | 6.5  | 628,167,216         | 456,118              |
| 13. Profit from other activities                          | 40   |      | (587,365,245)       | (456,118)            |
| 14. Total accounting profit before tax                    | 50   |      | 214,531,418         | 537,314,743          |
| 15. Current corporate income tax expense                  | 51   | 6.6  | 143,258,768         | 126,754,172          |
| 16. Net profit after corporate income tax                 | 60   |      | 71,272,650          | 410,560,571          |
| 17. Earning per share                                     | 70   | 6.7  | 6                   | 34                   |



General Director  
Duong Van Tinh  
Ha Noi, Viet Nam  
March 27, 2026

Chief Accountant  
Phung Thi Dao

Preparer  
Phung Thi Dao

**CTP GROUP CORPORATION**

Address: 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi, Vietnam

**CASHFLOW STATEMENT***(Direct method)*

For fiscal year ended December 31, 2025

Form B03a - DN

| ITEMS  | Code      | Current year<br>VND     | Previous year<br>VND     |
|--|-----------|-------------------------|--------------------------|
| <b>I. Cash flow from operating activities</b>                |           |                         |                          |
| 1. <b>Net profit before tax</b>                              | <b>01</b> | <b>214,531,418</b>      | <b>537,314,743</b>       |
| 2. <b>Adjustments for :</b>                                  |           |                         |                          |
| - (Profits)/losses from investing activities                 | 05        | (726,506,690)           | (312,749,262)            |
| 3. <b>Operating income before changes in working capital</b> | <b>08</b> | <b>(511,975,272)</b>    | <b>224,565,481</b>       |
| - (Increase)/decrease in receivables                         | 09        | 14,178,955,317          | 136,382,735,037          |
| - (Increase)/decrease in inventories                         | 10        | 10,689,749,669          | 20,675,281,268           |
| - Increase/(decrease) in payables                            | 11        | (1,279,695,760)         | (38,465,990,260)         |
| - (Increase)/decrease in prepaid expenses                    | 12        | 3,929,550               | 5,239,392                |
| - Income tax paid  | 15        | (393,408,995)           | -                        |
| <b>Net cash flow from operating activities</b>               | <b>20</b> | <b>22,687,554,509</b>   | <b>118,821,830,918</b>   |
| <b>II. Cash flow from investing activities</b>               |           |                         |                          |
| 1. Cash outflow for lends, purchase of debt instrument       | 23        | -                       | (66,000,000,000)         |
| 2. Receipt from loaning, selling securities                  | 24        | 37,000,000,000          | 29,000,000,000           |
| 3. Payments for investments in subsidiary and associate      | 25        | (64,000,000,000)        | (75,000,000,000)         |
| 4. Interest and dividends received                           | 27        | 872,479,293             | 166,776,659              |
| <b>Net cash flow from investing activities</b>               | <b>30</b> | <b>(26,127,520,707)</b> | <b>(111,833,223,341)</b> |
| <b>III. Cash flow from financing activities</b>              |           |                         |                          |
| <b>Net cash flow from financing activities</b>               | <b>40</b> | <b>-</b>                | <b>-</b>                 |
| <b>Net increase/decrease in cash</b>                         | <b>50</b> | <b>(3,439,966,198)</b>  | <b>6,988,607,577</b>     |
| <b>Cash and cash equivalents at the beginning</b>            | <b>60</b> | <b>7,278,245,943</b>    | <b>289,638,366</b>       |
| Impact of exchange rate fluctuation                          | 61        |                         |                          |
| <b>Cash and cash equivalents at the ending</b>               | <b>70</b> | <b>3,838,279,745</b>    | <b>7,278,245,943</b>     |



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**General Director**  
**Duong Van Tinh**  
 Ha Noi, Viet Nam  
 March 27, 2026

**Chief Accountant**  
**Phung Thi Dao**

**Preparer**  
**Phung Thi Dao**



**CTP GROUP CORPORATION**

Address: 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi, Vietnam

**NOTES TO FINANCIAL STATEMENTS**

For fiscal year ended December 31, 2025

**Form B 09a - DN**

These notes form an integral part of and should be read along with the accompanying financial statements.

**1. GENERAL INFORMATION****1.1 Ownership**

CTP Group Corporation (hereinafter referred to as the "Company") is a joint stock company established under the Enterprise Registration Certificate of Joint Stock Company No. 3200474316, initially issued by Quang Tri Provincial Department of Finance on 25/10/2020, and amended for the 19th time on 04/02/2026 by Hanoi Department of Finance.

The head office is located at 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi, Vietnam.

The charter capital of the Company under the Certificate of business registration of Joint Stock Company is 120,999,920,000 VND (One hundred twenty billion, nine hundred ninety nine million, nine hundred and twenty thousand dong), equivalent to 12,099,992 shares, with a par value of 10,000 VND/share.

**1.2 Business field**

The company operates in the field of service.

**1.3 Line of business**

The Company's business activities are:

- Rubber tree cultivation;
- Coffee cultivation;
- Cultivation of other perennial crops;
- Sawing, planning, wood processing and preservation;
- Other specializes wholesale not elsewhere classified;
- Wholesale of parts and accessories for automobiles and other motor vehicles;
- Wholesale of baverage;
- Wholesale of other household goods;
- Installation of water supply, drainage, heating and air condition systems;
- Finishing of construction works;
- Wholesale of automobiles and other motor vehicles ;
- Retail sale of passenger cars (9 seats or less);

...

