

CTP GROUP CORPORATION

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

No: 2004/2026/PLBC-CTP

Hanoi, 20 April 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 made the disclosure of the 1th quarter 2026 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
- Phone number: 0973 760 515
- Email: info.ctpcompany@gmail.com
- Website: <https://takaractp.com/>

2. Disclosure content:

- Financial statements for the Quarter I of 2026

☒ 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 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 April 20, 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 2026.
- Transaction details:
 - Proportion of transaction value/total asset value of the company (%) (*based on the 2025 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:

- Q1 2026 Financial Statements;
- Explanatory document no 2004/2026/CV-CTP

**Organization representative
LEGAL REPRESENTATIVE
CHIEF EXECUTIVE OFFICER**



DUONG VAN TINH



Báo cáo tài chính
Financial Statement

Cho kỳ kế toán từ ngày 01/01/2026 đến ngày 31/3/2026
For the fiscal year ending on Mar 31, 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP

CTP GROUP CORPORATION



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CTP GROUP CORPORATION

Balance sheet

For the fiscal year ending on Mar 31, 2026

This statement should be read together with the Notes to the Financial Statement

Items	Code	Note	31/03/2026 VND	01/01/2026 VND
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		21.248.842.657	14.898.553.227
I. Cash and cash exchangeable	110	IV.1	3.659.071.152	3.838.279.745
Cash	111		3.659.071.152	3.838.279.745
Cash exchangeable	112			-
III. Short-term receivables	130		15.350.444.040	8.430.146.530
Short-term Receivables from Customers	131	IV.2	6.899.239.385	
Prepayment to suppliers	132	IV.3	8.538.704.655	8.517.646.530
Other receivable	135		-	-
Provision for bad short-term receivables (*)	136	-	87.500.000	87.500.000
IV. Inventories	140	IV.4	2.239.327.465	2.630.126.952
Inventory	141		2.239.327.465	2.630.126.952
Provision for decline in inventory (*)	142		-	-
V. Provision for decline in inventory	160		-	-
Input VAT	162			
Taxes and Receivables from State Budget	163		-	-
B. LONG-TERM ASSETS (200 = 210+220+240+250+260)	200		139.000.000.000	139.000.000.000
I. Long-term receivables	210		-	-
II. Fixed assets	220			
IV. Long-term financial investments	250		-	-
V. Long-term financial investments	260		139.000.000.000	139.000.000.000
Investments in Associates, Joint-Ventures	262	IV.5	75.000.000.000	75.000.000.000
Other long-term investments	263		64.000.000.000	64.000.000.000
VI. Other long term assets	270		-	-
Long-term prepaid expenses	271		-	-
TOTAL ASSETS (270=100+200)	280		160.248.842.657	153.898.553.227

CTP GROUP CORPORATION

Balance sheet

For the fiscal year ending on Mar 31, 2026

This statement should be read together with the Notes to the Financial Statement

Items	Code	Note	31/3/2026 VND	01/01/2026 VND
C LIABILITIES (300=310+330)	300		11.621.559.934	5.310.214.086
I. Current liabilities	310		11.621.559.934	5.310.214.086
1. Payables to seller: short-term	311		6.315.940.000	103.700.000
3. Taxes and Obligations to State Budget	314	IV.7	816.249.615	769.548.511
4. Payables to employees	315		39.629.832	-
6. Others explain: short-term	316		21.108.310	8.333.398
12. Reward and Welfare Fund	323	IV.8	4.428.632.177	4.428.632.177
II. Long-term liabilities	330		-	-
B. OWNER'S EQUITY	400		148.627.282.723	148.588.339.141
I. Owner's equity	410	IV.9	148.627.282.723	148.588.339.141
1. Owner's equity invested capital	411		120.999.920.000	120.999.920.000
- Ordinary stock with voting right	411a		120.999.920.000	120.999.920.000
8. Development Investment Fund	418		4.428.632.177	4.428.632.177
10. Other Funds	419		-	-
11. Undistributed Profit	420		23.198.730.546	23.159.786.964
- Accumulated Undistributed Profit by The End of The Previous Period	420a		23.159.786.964	23.088.514.314
- Undistributed Profit of the Current Period	420b		38.943.582	71.272.650
TOTAL RESOURCES (440=300+400)	440		160.248.842.657	153.898.553.227

