

ENTERPRISE

Name of the unit: Hoang Ha Joint Stock Company.

Address: No. 368, Ly Bón Street, Thai Binh Ward, Hưng Yên Province.

Tax code: 1000272301

SEPARATE FINANCIAL STATEMENTS

Quarter I of 2026

SEPARATE FINANCIAL
STATEMENTS

Quarter I of 2026

Including the following forms:

- | | |
|--|---------------------------|
| 1. Financial report. | Form No: B 01 - DN |
| 2. Income statement. | Form No: B 02 - DN |
| 3. Cash flow statement. | Form No: B 03 - DN |
| 4. Notes to financial statements. | Form No: B 09 - DN |

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1. Financial report.
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Form No: B 01 - DN

Form No: B 02 - DN

Form No: B 03 - DN

Form No: B 09 - DN

FINANCIAL REPORT**Quarter I of 2026**

(Applicable to businesses that meet the going concern assumption)

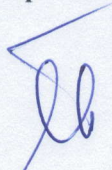
Unit: Vietnamese Dong

ASSET	Code	Notes	31.03.2026	01.01.2026
SHORT-TERM ASSETS	100		3.739.867.410	3.589.158.180
Cash and cash equivalents	110		249.540.412	63.335.707
Cash	111	V.01	249.540.412	63.335.707
Short-term receivables	130		2.905.003.805	2.752.265.155
Short-term trade receivables	131	V.03	2.695.506.770	2.487.713.311
Short-term repayments to suppliers	132	V.04	140.000.000	140.000.000
Other short-term receivables	135	V.05	69.497.035	124.551.844
Inventories	140		199.039.862	198.523.417
Inventories	141	V.07	199.039.862	198.523.417
Other current assets	160		386.283.331	575.033.901
Short-term prepaid expenses	161	V.12a	39.864.464	199.375.516
Deductible vat	162		225.321.931	254.822.071
Taxes and other receivables from government budget	163	V.15	121.096.936	120.836.314
LONG-TERM ASSETS	200		73.613.303.526	76.055.490.568
Fixed assets	220		24.579.633.189	19.199.432.637
Tangible fixed assets	221	V.09	24.577.220.305	19.192.619.752
- Historical costs	222		130.026.665.129	119.691.674.809
- Accumulated depreciation (*)	223		(105.449.444.824)	(100.499.055.057)
Intangible fixed assets	227	V.10	2.412.884	6.812.885
- Historical costs	228		163.000.000	163.000.000
- Accumulated depreciation (*)	229		(160.587.116)	(156.187.115)
Investment real estate	240	V.11	13.528.919.726	21.330.500.719
- Historical costs	241		19.144.697.736	34.224.873.617
- Accumulated depreciation (*)	242		(5.615.778.010)	(12.894.372.898)
Long-term assets in progress	250		5.586.494.750	5.586.494.750
Construction in progress	252	V.08	5.586.494.750	5.586.494.750
Long-term investments	260		29.902.272.629	29.916.022.808
Investments in subsidiaries	261	V.02	30.000.000.000	30.000.000.000
Provisions for long-term investments (*)	264	V.20	(1.586.328.100)	(1.572.577.921)
Held to maturity investments	265	V.06	1.488.600.729	1.488.600.729
Other long-term assets	270		15.983.232	23.039.654
Long-term prepaid expenses	271	V.12b	15.983.232	23.039.654
TOTAL ASSETS	280		77.353.170.936	79.644.648.748

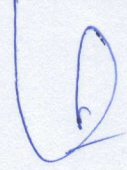
SOURCE OF FUNDS	Code	Notes	31.03.2026	01.01.2026
LIABILITIES	300		61.553.023.757	60.624.348.335
Short-term liabilities	310		39.453.023.757	39.024.348.335
Short-term trade payables	311	V.14	5.735.608.080	5.438.048.363
Short-term prepayments from customers	312		529.282.258	529.282.258
Taxes and other payables to government budget	314	V.15	138.774.240	139.165.352
Payables to employees	315		1.168.086.000	640.004.000
Short-term accrued expenses	316	V.16	-	4.881.811
Short-term unearned revenues	319	V.18	25.107.528	108.274.194
Other short-term payments	320	V.17	5.292.152.874	5.177.671.980
Short-term borrowings and finance lease liabilities	321	V.13A	26.564.012.777	26.987.020.377
Long-term liabilities	330	V.13B	22.100.000.000	21.600.000.000
Long-term borrowings and finance lease liabilities	339		22.100.000.000	21.600.000.000
OWNER'S EQUITY	400		15.800.147.179	19.020.300.413
Contributed capital	411	V.19	348.963.540.000	348.963.540.000
- Voting shares	411a		348.963.540.000	348.963.540.000
Capital surplus	412		932.107.220	932.107.220
Development and investment funds	418		5.272.435.487	5.272.435.487
Undistributed profit after tax	421		(339.367.935.528)	(336.147.782.294)
- Undistributed profit after tax brought forward	421a		(336.147.782.294)	(268.736.095.880)
- Undistributed profit after tax for the current period	421b		(3.220.153.234)	(67.411.686.414)
TOTAL SOURCE OF FUNDS	440		77.353.170.936	79.644.648.748