**1.4 Business cycle**

Business cycle of the Company is not exceeding 12 months.

**1.5 Structure of the Company****Associate company**

| <i>Company</i>  | <i>Head office</i>                             | <i>Main business activity</i>                | <i>The proportion of contribustons</i> | <i>The proportion of voting rights</i> | <i>The proportion of benefits</i> |
|---|--|--|--|--|-----------------------------------|
| Hien Luong Tourism Development And Investment Co.,Ltd | Lien Phuon Sub-area, Da Bac, Hoa Binh Province | The business of ecotourism and entertainment | 25%                                    | 25%                                    | 25%                               |

**1.6 Employee**

As at December 31, 2025, total employee of the Company is 02 employees (as at 01 January 2025 is 08 employees).



**2. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY****2.1 Fiscal year**

The financial year of the Company is from January 01 to December 31 annually.

For fiscal year ended December 31, 2025, the Company prepares the Financial Statements in accordance with the law.

**2.2 Accounting currency**

The Company maintains its accounting records in Vietnamese Dong (VND) due to the revenues and expenditures are made primarily by currency VND.

**3. APPLICABLE ACCOUNTING STANDARDS AND REGIMES****3.1 Applicable accounting standards and regimes**

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

The Company applies Vietnamese Accounting Standards, circulars guiding the enterprise accounting regime and other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation and presentation of the financial statements.

**3.2 Comply with Vietnamese Accounting Standard and Accounting Regime**

The Company's Board of Management ensures that the preparation of the financial statements is in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting Regime, as well as circulars guiding the implementation of accounting standards issued by the Ministry of Finance.

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES****4.1 Basis of preparation the financial statement**

The financial statements are prepared on the accrual basis (except for information relating to cash flows).

**4.2 Transactions in foreign currencies**

Transactions arising in foreign currencies are converted at the exchange rate at the transaction date. The balances of monetary items denominated in foreign currencies at the fiscal year end date are converted at the exchange rate at that date.

Exchange differences arising during the period from transactions in foreign currencies are recognized in the financial income or financial expense. Exchange differences arising from the revaluation of monetary items denominated in foreign currencies at the balance sheet date after offsetting the increases and decreases are recognized in the financial income or financial expense.

The exchange rate used for translating transactions arising in foreign currencies is the actual transaction exchange rate at the transaction date. The actual transaction exchange rate for transactions in foreign currencies is determined as follows:

- For foreign currency purchase and sale transactions (spot contracts, forward contracts, futures contracts, option contracts and swap contracts): the exchange rate stipulated in the foreign currency purchase and sale contract entered into between the Company and the bank.
- If the contract does not specify the settlement exchange rate:



- For capital contributions or receipt of contributed capital: the buying rate of the bank where the Company opens its account to receive the investor's contributed capital at the contribution date.
- For receivables: the buying rate of the commercial bank designated by the Company for customers' payment at the transaction date..
- For payables: the selling rate of the commercial bank where the Company expects to transact at the transaction date.
- For asset acquisition transactions or expenses paid immediately in foreign currencies (without going through payable accounts): the buying rate of the commercial bank where the Company makes the payment.

#### **4.3 Cash and cash equivalents**

Cash comprises cash on hand, cash at banks (demand deposits), and cash in transit. Cash equivalents are short-term highly liquid investments with an original maturity of less than three months that are readily convertible into known amounts of cash and that are subject to an insignificant risk of change in value.

#### **4.4 Financial Investments**

##### **Loan receivable**

Loan receivables are determined at cost less provision for doubtful debts. Provisions for doubtful debts of loans are stated based on the occurred estimated losses.

##### **Investments in Associates**

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

Investments in subsidiaries, joint-ventures and associates are initially recognized at initial cost, including purchase price or capital contributions plus costs directly attributable to the acquisition. In case of investment in non-monetary assets, the cost of the investment is recognized at the fair value of non-monetary assets at arise.

Dividends and profits from previous periods of the investments before purchase are accounted for the decrease in value of the investments. Dividends and profits of the following period after purchase is recognized in revenue. Dividends received by shares are only followed up by the number of shares increases without recognizing the value of shares/and recorded at par value.

Provision for diminution in value of long-term investments in subsidiaries, joint-ventures and associates are made when a subsidiary, joint venture, associate get loss at the level of appropriation equivalent to the difference between on subsidiaries, joint ventures, associates actual investment capital at economic organization and actual equity capital of economic organization multiplying the capital contribution rate of the Company in comparison with in subsidiaries, joint ventures, associates' actual investment capital at economic organization. If the subsidiaries, joint ventures and associates are the object up to present the consolidated financial statements, the basis for determining loss is the consolidated financial statements.

Increase or decrease in provision for diminution in value of investments in subsidiaries, joint ventures, and associates have recorded at the closing day, and is recognized in the financial cost.

##### **Investments in equity of other companies**

Investments in equity instruments of other entities include investments in equity instruments over which the Company has neither control, joint control nor significant influence over the investee.

Investments in equity instruments of other entities are initially recorded at cost, including purchase price or capital contributions plus costs directly attributable to the investment activities. Dividends and profits relating to the periods prior to the acquisition date are deducted from the carrying value of the investment. Dividends and profits relating to the periods after the acquisition date are recognized as revenue. Share dividends are



only monitored in terms of the number of additional shares received and no value is recognized for the shares received.