Đào

Phùng Thị Đào
Preparer

Đào

Phùng Thị Đào
Chief Accountant



Dương Văn Tịnh
General Director

Hanoi City, April 15, 2026

CTP GROUP CORPORATION
STATEMENT OF INCOME
For the fiscal year ending on Mar 31, 2026

This statement should be read together with the Notes to the Financial Statement

Items	Code	Note	Current year VND	Previous year VND	Accumulated from the beginning of the year (Current year)	Accumulated from the beginning of the year (Previous year) VND
1. Sales from goods and services sold	01		11.426.001.653	11.049.157.900	11.426.001.653	11.049.157.900
2. Sales deduction	02		-	-	-	0
3. Net sales from goods and services sold (10=01-02)	10	V.1	11.426.001.653	11.049.157.900	11.426.001.653	11.049.157.900
4. Cost of goods sold	11	V.2	11.288.739.487	10.955.443.900	11.288.739.487	10.955.443.900
5. Gross profit from goods and services sold (20=10-11)	20		137.262.166	93.714.000	137.262.166	93.714.000
6. Revenue from financial activities	21		-	-	-	-
7. Expenses from financial activities	22	V.3	8.056	247.950.993	8.056	247.950.993
- In there: Loan interest expense	23		-	-	-	-
8. Sales expenses	25		-	-	-	-
9. Administration expenses	26		85.715.744	212.357.101	85.715.744	212.357.101
10. Net profit from business activities (30 = 20 + (21 - 22) - (24 + 25))	30		51.554.478	129.307.892	51.554.478	129.307.892
11. Other incomes	31		-	-	-	-
12. Other expenses	32		2.300.000	-	2.300.000	-
13. Other profits (40=31-32)	40		(2.300.000)	-	(2.300.000)	-
14. Total accounting profit before tax (50 = 30 + 40)	50		49.254.478	129.307.892	49.254.478	129.307.892
15. Current income tax expense	51	V.4	10.310.896	25.861.578	10.310.896	25.861.578
16. Deferred Income Tax	52		-	-	-	-
17. Profit after income tax (60=50-51-52)	60		38.943.582	103.446.314	38.943.582	103.446.314



Đào

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Phùng Thị Đào
Preparer

Phùng Thị Đào
Chief Accountant

Dương Văn Tĩnh
General Director

CTP GROUP CORPORATION
CASH FLOW STATEMENT(Indirect method cash flow)
For the fiscal year ending on Mar 31, 2026

This statement should be read together with the Notes to the Financial Statement

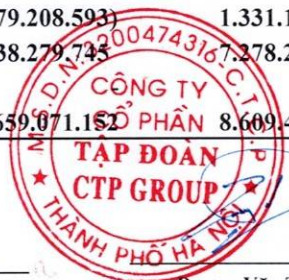
ARTICLE	Code	CURRENT YEAR VND	PREVIOUS YEAR VND
I. Cash flow from business activities			
1. Profit before taxes	01	49.254.478	129.307.892
2. Adjustments for			
- Depreciation of fixed asset and investment property	02		
- Provisions	03	-	
- Exchange rate differences from revaluation of monetary items denominated in foreign currencies	04	-	
- Profit and losses from investing activities	05	(8.056)	(247.950.993)
- Interest expense	06		
- Others	07		
3. Operating profit before changes in working capital	08	49.246.422	(118.643.101)
- Increase/decrease in accounts receivable	09	(6.920.297.510)	6.295.860.706
- Increase/decrease in inventory	10	390.799.487	398.456.400
- Increase/decrease in accounts payable (excluding payable loan interest and enterprise income tax)	11	6.301.034.952	2.532.721.946
- Increase/decrease in prepaid expenses	12	-	1.309.848
- Increase/ decrease in securities trading	13		
- Interest paid	14		
- Income tax paid	15		
Net cash flow from operating activities	20	(179.216.649)	9.109.705.799
II. Cash flow from financial activities			
1. Payment for purchasing, construct fixed assets and other long- term assets	21		
2. Receipts from the liquidation, assignment or sale of fixed assets and other long-term assets	22		
3. Payments to provide loans, to acquire debt instruments of other units	23		
4. Receipts from the recovery of loans provided, from the Re-sale of debt instruments of other units	24		(8.000.000.000)
5. Payments of investments in capital contributions to other units	25		
6. Cash recovered from investments in capital contributions to other units	26		
7. Receipts from interests, dividends and earned profits	27	8.056	221.452.363
Net cash flow from investment activities	30	8.056	(7.778.547.637)
III. Cash flow from financial activities			
3. Receipts from borrowings	33		
4. Repayments of principals of borrowings	34		
5. Repayments of financial leasing debts	35		
Net cash flow from financial activities	40		
Net cash flow in the period (50 = 20+30+40)	50	(179.208.593)	1.331.158.162
Cash and cash equivalents at the beginning of period	60	3.838.279.745	7.278.245.943
The effect of changes in exchange rate	61		
Cash on hand and closing amount (70=50+60+61)	70	3.659.071.152	8.609.404.105