Hung Yên, April 22, 2026

Prepared by

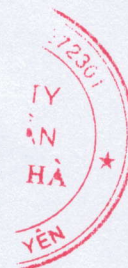

Nghiem Thi Hieu

Chief Accountant


Tran Thi Hang

Chairman of the Board of Directors


Luu Huy Ha



INCOME STATEMENT
Quarter I of 2026

Unit: Vietnamese Dong

Target	Code	Notes	Quarter I		From 01.01.2026 to 31.03.2026	From 01.01.2025 to 31.03.2025
			Year 2026	Year 2025		
1. Revenues from sales and services rendered	01		3.745.422.420	6.476.748.612	3.745.422.420	6.476.748.612
2. Revenue deductions	02					
3. Net revenues from sales and services rendered (10 = 01 - 02)	10	VI.1	3.745.422.420	6.476.748.612	3.745.422.420	6.476.748.612
4. Costs of goods sold	11	VI.2	5.762.529.750	11.352.182.034	5.762.529.750	11.352.182.034
5. Gross revenues from sales and services rendered (20=10-11)	20		(2.017.107.330)	(4.875.433.422)	(2.017.107.330)	(4.875.433.422)
6. Financial income	21	VI.3	324.741.313	247.405.491	324.741.313	247.405.491
7. Financial expenses	22	VI.4	71.706.122	374.912.870	71.706.122	374.912.870
In which: interest expenses	23		57.955.943	332.673.835	57.955.943	332.673.835
8. Sales expenses	25				-	-
9. General administration expenses	26	VI.7	1.560.396.029	2.494.132.388	1.560.396.029	2.494.132.388
10. Net profits from operating activities {30=20+-(21-22)-(24+25)}	30		(3.324.468.168)	(7.497.073.189)	(3.324.468.168)	(7.497.073.189)
11. Other income	31	VI.5	130.955.727	5.035.644	130.955.727	5.035.644
12. Other expenses	32	VI.6	26.640.793	43.227.671.182	26.640.793	43.227.671.182
13. Other profits (40=31-32)	40		104.314.934	(43.222.635.538)	104.314.934	(43.222.635.538)
14. Total net profit before tax (50=30+40)	50		(3.220.153.234)	(50.719.708.727)	(3.220.153.234)	(50.719.708.727)
15. Current corporate income tax expenses	51	VI.9			-	-
16. Deferred corporate tax expense	52				-	-
17. Profits after enterprise income tax (60=50-51-52)	60		(3.220.153.234)	(50.719.708.727)	(3.220.153.234)	(50.719.708.727)
18. Basic earnings per share (*)	70					
19. Declining earnings per share (*)	71					

Prepared by

Nghiem Thi Hieu

Chief Accountant

Tran Thi Hang

Chairman of the Board of Directors

Hung Yen, April 22, 2026



Luu Huy Ha

CASH FLOW STATEMENT

(According indirect method)

Quarter I of 2026

Unit: Vietnamese Dong

Target	Code	From 01/01/2026 to 31/03/2026	From 01/01/2025 to 31/03/2025
I. CASH FLOWS FROM OPERATING ACTIVITIES			
1. Profit before tax	01	(3.220.153.234)	(50.719.708.727)
2. Adjustments for:			
Depreciation of fixed assets and investment properties	02	2.121.598.898	3.895.811.074
Provisions	03	13.750.179	42.239.035
(Gain)/Loss from investment activities	05	(147.616.505)	42.754.898.999
Interest expenses	06	57.955.943	332.673.835
3. Profit from operating activities before changes in working capital	08	(1.174.464.719)	(3.694.085.784)
(Increase)/Decrease in receivables	09	(43.960.501)	888.523.410
(Increase)/Decrease in inventories	10	(516.445)	181.384.348
(Increase)/Decrease in payables	11	793.727.079	(8.304.337.445)
(Increase)/Decrease in prepaid expenses	12	166.567.474	256.322.067
Interest paid	14	(62.837.754)	(93.559.708)
Cash flows from operating activities	20	(321.484.866)	(10.765.753.112)
II. CASH FLOWS FROM INVESTING ACTIVITIES			
1. Proceeds from disposal or transfer of fixed assets and other long-term assets	22	430.673.401	69.000.000.000
2. Proceeds from interests, dividends and distributed profits	27	23.770	55.491
Cash flows from investing activities	30	430.697.171	69.000.055.491
III. CASH FLOWS FROM FINANCIAL ACTIVITIES			
1. Proceeds from borrowings	33	2.192.030.400	4.670.790.933
2. Repayment of principal	34	(2.115.038.000)	(59.220.752.200)
Net cash flows from financial activities	40	76.992.400	(54.549.961.267)
Net cash flows during the period (50=20+30+40)	50	186.204.705	3.684.341.112
Cash and cash equivalents at the beginning of the period	60	63.335.707	73.870.006
Effect of exchange rate fluctuations	61	-	-
Cash and cash equivalents at the end of the period	70	249.540.412	3.758.211.118