Provision for impairment of investments in equity instruments of other entities is made as follows:

- For investments in listed shares or investments whose fair value can be determined reliably, the provision is made based on the market value of the shares.
- For investments whose fair value cannot be determined reliably at the reporting date, the provision is made based on the loss incurred by the investee, with the level of provision equal to the difference between the actual contributed capital of the parties in the other entity and the actual equity, multiplied by the Company's ownership ratio to the total actual contributed capital of the parties in the other entity..
- Increase or decrease in the provision for impairment of investments in equity instruments of other entities required to be made at the fiscal year end date is recognized in financial expenses.

#### **4.5 Receivables**

Receivables are presented at carrying amounts less allowance for doubtful debts.

The classification of receivables into trade receivables, internal receivables and other receivables is made based on the following principles:

- Trade receivables reflect receivables of a commercial nature arising from sale and purchase transactions between the Company and the buyers, including receivables for proceeds from entrusted export sales to other entities.
- Other receivables reflect receivables of a non-commercial nature, not relating to sale and purchase transactions.

Allowance for doubtful debts is made for each doubtful debt based on the overdue age of the debts or the estimated level of loss that may arise. For receivables that are not yet due but are likely to become irrecoverable, the Company determines the expected loss to make provision. Increase or decrease in the allowance for doubtful debts required to be made at the fiscal year end date is recognized in administrative expenses.

#### **4.6 Inventories**

Inventories are presented at the lower of cost and net realizable value.

The cost of inventories is determined as follows:

- Materials and goods: comprising all costs of purchase and related expenses directly incurred in bringing the inventories to their present location and condition;

Net realizable value represents the estimated selling price of inventory during the normal production and business minus the estimated costs to completion and the estimated costs necessary to consume them.

Cost is determined on monthly a weighted average method identification method and the perpetual method is used to record inventories.

Provision for decline inventories is made for each inventory with the cost greater than the net value realizable. For service in progress, the provision for impairment is calculated for each type of service has a separate price. Increase or decrease in the balance of provision for decline inventories should be set aside at the fiscal year end and is recognized in cost of goods sold.

#### **4.7 Prepaid expenses**

Prepaid expenses is used to record expenses actually incurred but they are related to operation output of many accounting period. Prepaid expenses include: Tools and supplies and other expenses which have been put into use and are amortized to expense under the straight-line method to time allocation not more than 03 years.



**4.8 Account payables and accrued expenses**

Accounts payable and accrued expenses are recognized for amounts to be paid in the future for goods and services received. Accrued expenses are recognized based on reasonable estimates of amounts to be paid.

The classification of payables into trade payables, accrued expenses, internal payables and other payables is made based on the following principles:

- Trade payables reflect payables of a commercial nature arising from purchases of goods, services and assets from sellers being independent units from the Company, including amounts payable upon import of goods and services through entrustment transactions.
- Accrued expenses reflect amounts payable for goods and services received from sellers or services provided to the Company but not yet paid because no invoice or supporting documents have been received, including accrued payroll expenses, accrued vacation expenses and accrued production and business expenses.
- Other payables reflect payables of a non-commercial nature, not relating to transactions for purchase and sale or supply of goods and services.

**4.9 Owner's equity*****Owner's equity***

Equity is recorded according to the amount actually invested.

***Retained earnings***

Retained earning reflects the accumulated after-tax business results of the Company after distributing profits at the time of reporting.

**4.10 Distribution of net profit**

Profit after tax is distributed to shareholders after funds have been appropriated according to the Company's Charter as well as legal regulations and approved by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-monetary items in undistributed after-tax profits that may affect cash flow and the ability to pay dividends such as interest due to profits from revaluation of capital contributed assets, and profits due to revaluation of monetary items, financial instruments and other non-monetary items.

Dividends are recorded as liabilities at the shareholder's rights date.

**4.11 Revenue*****Revenue from sales of goods***

Sales of merchandise shall be recognized if it simultaneously meets the following five conditions:

- The enterprise has transferred the majority of risks and benefits associated with the right to own the products or goods to the buyer;
- The enterprise no longer holds the right to manage the goods as the goods owner, or the right to control the goods;
- Turnover has been determined with relative certainty;
- The enterprise has gained or will gain economic benefits from the good sale transaction; and
- It is possible to determine the costs related to the goods sale transaction.

***Interest***

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



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**4.12 Cost of goods sold**

Reflects the cost of products, goods and services sold during the period.

The provision for inventory price reduction is included in the cost of goods sold based on the quantity of inventory and the difference between the net realizable value being less than the original price of inventory. For the value of inventory loss or damage, the accountant immediately includes it in the cost of goods sold (after deducting compensation, if any).

For the cost of direct materials consumed in excess of the normal level, labor costs, and fixed general production costs not allocated to the value of products in stock, the accountant immediately includes it in the cost of goods sold (after deducting compensation, if any) even when the products and goods have not been determined to be consumed.

Cost of goods sold expenses are not considered as expenses for calculating corporate income tax according to the provisions of the Tax Law but have full invoices and documents and have been accounted for correctly according to the Company's accounting regime. Accounting expenses are not recorded as a reduction but only adjusted in the corporate income tax settlement to increase the amount of corporate income tax payable.

**4.13 Administratives expenses**

Expenses recorded as business management expenses include: Expenses for salaries of employees in the business management department (salaries, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for business management employees; expenses for office materials, labor tools, depreciation of fixed assets used for business management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); Other cash expenses (entertainment, customer conferences, etc.)