Đào

Phùng Thị Đào
Preparer

Đào

Phùng Thị Đào
Chief Accountant



Dương Văn Tịnh
General Director

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Mar 31, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

I. General Information

Form of capital ownership

CTP Group Corporation (formerly known as Thuong Phú Coffee Joint Stock Company) was established and operates under business registration certificate number 3200474316, first registered on October 25, 2010, and registered for the 19th change on 04/02/2026 by Ha Noi Department of Finance.

The head office is located at 8th floor, Simco Song Da Building, Van Phuc new Urban Area, Ha Dong Ward, Ha Noi, Viet Nam

The registered capital of the Company is 120,999,920,000 VND, and the actual contributed capital as of March 31, 2026, is 120,999,920,000 VND, equivalent to 12,999,992 shares, with a par value of 10,000 VND per share.

Main business lines

The company operates mainly in the field of commerce

Field of activity

- Planting rubber trees.
- Growing coffee plants
- Planting perennial trees.
- Complete the construction project.
- Selling motorcycles and scooters.
- Automobile and other motor vehicle dealers.
- Wholesale food
- Poultry farming
- Timber exploitation
- Marine fisheries exploitation
- Crude oil extraction
- Iron ore mining
- Educational support services
- Computer programming
- Advertisement
- Salt mining
- Tea production
- Wine production
- Complete the textile product.
- Printing
- Road freight transport
- Boats, sports canoes, and recreational activities.
- Repairing electrical equipment.
- Electricity production
- Recycling scrap materials
- Building a house for living.

II. Accounting policies applied at the enterprise

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Mar 31, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

The Company maintains its accounting records in VND.

Year accounting year

The enterprise accounting period starts on January 1, and ends on the 31st of December.

Accounting regime applicable

The Company applies Enterprise Accounting System issued under Decision No .200/2014/QĐ-BTC dated 22 December 2014 amended and supplemented in accordance with Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Minister of Finance.

Declaration of compliance with accounting standards and accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

III. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

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

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Mar 31, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

Cash and cash equivalents

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

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The cost of inventory is calculated by weighted average method.

Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Undistributed profit after tax is the profit of business operations after deduction (-) regulated items due to applying a change in accounting retrospectively or to make a retrospective restatement to correct materiality in previous years.

Revenue

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

The amount of revenue can be measured reliably;

It is probable that the economic benefits associated with the transaction will flow to the Company;

The percentage of completion of the transaction at the balance sheet date can be measured reliably; and

The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Mar 31, 2026

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

IV. Additional information on the items of the interim Balance Sheet

1. Cash and cash exchangeable

	31/3/2026	01/01/2026
	VND	VND
Cash on hand - VND	3.614.777.899	3.851.325.582
Demand deposits in banks	44.293.253	3.426.920.361
Cash equivalents - Bank deposits with original maturities of no more than 03 months		-
Total	3.659.071.152	7.278.245.943

2. Short-term Receivables from Customers

	31/3/2026	01/01/2026
	VND	VND
Hien Luong Tourism Development And Investment Company Limited	657.959.385	-
CÔNG TY TNHH SẢN XUẤT THƯƠNG MẠI NÔNG SẢN THANH TÀI	6.241.280.000	-
Total	6.899.239.385	-