Hung Yên, April 22, 2026

Prepared by

Chief Accountant

Chairman of the Board of Directors

Nghiem Thi Hieu

Tran Thi Hang

Luu Huy Ha



NOTES TO THE FINANCIAL STATEMENTS

Quarter 1 of 2026

I. Characteristics of the enterprise.

1. Form of capital ownership: Joint Stock Company.

2. Business fields: Passenger transport services on fixed routes and contracts; taxi; Automobile repair and maintenance; etc; ...

3. Business lines:

The Company's main activities in the fiscal year are passenger transport services by bus, taxi, fixed-route vehicle, contract vehicle, express delivery, office rental service, parking lot, car repair and maintenance, car trading, etc.

4. Characteristics of the business's activities in the fiscal year that affect the Financial Statements

5. Enterprise structure

The Company has a Branch of Hoang Ha Joint Stock Company in Hanoi with dependent accounting

List of consolidated subsidiaries

+ Bus Station West of Thai Binh One - Member Company Limited

Address: Thang Cuu Village, Trần Hưng Đạo Ward, Hung Yên Province, Vietnam

Proportion of interests of the parent company: 100%

Voting rights of the parent company: 100%

II. Accounting period, currency used in accounting.

1. Annual accounting period: The Company's fiscal year begins from January 01 to December 31 each year.

2. Currency used in accounting: Vietnamese Dong.

III. Applicable accounting standards and regimes.

1. Applicable accounting regime:

The Company applies the Vietnamese enterprise accounting regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Vietnamese accounting standards issued by the Ministry of Finance and accompanying amendments, supplements and implementation instructions.

2. Declaration of compliance with Accounting Standards and Accounting Regime.

The separate financial statements are prepared and presented in accordance with current Vietnamese accounting standards and accounting regimes.

IV. Applicable accounting policies.

1. Principles for recognition of cash and cash equivalents.

Cash includes cash, bank deposits, and cash in transit.

Cash equivalents are short-term investments with maturity of no more than 03 months that are easily convertible to cash and are subject to an insignificant risk of conversion to cash from the date of purchase.

2. Accounting principles for financial investments

Loans:

3. Receivables

Receivables are tracked in detail by maturity, receivables, original currency and other factors according to the Company's management needs.

Provisions for doubtful debts is set aside for the following amounts: receivables that are overdue for payment stated in economic contracts and receivables that are not yet due for payment but are unlikely to be recovered. In particular, the Provisions for overdue receivables is based on the principal repayment period according to the original sales contract, not taking into account debt extensions between the parties and receivables that are not yet due for payment but the debtor has gone bankrupt or is in the process of dissolution, missing, or absconding.

4. Principles for recognition of inventories.

Inventories are recognized at the historical costs. Where the net realizable value is lower than the cost, the net realizable value shall be used. The cost of inventories comprises all costs of purchase, costs of conversion and other directly attributable costs incurred in bringing the inventories to their present location and condition

The value of inventories is determined by the weighted average method.

Inventories are accounted for using the perpetual inventory method.

5. Principles for recognition and depreciation of fixed assets.

- Principles for recognition of tangible and intangible fixed assets.

Tangible and intangible fixed assets are recognized at their historical costs. During use, tangible and intangible fixed assets are recognized at their historical costs, accumulated depreciation and residual value.

Fixed assets under financial leases are recognized at their historical costs at their fair value or the present value of the minimum rental payment (excluding VAT) and the initial direct costs incurred related to the leased fixed assets. During use, fixed assets under financial leases are recognized at their historical costs, accumulated depreciation and residual value.

- Depreciation method for tangible and intangible fixed assets and finance leases.

Depreciation of tangible and intangible fixed assets is calculated using the straight-line method. The depreciation period is determined in accordance with the provisions of Circular No. 203/2009/TT-BTC dated October 20, 2009 of the Ministry of Finance, specifically as follows:

- Factory:	10 – 50 years
- Production equipment:	6 – 10 years
- Means of transport	6 – 10 years
- Office equipment	3 – 5 years
- Computer software	8 years
- Taxi operating software and express delivery software	5 years

Fixed assets under financial lease are depreciated like fixed assets of the Company. For fixed assets under financial lease that are not certain to be purchased, they will be depreciated according to the lease term when the lease term is shorter than its useful life.

6. Accounting principles for business cooperation contracts.

A business cooperation contract is a contractual agreement between two or more parties to jointly carry out economic activities without forming an independent legal entity. The activity can be jointly controlled by the capital contributors under a joint venture agreement or controlled by one of the participating parties.