Business management expenses are not considered expenses for calculating corporate income tax according to the provisions of the Tax Law but have full invoices and documents and have been accounted for correctly according to the Company's accounting regime. The Company does not reduce accounting expenses but only adjusts them in the corporate income tax settlement to increase the amount of corporate income tax payable.

**4.14 Corporate income tax**

Current income tax is the tax amount is calculated on taxable income. Taxable income is different from accounting profit due to the adjustments of temporary differences between accounting and tax, non-deductible expenses as well as non taxable income and losses are transferred.

**4.15 Financial nstruments****Financial assets**

Financial assets classified in an appropriate way for the purposes of disclosures in the financial statements include: the financial assets are recognized according to fair value based on the income statement; the investments held to maturity, loans and receivables, financial assets available for sale. The classification of financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

At the time of initial recognition, financial assets are determined at cost plus any costs directly acquisition, issuance of such financial assets.

**Financial Liabilities**

Financial liabilities classified in an appropriate for the purposes of disclosures in the financial statements include: the financial liabilities are recorded carried at fair value based on the income statement, the financial liabilities are determined according to the amortized cost. The classification of financial liabilities



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depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition.

At the time of initial recognition, financial liabilities are determined at cost plus costs directly issuance of such financial liabilities.

**4.16 Related parties**

Parties are considered as a related party of the Company in case that party is able to control the company or to cause material effects on the financial decisions as well as operations of the Company. Parties are also considered to be related if they are jointly controlled or have significant influence.

In considering the relationship of stakeholders, the nature of the relationship is more focused than on the legal form.

| <b>Related party</b>  | <b>Nature of relationship</b>  |
|---|--|
| Starlands Viet Nam Joint Stock Company                        | Mr. Tran Cong Thanh – Chairman of the Board of Directors of CTP Group Corporation and concurrently General Director of Starlands Viet Nam., JSC        |
| Stars Capital Investment Joint Stock Company                  | Mr. Tran Cong Thanh – Chairman of the Board of Directors of CTP Group Corporation and concurrently General Director of Stars Capital Investment., JSC  |
| CTP Holding Investment Joint Stock Company                    | Mr. Tran Cong Thanh – Chairman of the Board of Directors of CTP Group Corporation and concurrently General Director of CTP Holding Investment., JSC    |
| Phu Khanh BDS Development and Investment JSC                  | Mr. Tran Manh Linh – Chairman of CTP Group Corporation's Board of Supervisor and concurrently Director of Phu Khanh BDS Development and Investment JSC |
| ThanhmaihsK Co.,Ltd   | Ms. Nguyen Thi Minh Loan – Member of the Board of Directors of CTP Group Corporation and concurrently Operations Director of ThanhmaihsK Co., Ltd      |
| Hien Luong Tourism Development and Investment Company Limited | The company participates in capital contribution to establish the entity, holding 25% of the voting rights and economic interest.                      |

**5. ADDITIONAL INFORMATION TO ITEMS IN BALANCE SHEET****5.1 Cash and cash equivalents**

|              | <b>31/12/2025</b>    | <b>01/01/2025</b>    |
|--------------|----------------------|----------------------|
|              | <b>VND</b>           | <b>VND</b>           |
| Cash on hand | 3,529,340,104        | 3,851,325,582        |
| Cash at bank | 308,939,641          | 3,426,920,361        |
| <b>Total</b> | <b>3,838,279,745</b> | <b>7,278,245,943</b> |

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**Form B 09a - DN****5.2 Short - term prepaid to suppliers**

|  | <b>31/12/2025</b>    |                     | <b>01/01/2025</b>     |                     |
|--|----------------------|---------------------|-----------------------|---------------------|
|  | Amount               | Provision           | Amount                | Provision           |
|  | VND                  | VND                 | VND                   | VND                 |
| Hong Phat Chemical Co., Ltd                  | -                    | -                   | 9,000,000,000         | -                   |
| Tin Phat Trading and Construction Investment | 8,430,146,530        | -                   | 13,604,363,638        | -                   |
| T9 Joint Stock Company                       | 87,500,000           | (87,500,000)        | 87,500,000            | (87,500,000)        |
| <b>Total</b>                                 | <b>8,517,646,530</b> | <b>(87,500,000)</b> | <b>22,691,863,638</b> | <b>(87,500,000)</b> |

**5.3 Short-term loans receivables**

|                   | <b>31/12/2025</b> |           | <b>01/01/2025</b>     |           |
|-------------------|-------------------|-----------|-----------------------|-----------|
|                   | Amount            | Provision | Amount                | Provision |
|                   | VND               | VND       | VND                   | VND       |
| Mr. Dong Van Nhat | -                 | -         | 37,000,000,000        | -         |
| <b>Total</b>      | <b>-</b>          | <b>-</b>  | <b>37,000,000,000</b> | <b>-</b>  |

**5.4 Other short-term receivables**

|              | <b>31/12/2025</b> |           | <b>01/01/2025</b>  |           |
|--------------|-------------------|-----------|--------------------|-----------|
|              | Amount            | Provision | Amount             | Provision |
|              | VND               | VND       | VND                | VND       |
| Interest     | -                 | -         | 145,972,603        | -         |
| <b>Total</b> | <b>-</b>          | <b>-</b>  | <b>145,972,603</b> | <b>-</b>  |