3. Prepayment to suppliers

	31/3/2026	01/01/2026
	VND	VND
TIN PHAT CONSTRUCTION INVESTMENT AND TRADING JOINT STOCK COM	8.430.146.530	8.430.146.530
Other Suppliers	108.558.125	87.500.000
Total	8.538.704.655	8.517.646.530

4. Inventory

	31/3/2026	01/01/2026
	VND	VND
Short-term work in progress	2.081.827.465	2.630.126.952
Finished goods		
Merchandises	157.500.000	
Provision for decline in inventory		
Total	2.239.327.465	2.630.126.952

5. Long-term financial investments

	31/3/2026	01/01/2026
	VND	VND
Other long-term investments	64.000.000.000	
Investments in Associates, Joint-Ventures (*)	75.000.000.000	75.000.000.000
	139.000.000.000	75.000.000.000

(*) Invest 25% Hien Luong Tourism Development And Investment Company Limited 75,000,000,000 VND

Tax number: 5400497804 ADD: Tiểu khu Liên Phương, Xã Đà Bắc, Phú Thọ

(**) Invest 14% PHU KHANH BDS DEVELOPMENT AND INVESTMENT JSC 42,000,000,000 VND

Tax number: 4202019152 ADD: Số 08 đường A1, Khu Đô Thị Vinh Diễm Trung, Phường Tây Nha Trang, Khánh Hòa

(**) Invest 18% CTP HOLDING INVESTMENT JOINT STOCK COMPANY 12,000,000,000 VND

Tax number: 01111165938 ADD: Tầng 9, Tòa nhà SIMCO Sông Đà, tiểu khu đô thị mới Vạn Phúc, Phường Hà Đông, TP Hà Nội

6. Taxes and Obligations to State Budget

	31/3/2026	01/01/2026
	VND	VND
Vat Payable	661.879.951	625.489.743
Corporate income tax	153.569.664	143.258.768
Personal income tax	800.000	800.000
	816.249.615	769.548.511

7. Development Investment Fund

	31/3/2026	01/01/2026
	VND	VND
Development Investment Fund	4.428.632.177	4.428.632.177
	4.428.632.177	4.428.632.177

8. OWNER'S EQUITY

	Contributed legal capital	Undistributed earnings	Development Investment Fund	Total
	VND	VND	VND	VND
As at 01/01/2025	120.999.920.000	23.159.786.964	4.428.632.177	148.588.339.141
Current year increase in capit	-	-	-	-
Profit/loss of the current year	-	38.943.582	-	38.943.582
As at 31/03/2025	120.999.920.000	23.198.730.546	4.428.632.177	148.627.282.723

CTP GROUP CORPORATION
NOTES TO THE FINANCIAL STATEMENTS
For the fiscal year ending on Mar 31, 2026

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Details of owner's invested capital	31/3/2026	Share	%
	VND		
	120.999.920.000	12.099.992	100%
	120.999.920.000	12.099.992	100%

10.000 VND/share.

V. Additional information on the items of the income statement

1. Sales from goods and services sold

	Current year VND	Previous year VND
Sale		
Sale	11.426.001.653	11.049.157.900
	11.426.001.653	11.049.157.900
Sales deduction		
Net sales from goods and services sold	11.426.001.653	11.049.157.900

2. Cost of goods sold

	Current year VND	Previous year VND
Cost of goods sold	11.288.739.487	10.955.443.900
	11.288.739.487	10.955.443.900

3. Expenses from financial activities

	Current year VND	Previous year VND
Expenses from financial activities	-	-
	-	-

4. Current income tax expense

	Current year VND	Previous year VND
Total accounting profit before tax	49.254.478	129.307.892
Total accounting profit before tax Thu nhập tính thuế	49.254.478	129.307.892
Corporate income tax	10.310.896	25.861.578
	10.310.896	25.861.578

VI. Other Information

1. events occurring after the end of the period

No events or matters have occurred that affect the information presented in the financial statements and could significantly impact the company's business operations.

Preparer

Phùng Thị Đào

Chief Accountant

Phùng Thị Đào

TP. Hà Nội, ngày 15 tháng 04 năm 2026



Hương Văn Tịnh