7. Accounting principles for deferred corporate income tax.

The account is used to reflect the current value and the increase and decrease of deferred income tax payable. Deferred income tax payable is determined on the basis of temporary taxable differences arising in the year and the current income tax rate.

8. Principles of accounting for prepaid expenses.

The account is used to reflect actual expenses that have arisen but are related to the results of production and business activities of many accounting periods and the transfer of these expenses to production and business expenses of the following accounting periods.

9. Principles of accounting for payables.

Payables are monitored in detail by payment term, payable entity, type of original currency payable and other factors according to the management needs of the enterprise

10. Principles for recognition of loans and financial lease liabilities.

The account is used to reflect loans, financial lease liabilities and the payment status of loans and financial lease liabilities of the enterprise. Do not reflect in this account loans in the form of issuing bonds or issuing preferred shares with a clause requiring the issuer to repurchase at a certain time definitely in the future.

11. Principles for recognition and capitalization of borrowing costs.

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

Borrowing costs directly related to the investment in construction or production of unfinished assets are included in the value of that asset (capitalized), including loan interest, allocation of discounts or premiums when issuing bonds, and additional costs incurred in connection with the borrowing procedures.

12. Principles for recognition of payable expenses.

The account is used to reflect the amounts recognized in production and business expenses in the period but not actually paid in the period.

The account is used to recognize actual expenses that have not yet arisen, but are calculated in advance into the production and business costs of this period for the cost-bearing entities to ensure that when actual payments arise, they do not cause sudden changes in production and business costs. The accounting of payable expenses into production and business costs in the period must be carried out according to the principle of matching between revenue and expenses arising in the period.

13. Principles and methods for recognition of Provisions for payables.

The account is used to reflect the existing Provisions for payables, the status of provisioning and using Provisions for payables of the enterprise.

14. Principles for recognition of unrealized revenue.

Reflects the current amount and the increase or decrease in unrealized revenue of the enterprise in the accounting period. Record into the account the amount of money that customers have paid in advance for one or more accounting periods for asset leasing; Interest received before lending capital or purchasing debt instruments; The difference between the deferred payment and installment payment prices as committed and the cash payment prices; The exchange rate interest arising and revaluation of foreign currency items of capital construction investment activities (pre-operation phase) upon completion of investment for gradual allocation; The difference between the revaluation price being greater than the book value of the assets contributed as joint venture capital corresponding to the interest of the joint venture capital contributor;

15. Principles for recognition of convertible bonds.

The account is used to reflect the situation of bond issuance, including convertible bonds, and the situation of bond payment of the enterprise. The account is also used to reflect the bond discounts and premiums arising when issuing bonds and the situation of allocating discounts and premiums when determining borrowing costs included in production and business expenses or capitalization for each period.

16. Principles for recognition of equity.

Owner's equity is recognized at the actual capital contributed by the owner.

Treasury shares are shares issued by the Company and then repurchased. Treasury shares are recognized at their actual value and presented on the Balance Sheet as a reduction in equity.

Undistributed profit after tax is the profit from the business's operations after deducting (-) adjustments due to retroactive application of changes in accounting policies and retroactive adjustments of material errors of previous years.

The account is used to reflect the difference due to revaluation of existing assets and the handling of such difference by the enterprise

The account is used to reflect the exchange rate difference arising in investment activities in construction and development (pre-operation period) exchange rate difference due to revaluation of foreign currency items at the end of the fiscal year and the handling of such exchange rate difference. Exchange rate differences are differences arising from the actual exchange or conversion of the same amount of foreign currency into accounting currency at different exchange rates.

17. Principles and methods of revenue recognition.

Sales revenue:

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

- The significant risks and rewards of ownership of the goods have been transferred to the buyer;

- The Company no longer retains control over the goods as the owner of the goods or the right to control the goods;
- The amount of revenue can be measured reliably;
- The Company has obtained or will obtain economic benefits from the sale transaction;
- Costs related to sales transactions can be determined.

Sales revenue is determined at the fair value of the amounts received or to be received according to the accrual accounting principle, amounts received in advance from customers are not recognized as revenue during the year.

- Service revenue:

Service revenue: is recognized when the outcome of the transaction can be reliably determined. In case the provision of services involves many periods, revenue is recognized in the period according to the results of the work completed on the date of the Balance Sheet of that period. The result of a service provision transaction is determined when all the following conditions are satisfied:

- Revenue is determined relatively reliably;
- It is possible to obtain economic benefits from the service provision transaction;
- The portion of work completed on the date of the Balance Sheet can be determined;
- The costs incurred for the transaction and the costs to complete the service provision transaction can be determined.

Financial revenue:

Revenue arising from interest, royalties, dividends, profits shared and other financial revenue is recognized when satisfying both (02) of the following conditions:

- It is possible to obtain economic benefits from that transaction;
- Revenue is determined relatively reliably.