**5.5 Inventories**

|                  | <b>31/12/2025</b>    |           | <b>01/01/2025</b>     |           |
|------------------|----------------------|-----------|-----------------------|-----------|
|                  | Initial cost         | Provision | Initial cost          | Provision |
|                  | VND                  | VND       | VND                   | VND       |
| Work in progress | 2,630,126,952        | -         | 146,000,000           | -         |
| Goods            | -                    | -         | 13,173,876,621        | -         |
| <b>Total</b>     | <b>2,630,126,952</b> | <b>-</b>  | <b>13,319,876,621</b> | <b>-</b>  |



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**5.6 Financial investments**

|  | 31/12/2025             |                  |                   | 01/01/2025            |                   |
|--|------------------------|------------------|-------------------|-----------------------|-------------------|
|  | Initial cost<br>VND    | Provision<br>VND | Fair value<br>VND | Initial cost<br>VND   | Fair value<br>VND |
| <b>Investment in associates</b>                                  | <b>75,000,000,000</b>  | -                | -                 | <b>75,000,000,000</b> | -                 |
| Hien Luong Tourism Development<br>And Investment Company Limited | 75,000,000,000         | -                | (*)               | 75,000,000,000        | (*)               |
| <b>Investment in other entities</b>                              | <b>64,000,000,000</b>  | -                | -                 | -                     | -                 |
| Phu Khanh BDS Development and<br>Investment JSC (i)              | 42,000,000,000         | -                | (*)               | -                     | (*)               |
| CTP Holding Investment Joint<br>Stock Company (ii)               | 22,000,000,000         | -                | (*)               | -                     | (*)               |
| <b>Total</b>   | <b>139,000,000,000</b> | -                | -                 | <b>75,000,000,000</b> | -                 |

**Fair value**

(\*) The Company has not determined the fair value of unquoted investments as there is no specific guidance on the determination of fair value.

**Details of investments in other entities are as follows:**

|  | 31/12/2025      |                             |                                    | 01/01/2025      |                                    |
|--|-----------------|-----------------------------|------------------------------------|-----------------|------------------------------------|
|  | Number of share | The rate of<br>contribution | The proportion of<br>voting rights | Number of share | The proportion of<br>voting rights |
| <b>Investment in associates</b>                                  |                 |                             |                                    |                 |                                    |
| Hien Luong Tourism Development<br>And Investment Company Limited | 7,500,000       | 25.00%                      | 25.00%                             | 7,500,000       | 25.00%                             |
| <b>Investment in other entities</b>                              |                 |                             |                                    |                 |                                    |
| Phu Khanh BDS Development and<br>Investment JSC                  | 4,200,000       | 14.00%                      | 14.00%                             | -               | 0.00%                              |
| CTP Holding Investment Joint<br>Stock Company                    | 2,200,000       | 18.33%                      | 18.33%                             | -               | 0.00%                              |

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- (i) Pursuant to the Minutes of Meeting and the Board of Directors' Resolution No. 1003/2025/CTP/NQ-HDQT dated March 10, 2025, regarding the capital contribution to establish Phu Khanh Real Estate Investment and Development Joint Stock Company.
- (ii) Pursuant to the Minutes of Meeting and the Board of Directors' Resolution No. 2307/2025/CTP/NQ-HDQT dated July 23, 2025 and No. 2703/2026/CTP/NQ-HDQT dated March 27, 2026, regarding the capital contribution to establish CTP Holding Investment Joint Stock Company.

**5.7 Payables to suppliers**

|  | <b>31/12/2025</b>  |                    | <b>01/01/2025</b>  |                    |
|--|--------------------|--------------------|--------------------|--------------------|
|  | Amount             | Repayment capacity | Amount             | Repayment capacity |
|  | VND                | VND                | VND                | VND                |
| Alpha Trading Promotion Corporation  | 96,000,000         | 96,000,000         | 96,000,000         | 96,000,000         |
| AFC Viet Nam Auditing Co., Ltd   | -                  | -                  | 78,300,000         | 78,300,000         |
| Vietnam Securities Depository and Clearing Corporation - Ho Chi Minh City Branch | 7,700,000          | 7,700,000          | 7,000,000          | 7,000,000          |
| <b>Total</b>   | <b>103,700,000</b> | <b>103,700,000</b> | <b>181,300,000</b> | <b>181,300,000</b> |



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**5.8 Taxes and payables to State Budget**

|  | Beginning<br>receivables<br>VND | Beginning<br>payables<br>VND | Payable<br>VND    | Paid<br>VND          | Other<br>Adjustments<br>VND | Ending<br>receivables<br>VND | Ending<br>payables<br>VND |
|--|---------------------------------|------------------------------|-------------------|----------------------|-----------------------------|------------------------------|---------------------------|
| VAT on domestic goods                      | -                               | 1,804,766,247                | (125,005,124)     | 1,031,719,951        | (22,551,429)                | -                            | 625,489,743               |
| Corporate Income Tax                       | -                               | 397,059,537                  | 143,258,768       | 393,408,995          | (3,650,542)                 | -                            | 143,258,768               |
| Personal income Tax                        | -                               | 14,600,000                   | 800,000           | -                    | (14,600,000)                | -                            | 800,000                   |
| Land and housing taxes,<br>land rental fee | 3,738,209                       | -                            | -                 | -                    | 3,738,209                   | -                            | -                         |
| Fees, charges and others                   | 1,000,000                       | -                            | -                 | -                    | 1,000,000                   | -                            | -                         |
| <b>Total</b>                               | <b>4,738,209</b>                | <b>2,216,425,784</b>         | <b>19,053,644</b> | <b>1,425,128,946</b> | <b>(36,063,762)</b>         | <b>-</b>                     | <b>769,548,511</b>        |

**Value-added tax ("VAT"):** The Company applies the deduction method for VAT declaration and payment. The VAT rates applicable to goods sold domestically and other services are in accordance with current regulations.

**Corporate income tax:** The Company's business activities must pay corporate income tax at a rate of 17%.

**Other taxes:** The Company declares and pays according to regulations.

**Note:** The Company's tax settlement will be subject to inspection by the tax authorities. Because the application of tax laws and regulations to many different types of transactions can be interpreted in many different ways, the tax amount presented in the Financial Statements may be changed according to the decision of the tax authorities.

(\*) Adjusted pursuant to Notice No. 1647/TB-TCS2 dated 13 January 2026 issued by Tax Sub-Department 2 of Ho Chi Minh City regarding the change of business location.

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**5.9 Owner's Equity ("OE")****5.9.1. The table of equity fluctuation**

|                             | Capital<br>VND         | Investment &<br>development<br>fund<br>VND | Undistributed<br>profit after tax<br>VND | Total<br>VND           |
|-----------------------------|------------------------|--|--|------------------------|
| Balance at 01/01/2024       | 120,999,920,000        | 4,428,632,177                              | 22,677,953,743                           | 148,106,505,920        |
| Profit in the previous year | -                      | -  | 410,560,571                              | 410,560,571            |
| Balance at 31/12/2024       | <u>120,999,920,000</u> | <u>4,428,632,177</u>                       | <u>23,088,514,314</u>                    | <u>148,517,066,491</u> |
| Balance at 01/01/2025       | 120,999,920,000        | 4,428,632,177                              | 23,088,514,314                           | 148,517,066,491        |
| Profit in this year         | -                      | -  | 71,272,650                               | 71,272,650             |
| Balance at 31/12/2025       | <u>120,999,920,000</u> | <u>4,428,632,177</u>                       | <u>23,159,786,964</u>                    | <u>148,588,339,141</u> |

**5.9.2. Detail of owner's equity**

|                     | 31/12/2025             |             | 01/01/2025             |             |
|---------------------|------------------------|-------------|------------------------|-------------|
|                     | Amount<br>VND          | Rate<br>%   | Amount<br>VND          | Rate<br>%   |
| Mr. Tran Cong Thanh | -                      | 0.00%       | 18,000,000,000         | 14.88%      |
| Others              | 120,999,920,000        | 100.00%     | 102,999,920,000        | 85.12%      |
| Total               | <u>120,999,920,000</u> | <u>100%</u> | <u>120,999,920,000</u> | <u>100%</u> |

**5.9.3. Capital transactions with owners and dividend distribution, profit sharing**

|  | Current year<br>VND | Previous year<br>VND |
|--|---------------------|----------------------|
| <b>Owner's Equity</b>                        |                     |                      |
| At the beginning                             | 120,999,920,000     | 120,999,920,000      |
| Increase                                     | -                   | -                    |
| Decrease                                     | -                   | -                    |
| At the ending                                | 120,999,920,000     | 120,999,920,000      |
| <b>Dividend</b>                              | -                   | -                    |
| <i>In which, dividend received by shares</i> | -                   | -                    |



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**5.9.4. Shares**

|  | <b>31/12/2025</b> | <b>01/01/2025</b> |
|--|-------------------|-------------------|
|  | <i>Share</i>      | <i>Share</i>      |
| <b>Number of share registered</b>            | <b>12,099,992</b> | <b>12,099,992</b> |
| <b>Number of share public sold</b>           | <b>12,099,992</b> | <b>12,099,992</b> |
| Common share                                 | 12,099,992        | 12,099,992        |
| <b>Number of share repurchased</b>           | <b>-</b>          | <b>-</b>          |
| <b>Number of share in circulation</b>        | <b>12,099,992</b> | <b>12,099,992</b> |
| Common share                                 | 12,099,992        | 12,099,992        |
| <i>Face value in circulation (VND/share)</i> | <i>10,000</i>     | <i>10,000</i>     |

**6. ADDITIONAL INFORMATION TO ITEMS IN INCOME STATEMENTS****6.1 Revenue**

|                            | <b>Current year</b>   | <b>Previous year</b>  |
|----------------------------|-----------------------|-----------------------|
|                            | <i>VND</i>            | <i>VND</i>            |
| Revenue from selling goods | 52,498,252,900        | 37,776,526,169        |
| <b>Total</b>               | <b>52,498,252,900</b> | <b>37,776,526,169</b> |

**6.2 Cost of goodss sold**

|                    | <b>Current year</b>   | <b>Previous year</b>  |
|--------------------|-----------------------|-----------------------|
|                    | <i>VND</i>            | <i>VND</i>            |
| Cost of goods sold | 51,855,049,459        | 36,990,409,830        |
| <b>Total</b>       | <b>51,855,049,459</b> | <b>36,990,409,830</b> |