Construction contract revenue:

Other income

The account is used to reflect other income, revenue outside of the production and business activities of the enterprise.

18. Accounting principles for revenue deductions.

The account is used to reflect the amounts adjusted to deduct from sales revenue, service provision arising in the period, including: Trade discounts, sales discounts and returned goods. The account does not reflect taxes deducted from revenue such as output VAT payable calculated by the direct method.

19. Accounting principles for cost of goods sold.

The account is used to reflect the capital value of products, goods, services, investment real estate; production cost of construction and installation products (for construction and installation enterprises) sold during the period

20. Principles of accounting for financial expenses.

The account reflects financial operating expenses including expenses or losses related to financial investment activities, lending and borrowing costs, costs of contributing capital to joint ventures, associations, short-term securities transfer losses, securities transaction costs...; Provisions for devaluation of securities investments, losses arising from selling foreign currencies, exchange rate losses...

21. Principles of accounting for sales expenses, business management expenses.

The account is used to reflect actual costs incurred in the process of selling products, goods, and providing services, including costs of offering, introducing products, advertising products, sales commissions, product and goods warranty costs (excluding construction and installation activities), preservation, packaging, transportation costs, etc. . .

The account is used to reflect general management costs of the enterprise, including costs of salaries for employees of the enterprise management department (salaries, wages, Provisions, etc.); social insurance, health insurance, union fees of enterprise management employees; costs of office materials, labor tools, depreciation of fixed assets used for enterprise management; land rent, business license tax; provision for bad debts; outsourced services (electricity, water, telephone, fax, property insurance, fire and explosion, etc.); other cash costs (reception, customer conferences, etc.).

22. Principles and methods of recording current corporate income tax expenses and deferred corporate income tax expenses.

Current corporate income tax expenses are determined based on taxable income and corporate income tax rates in the current year.

Deferred corporate income tax expenses are determined based on deductible temporary differences, taxable temporary differences and corporate income tax rates.

23. Other accounting principles and methods.

V. Additional information for items presented in the balance sheet.

Unit: Vietnamese dong

01- Cash		31/03/2026		01/01/2026	
- Cash:		230.190.987		43.201.182	
- Non-term bank deposits:		19.349.425		20.134.171	
Total		249.540.412		63.335.353	
02 - Investments in subsidiaries:		31/03/2026		01/01/2026	
	% Owner's equity	Historical cost	Provision for devaluation	Historical cost	Provision for devaluation
Bus Station West of Thai Binh One					
- Member Company Limited	100%	30.000.000.000	(1.586.328.100)	30.000.000.000	(1.572.577.921)
Công		30.000.000.000	(1.586.328.100)	30.000.000.000	(1.572.577.921)
03. Short-term trade receivables		31/03/2026		01/01/2026	
		2.695.506.770		2.487.713.311	
- Hoang Tan Joint Stock Company		-		71.123.960	
- Tien Phong Moi Trading Joint Stock Company		2.204.752.699		1.996.085.382	
- Other trade receivables.		490.754.071		420.503.969	
Total		2.695.506.770		2.487.713.311	
Receivables from related parties					
+ Hoang Tan Joint Stock Company		-		71.123.960	
+ Bus Station West of Thai Binh One - Member Company Limited		482.851.000		482.851.000	
Total		482.851.000		553.974.960	
04. Short-term advances to suppliers		31/03/2026		01/01/2026	
- Hanoi Design Consulting Joint Stock Company		140.000.000		140.000.000	
Total		140.000.000		140.000.000	
05. Other receivables.		31/03/2026		01/01/2026	
+ Other receivables		69.497.035		124.551.844	
Total		69.497.035		124.551.844	
06. Receivables from loans (*)		31/03/2026		01/01/2026	
Deposit at BIDV Bank for 18-month term with interest rate of 4.9%/year guaranteed for Bus Station West of Thai Binh (1st 18-month extension with interest rate 6.4%/year, due date is on 23/06/2024, 2nd extension with interest rate 4.2%/year, due date is on 23/12/2025; 3rd extension with interest rate 4.5%/year, due date is on 23/06/2027)		1.488.600.729		1.488.600.729	
Total		1.488.600.729		1.488.600.729	
07. Inventories		31/03/2026		01/01/2026	
		Historical cost	Provision	Historical cost	Provision
- Raw materials, supplies		199.039.862		198.523.417	
Total		199.039.862	-	198.523.417	-

08. Construction in progress

31/03/2026

01/01/2026

- Basic construction (Bus Station West)