**6.3 Financial income**

|                                 | <b>Current year</b> | <b>Previous year</b> |
|---------------------------------|---------------------|----------------------|
|                                 | <i>VND</i>          | <i>VND</i>           |
| Deposit, lending interest       | 726,506,690         | 312,749,262          |
| Exchange rate difference profit | -                   | 264                  |
| <b>Total</b>                    | <b>726,506,690</b>  | <b>312,749,526</b>   |

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**6.4 Administrative expenses**

|                          | Current year<br>VND | Previous year<br>VND |
|--------------------------|---------------------|----------------------|
| Staff cost               | 170,685,904         | 208,047,840          |
| Cost of materials        | 3,929,550           | -                    |
| Tax, fee and charge      | 3,000,000           | -                    |
| Outside service expenses | 390,198,014         | 353,047,164          |
| <b>Total</b>             | <b>567,813,468</b>  | <b>561,095,004</b>   |

**6.5 Other expenses**

|   | Current year<br>VND | Previous year<br>VND |
|---|---------------------|----------------------|
| Taxes's penalty, Administration penalty | 628,167,216         | 456,118              |
| <b>Total</b>                            | <b>628,167,216</b>  | <b>456,118</b>       |

**6.6 Current corporate income tax expenses**

|   | Current period<br>VND | Previous period<br>VND |
|---|-----------------------|------------------------|
| Total accounting profit before tax                        | 214,531,418           | 537,314,743            |
| Accounting profit adjustments to determine taxable income | 628,167,216           | 96,456,115             |
| Increase  | 628,167,216           | 96,456,115             |
| <b>Taxable income</b>                                     | <b>842,698,634</b>    | <b>633,770,858</b>     |
| Corporate income tax rate                                 | 17%                   | 20%                    |
| <b>Corporate income tax expenses</b>                      | <b>143,258,768</b>    | <b>126,754,172</b>     |
| <b>Current corporate income tax expenses</b>              | <b>143,258,768</b>    | <b>126,754,172</b>     |

**6.7 Basic earnings per share**

|   | Current year<br>VND | Previous year<br>VND |
|---|---------------------|----------------------|
| Accounting profit after tax                         | 71,272,650          | 410,560,571          |
| Profit or (loss) distributed to common shareholders | 71,272,650          | 410,560,571          |
| Common shares in circulation                        | 12,099,992          | 12,099,992           |
| <b>Earning per share</b>                            | <b>6</b>            | <b>34</b>            |



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**6.8 Production costs according to factors**

|                          | Current year<br>VND | Previous year<br>VND |
|--------------------------|---------------------|----------------------|
| Staff cost               | 178,685,904         | 354,047,840          |
| Outside service expenses | 397,127,564         | 353,047,164          |
| <b>Total</b>             | <b>575,813,468</b>  | <b>707,095,004</b>   |

**7. FINANCIAL INSTRUMENTS**

The Company has financial assets such as loans, trade and other receivables, cash and short-term deposits arising directly from the operations of the Company. Financial liabilities of the Company mainly include borrowings, trade payables and other payables. The main purpose of these financial liabilities is to mobilize financial resources for the Company's operating activities.

The Company's financial instruments comprise:

|                              | Book value           |                  |                       |                  |
|------------------------------|----------------------|------------------|-----------------------|------------------|
|                              | 31/12/2025           |                  | 01/01/2025            |                  |
|                              | Initial cost<br>VND  | Provision<br>VND | Initial cost<br>VND   | Provision<br>VND |
| <b>Financial assets</b>      |                      |                  |                       |                  |
| Cash and cash equivalents    | 3,838,279,745        | -                | 7,278,245,943         | -                |
| Receivables from customers   | -                    | -                | -                     | -                |
| Loans receivables            | -                    | -                | 37,000,000,000        | -                |
| Other receivables            | -                    | -                | 145,972,603           | -                |
|                              | <b>3,838,279,745</b> | <b>-</b>         | <b>44,424,218,546</b> | <b>-</b>         |
| <b>Financial liabilities</b> |                      |                  |                       |                  |
| Payable to suppliers         | 103,700,000          | -                | 181,300,000           | -                |
| Other payables               | 8,333,398            | -                | 8,394,912             | -                |
|                              | <b>112,033,398</b>   | <b>-</b>         | <b>189,694,912</b>    | <b>-</b>         |

Financial assets and financial liabilities have not been remeasured at fair value at the end of the accounting period because Circular No. 210/2009/TT-BTC and prevailing regulations require the presentation of financial statements and disclosure of information relating to financial instruments, but do not provide equivalent guidance for the measurement and recognition of the fair value of financial assets and financial liabilities, except for the allowance for doubtful debts and provision for diminution in value of investment securities as detailed in the relevant notes.

Risk management is an integral part of the Company's business operations. The Company has established a control system in order to ensure a reasonable balance between the costs incurred from risks and the costs of managing those risks.

The Company is exposed to market risk, credit risk and liquidity risk.

The Board of General Directors has considered and consistently applied the following policies for managing the aforesaid risks:



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**Form B 09a - DN****i. Market risk**

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate because of changes in market prices.

The Company's business activities are mainly exposed to risks arising from changes in prices, foreign exchange rates and interest rates.

**Price risk**

The Company is exposed to price risk of equity instruments arising from its short-term and long-term investments in shares due to the uncertainty of the future prices of such investments. Long-term investments in shares are held for long-term strategic purposes and, at the fiscal year end date, the Company has no plan to dispose of these investments.