5.586.494.750

5.586.494.750

Total5.586.494.7505.586.494.750

09. Increase, decrease of tangible fixed assets

Item	Building & architectonic model	Equipment & machine	Transportation & transmit instrument	Instruments & tools for management	Total
Historical cost of tangible fixed assets.					
Balance as of 01/01/2026	17.351.178.365	1.457.876.860	87.512.159.584	13.370.460.000	119.691.674.809
- Purchases during the year.				-	-
- Reclassify	15.080.175.881				15.080.175.881
- Disposals and sales.			(4.745.185.561)		(4.745.185.561)
- Other reductions					-
Balance as 31/03/2026	32.431.354.246	1.457.876.860	82.766.974.023	13.370.460.000	130.026.665.129
Accumulated depreciation					
Balance as of 01/01/2026	7.981.719.308	1.451.984.602	82.448.339.663	8.617.011.484	100.499.055.057
- Depreciation during the year	578.308.437	1.489.626	1.256.012.834	281.388.000	2.117.198.897
- Disposals and sales.			(4.445.404.018)		(4.445.404.018)
- Reclassify	7.470.041.866				7.470.041.866
- Other reductions	(191.446.978)				(191.446.978)
Balance as 31/03/2026	15.838.622.633	1.453.474.228	79.258.948.479	8.898.399.484	105.449.444.824
Residual value of tangible fixed assets					
Balance as of 01/01/2026	9.369.459.057	5.892.258	5.063.819.921	4.753.448.516	19.192.619.752
Balance as 31/03/2026	16.592.731.613	4.402.632	3.508.025.544	4.472.060.516	24.577.220.305

10 - Intangible fixed assets

Item	Land using right	Establishment & productive right	Other software	Other intangible fixed assets	Total
Historical cost of intangible fixed assets					
Balance as of 01/01/2026			163.000.000		163.000.000
Balance as 31/03/2026			163.000.000	-	163.000.000
Accumulated depreciation					
Balance as of 01/01/2026			156.187.115		156.187.115
- Depreciation during the year			4.400.001		4.400.001
Balance as 31/03/2026	-		160.587.116	-	160.587.116
Residual value of intangible fixed assets					
Balance as of 01/01/2026			6.812.885	-	6.812.885
Balance as 31/03/2026			2.412.884	-	2.412.884

11 - Increase and decrease of investment real estate assets

Item	Building & architectonic model	Equipment & machine	Transportation & transmit instrument	Instruments & tools for management	Total
Original price of investment real estate fixed assets					
Balance as of 01/01/2026	34.224.873.617		-		34.224.873.617
- Reclassify	(15.080.175.881)				(15.080.175.881)
Balance as 31/03/2026	19.144.697.736	-	-	-	19.144.697.736
Accumulated depreciation					
Balance as of 01/01/2026	12.894.372.898		-		12.894.372.898
- Depreciation during the year	191.446.978		-		191.446.978
- Reclassify	(7.470.041.866)				(7.470.041.866)
Balance as 31/03/2026	5.615.778.010		-	-	5.615.778.010
Residual value of investment real estate fixed assets					
Balance as of 01/01/2026	21.330.500.719		-	-	21.330.500.719
Balance as 31/03/2026	13.528.919.726		-	-	13.528.919.726

12. Deferred costs
a) Short-term

Insurance fees, vehicle registration fees, etc...

31/03/2026
01/01/2026
39.864.464
199.375.516

39.864.464

199.375.516

b) Long-term

Other prepaid expenses

15.983.232
23.039.654

15.983.232

23.039.654

Total
55.847.696
222.415.170

13. Loans and Financial Lease Liabilities	<u>31/03/2026</u>		During the Period		<u>01/01/2026</u>	
	Value	Amount Capable of Debt Repayment	Increase	Decrease	Value	Amount Capable of Debt Repayment
A. Short-term Loan	26.564.012.777	26.564.012.777	1.692.030.400	2.115.038.000	26.987.020.377	26.987.020.377
a. Short-term bank loans	2.664.012.777	2.664.012.777	1.692.030.400	2.115.038.000	3.087.020.377	3.087.020.377
BIDV - Thai Binh Branch (1)	2.664.012.777	2.664.012.777	1.692.030.400	2.115.038.000	3.087.020.377	3.087.020.377
b. Short-term loans from individuals and organizations	23.900.000.000	23.900.000.000	-	-	23.900.000.000	23.900.000.000
Bus Station West of Thai Binh One - Member Company Limited (1)	23.900.000.000	23.900.000.000	-	-	23.900.000.000	23.900.000.000
B. Long-term Loans from Individuals and Organizations	22.100.000.000	22.100.000.000	500.000.000	-	21.600.000.000	21.600.000.000
Luu Huy Ha (1)	#####	13.000.000.000	500.000.000		12.500.000.000	12.500.000.000
Nguyen Huu Hoan (2)	9.100.000.000	9.100.000.000			9.100.000.000	9.100.000.000
Total	<u>48.664.012.777</u>	<u>48.664.012.777</u>	<u>2.192.030.400</u>	<u>2.115.038.000</u>	<u>48.587.020.377</u>	<u>48.587.020.377</u>