**Foreign currency risk**

The Company is exposed to foreign currency risk because the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in foreign exchange rates when the Company's borrowings, revenue and expenses are denominated in currencies other than Vietnam Dong.

**Interest rate risk**

The Company is exposed to interest rate risk because the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market interest rates when the Company has deposits with or without fixed terms, borrowings and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the competitive situation in the market in order to obtain interest rates favorable to the Company's purposes.

**ii. Credit risk**

Credit risk is the risk that one party to a financial instrument or contract fails to discharge an obligation and causes financial loss to the Company. The Company is exposed to credit risk from its operating activities (primarily in respect of trade receivables) and from its financing activities, including bank deposits, loans and other financial instruments.

|                           | Less than 1 year<br>VND | From 1 to 5 years<br>VND | More than 5<br>years<br>VND | Total<br>VND          |
|---------------------------|-------------------------|--------------------------|-----------------------------|-----------------------|
| <b>Financial assets</b>   |                         |                          |                             |                       |
| <b>As at 31/12/2025</b>   |                         |                          |                             |                       |
| Cash and cash equivalents | 3,838,279,745           | -                        | -                           | 3,838,279,745         |
| Other receivables         | -                       | -                        | -                           | -                     |
| <b>Total</b>              | <b>3,838,279,745</b>    | <b>-</b>                 | <b>-</b>                    | <b>3,838,279,745</b>  |
| <b>As at 01/01/2025</b>   |                         |                          |                             |                       |
| Cash and cash equivalents | 7,278,245,943           | -                        | -                           | 7,278,245,943         |
| Loans receivables         | 37,000,000,000          | -                        | -                           | 37,000,000,000        |
| Other receivables         | 145,972,603             | -                        | -                           | 145,972,603           |
| <b>Total</b>              | <b>44,424,218,546</b>   | <b>-</b>                 | <b>-</b>                    | <b>44,424,218,546</b> |



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**Form B 09a - DN****iii. Liquidity risk**

Liquidity risk is the risk that the Company will encounter difficulty in meeting its financial obligations due to shortage of funds. The Company's liquidity risk mainly arises from the mismatch in maturities of financial assets and financial liabilities. The maturity of financial liabilities is based on the expected contractual payment schedule on an undiscounted cash flow basis as follows:

|                              | Less than 1 year<br>VND | From 1 to 5 years<br>VND | More than 5<br>years<br>VND | Total<br>VND       |
|------------------------------|-------------------------|--------------------------|-----------------------------|--------------------|
| <b>Financial liabilities</b> |                         |                          |                             |                    |
| <b>As at 31/12/2025</b>      |                         |                          |                             |                    |
| Payable to suppliers         | 103,700,000             | -                        | -                           | 103,700,000        |
| Other payable                | 8,333,398               | -                        | -                           | 8,333,398          |
| <b>Total</b>                 | <b>112,033,398</b>      | <b>-</b>                 | <b>-</b>                    | <b>112,033,398</b> |
| <b>As at 01/01/2025</b>      |                         |                          |                             |                    |
| Payable to suppliers         | 181,300,000             | -                        | -                           | 181,300,000        |
| Other payable                | 8,394,912               | -                        | -                           | 8,394,912          |
| <b>Total</b>                 | <b>189,694,912</b>      | <b>-</b>                 | <b>-</b>                    | <b>189,694,912</b> |

The Company believes that the concentration of risk in respect of debt repayment is low. The Company is able to settle its due liabilities from cash flows generated from operating activities and proceeds from matured financial assets.

**8. OTHER INFORMATION****8.1 Transactions and balances with related parties**

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

**8.1.1 Transactions and balances with key management members, the individual involved with key management members**

*Key management members' income:*

| Name                 | Position              | Current period<br>VND | Previous period<br>VND |
|----------------------|-----------------------|-----------------------|------------------------|
|                      |                       | <b>64,000,000</b>     | <b>81,000,000</b>      |
| Mr. Duong Van Tinh   | General Director      | 64,000,000            | -                      |
| Ms. Tran Thi Lan Anh | Vice General Director | -                     | 81,000,000             |

**8.1.2 Transactions and balances with other related parties**

The list of related parties is disclosed in Note 4.16

The Company has no transactions with other related parties

**8.2 Potential liabilities**

There are no potential liabilities arising from past events that could affect the information presented in the Financial Statements that the Company does not control or has not recorded.

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**8.3 Going concern**

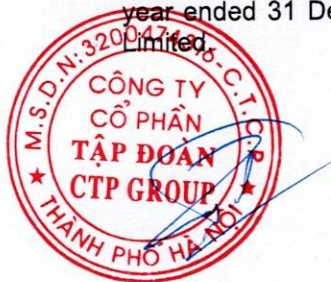
There are no events that cause a great deal of suspicion about the possibility of continuing operations and the Company has no intention or obligation to cease or significantly reduce the scope of its operations.

**8.4 Post balance sheet events**

There have been no significant events occurring after the balance sheet date which would require adjustments or disclosures to be made in the financial statements.

**8.5 Comparative figures**

The opening balances on the balance sheet and the comparative figures for the previous year on the statement of income and the statement of cash flows are derived from the financial statements for the fiscal year ended 31 December 2024 of the Company, which were audited by AFC Vietnam Auditing Company Limited.



General Director  
Duong Van Tinh  
Ha Noi, Viet Nam  
March 27, 2026

Chief Accountant  
Phung Thi Dao

Preparer  
Phung Thi Dao