14. Payables to Sellers

	<u>31/03/2026</u>		<u>01/01/2026</u>	
	Value	Amount Capable of Debt Renavment	Value	Amount Capable of Debt Renavment
- Thuy Duong International Lubricant Company Limited	30.104.720	30.104.720	30.104.720	30.104.720
- Vũ Ngọc Báu	5.004.499.600	5.004.499.600	5.004.499.600	5.004.499.600
- Payables to other parties	701.003.760	701.003.760	403.444.043	403.444.043
<u>Total</u>	<u>5.735.608.080</u>	<u>5.735.608.080</u>	<u>5.438.048.363</u>	<u>5.438.048.363</u>

15. Taxes and Payables to the State

	Receivables as of 01.01.2026	Payables as of 01.01.2026	Payables as of 31.03.2026	payments/offset as 31.03.2026	Receivables as of 31.03.2026	Payables as of 31.03.2026
- Business license tax	5.000.000		-	-	5.000.000	
- Value-added tax (VAT)	114.539.079	391.112	336.734.563	337.125.675	114.539.079	
- Corporate income tax (CIT)		138.774.240				138.774.240
- Land lease payments		-				-
- Other taxes	1.297.235		468.370	728.992	1.557.857	
<u>Total</u>	<u>120.836.314</u>	<u>139.165.352</u>	<u>337.202.933</u>	<u>337.854.667</u>	<u>121.096.936</u>	<u>138.774.240</u>

16. Short-term Payable Expenses

	<u>31/03/2026</u>	<u>01/01/2026</u>
- Accrued loan interest expenses	-	4.881.811
<u>Total</u>	<u>-</u>	<u>4.881.811</u>

17. Other Payables

	<u>31/03/2026</u>	<u>01/01/2026</u>
- Trade union funds	96.510.160	96.510.160
- Social insurance;	67.559.019	-
- Health insurance;	22.310.601	-
- Unemployment insurance;	9.611.274	-
- Short-term deposits and guarantees received;	57.471.000	42.471.000
- Bus Station West of Thai Binh One - Member Company Limited	4.239.543.770	4.239.543.770
- Other parties	799.147.050	799.147.050
<u>Total</u>	<u>5.292.152.874</u>	<u>5.177.671.980</u>

18. Unearned Revenue

	<u>31/03/2026</u>	<u>01/01/2026</u>
- Revenue from office and advertisement leasing	25.107.528	108.274.194
<u>Total</u>	<u>25.107.528</u>	<u>108.274.194</u>

19 - Owners' Equity

a. Reconciliation Table of Changes in Owners' Equity

Indicator	Items under owner's equity					
	Capital contributed by owners	Share premium	Development investment fund	Treasure shares	Undistributed after-tax profit and other funds	Total
A	1	2	3	4	5	6
Balances as of 01/01/2025	348.963.540.000	932.107.220	5.272.435.487	-	(268.736.095.880)	86.431.986.827
- Loss from the previous year					(67.411.686.414)	(67.411.686.414)
Balances as of 31/12/2025	348.963.540.000	932.107.220	5.272.435.487	-	(336.147.782.294)	19.020.300.413
- Loss from the current year					(3.220.153.234)	(3.220.153.234)
Balances as of 31.03.2026	348.963.540.000	932.107.220	5.272.435.487	-	(339.367.935.528)	15.800.147.179

b. Details of owner's investment capital.

- Capital contributed by shareholders

<u>31/03/2026</u>	<u>01/01/2026</u>
348.963.540.000	348.963.540.000
<u>348.963.540.000</u>	<u>348.963.540.000</u>

Total

c. Capital transactions with owners and distribution of dividends, profit-sharing.

+ Capital at the beginning of the year.

<u>31/03/2026</u>	<u>01/01/2026</u>
348.963.540.000	348.963.540.000
348.963.540.000	348.963.540.000

+ Capital at the end of the year

d. Shares

- Number of shares registered for issuance

34.896.354 34.896.354

- Number of shares sold to the public

34.896.354 34.896.354

+ Common shares

34.896.354 34.896.354

- Number of shares in circulation.

34.896.354 34.896.354

+ Common shares.

34.896.354 34.896.354

* Par value of outstanding shares

10.000 đồng/CP 10.000 đồng/CP

g. Basic earnings per share

- Accounting profit after corporate income tax

(3.220.153.234) (50.719.708.727)

Minus: Welfare and reward fund distributed from after-tax profit of the company

- Profit or loss allocated to common shareholders.

(3.220.153.234) (50.719.708.727)

- Average number of common shares outstanding during the period.

34.896.354 34.896.354

- Basic earnings per share (Par value of shares: 10,000 VND).

(92) (1.453)

20. Provision for long-term financial investments (*)

- Bus Station West of Thai Binh One - Member Company Limited

<u>31/03/2026</u>	<u>01/01/2026</u>
(1.586.328.100)	(1.572.577.921)

Total

(1.586.328.100) (1.572.577.921)

VI. Additional Information for Items Presented in the Income Statement

Unit: Vietnamese dong.

	<u>From 01/01/2026 to 31/03/2026</u>	<u>From 01/01/2025 to 31/03/2025</u>
1. Revenue from Sales and Services (Code: 01)		
- Revenue from Sales.	1.775.441.495	586.635.030
- Revenue from Services	1.797.870.925	4.965.164.034
- Revenue from Real Estate Business	172.110.000	924.949.548
<u>Total</u>	<u>3.745.422.420</u>	<u>6.476.748.612</u>
2. Cost of Goods Sold		
- Cost of Goods Sold	1.596.093.024	556.732.100
- Cost of Services Provided	4.031.703.689	10.291.760.867
- Cost of Real Estate Business	134.733.037	503.689.067
<u>Total</u>	<u>5.762.529.750</u>	<u>11.352.182.034</u>
3. Financial Revenue.		
- Interest from Deposits and Loans.	324.741.313	55.491
- Foreign Exchange Gain	308.016.666	247.350.000
<u>Total</u>	<u>632.757.979</u>	<u>247.405.491</u>
4. Financial Expenses		
- Loan interest Expenses.	57.955.943	332.673.835
- Provision for Investment Loss	13.750.179	42.239.035
<u>Total</u>	<u>71.706.122</u>	<u>374.912.870</u>
5. Other Income		
- Income from Liquidation and Disposal of Assets	130.891.858	
- Other Income	63.869	5.035.644
<u>Total</u>	<u>130.955.727</u>	<u>5.035.644</u>
6. Other Expenses		
- Penalties for Late Payments and Tax Collection	483.643	
- Loss from liquidation of fixed assets		43.227.124.310
- Other expenses	26.157.150	546.872
<u>Total</u>	<u>26.640.793</u>	<u>43.227.671.182</u>

	<u>From 01/01/2026 to 31/03/2026</u>	<u>From 01/01/2025 to 31/03/2025</u>
7. General and Administrative Expenses		
- Labor Costs	583.872.873	1.009.309.228
- Tools and Equipment Expenses	8.067.311	14.918.782
- Depreciation of Fixed Assets	285.788.001	649.079.866
- Taxes, Fees, and Charges		22.078.200
- Outsourced Service Costs	670.314.457	766.219.297
- Other Cash Expenses	12.353.387	32.527.015
<u>Total</u>	<u>1.560.396.029</u>	<u>2.494.132.388</u>
8. Business Production Costs by Element	<u>From 01/01/2026 to 31/03/2026</u>	<u>From 01/01/2025 to 31/03/2025</u>
- Cost of Raw Materials and Supplies	1.032.321.891	3.736.277.701
- Labor Costs	1.271.407.198	3.559.098.417
- Depreciation of Fixed Assets	2.121.598.898	3.895.811.074
- Outsourced Service Costs	1.283.674.839	1.995.470.825
- Other Cash Expenses	17.829.929	102.924.305
<u>Total</u>	<u>5.726.832.755</u>	<u>13.289.582.322</u>
9. Current corporate Income Tax (CIT) Expenses		
<u>Corporate Income Tax on business operations</u>	<u>From 01/01/2026 to 31/03/2026</u>	<u>From 01/01/2025 to 31/03/2025</u>
- Total Income Before CIT	(3.220.153.234)	(50.719.708.727)
- Adjustments for Taxable Income	67.872.089	351.266.378
Total: Non-deductible Expenses	67.872.089	351.266.378
+ Expenses Without Valid Invoices or Documentation	26.157.150	18.157.350
+ Interest Expenses from Related-Party Transactions	41.231.296	332.618.344
+ Penalties for Late Payment or Tax Arrears	483.643	490.684
- Total Taxable Income	(3.152.281.145)	(50.368.442.349)
- Lỗ từ năm trước chuyển sang		
- Taxable Income	(3.152.281.145)	(50.368.442.349)
Corporate Income Tax Rate	20%	20%
Adjustments for CIT from Previous Years Added to Current CIT Expenses		
Current Corporate Income Tax Expenses	-	-

Corporate Income Tax on real estate transfer activities

	<u>From 01/01/2026</u> <u>to 31/03/2026</u>	<u>From 01/01/2025</u> <u>to 31/03/2025</u>
- Total Income Before CIT	-	(43.193.751.468)
- Real estate transfer activities	-	(43.193.751.468)
Total: Non-deductible Expenses		
- Total Taxable Income	-	(43.193.751.468)
- Taxable Income	-	(43.193.751.468)
Corporate Income Tax Rate	20%	20%
Adjustments for CIT from Previous Years Added to Current CIT Expenses		
Current Corporate Income Tax Expenses		

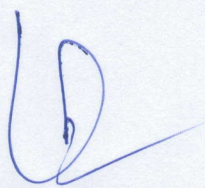
Hung Yên, April 22, 2026.

Prepared by



Nghiem Thi Hieu

Chief Accountant



Tran Thi Hang

Chairman of the Board of Directors



Luu Huy Ha