HOC MON TRADE JOINT STOCK COMPANY

Address: 25 Ba Trieu, Hamlet 24, Hoc Mon Commune, Ho Chi Minh City.

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THE FINANCIAL STATEMENTS

QUARTER II – 2026

HOC MON TRADE JOINT STOCK COMPANY
25 Ba Trieu, Hamlet 24, Hoc Mon Commune, Ho Chi Minh City

FORM NO. B 01 - DN
Issued under Decision No. 99/TT-BTC
dated 27/10/2025, by the Ministry of Finance

SEPARATE STAEMENT OF FINANCIAL POSOTION

As of June 30th, 2026

Unit: VND

	ASSETS	Code	Note	Closing balance	Opening balance
	1	2	3	4	5
A-	**CURRENT ASSETS**	**100**		**328.855.098.866**	**309.747.093.811**
I.	**Cash and cash equivalents**	**110**	**V.1**	**37.749.305.696**	**9.255.151.289**
1.	Cash	111		37.749.305.696	9.255.151.289
2.	Cash equivalents	112		0	0
II.	**Short-term financial investments**	**120**		**122.177.323.407**	**148.200.148.395**
1.	Trading securities	121	**V.2a**	33.835	33.835
2.	Provison for devaluation of trading securities	122	**V.2a**	(19.756)	(15.716)
3.	Held-to-maturity investments	123	**V.2b**	122.177.309.328	148.200.130.276
III.	**Current receivables**	**130**		**58.087.734.786**	**29.070.954.725**
1.	Current trade receivables	131	**V.3**	44.269.383.741	14.035.067.835
2.	Current prepayments to suppliers	132	**V.4**	6.655.218.507	7.587.518.652
3.	Current intercompany receivables	135	**V.5a**	7.163.132.538	7.457.168.238
4.	Construction contract progress receivables	136		0	(8.800.000)
IV.	**Inventories**	**140**		**101.426.615.639**	**113.914.225.198**
1.	Inventories	141	**V.6**	101.471.667.068	113.959.276.627
2.	Provision for devaluation of inventories (*)	142		(45.051.429)	(45.051.429)
V.	**Current biological assets**	150		**0**	**0**
VI.	**Other current assets**	**160**		**9.414.119.338**	**9.306.614.204**
1.	Current prepaid expenses	161	**V.7a**	2.216.741.373	2.850.023.537
2.	Deductible VAT	162		0	346.934.292
3.	Tax and other receivables from State budget	163	**V.16**	7.197.377.965	6.109.656.375
B-	**NON-CURRENT ASSETS**	**200**		**279.916.004.386**	**279.162.433.155**
I.	**Non-current receivables**	**210**		**7.608.541.171**	**7.608.541.171**
1.	Other long-term receivables	215		7.608.541.171	7.608.541.171
II.	***Fixed assets***	**220**		**89.522.758.871**	**76.708.973.175**
1.	*Tangible fixed assets*	221	**V.9**	31.299.863.114	37.487.214.554
	- Historical cost	222		*60.260.248.092*	*64.820.190.820*
	- Accumulated depreciation (*)	223		*(28.960.384.978)*	*(27.332.976.266)*
2.	Finance lease fixed assets	227	**V.10**	58.222.895.757	39.221.758.621
	- Historical cost	228		*59.605.446.212*	*40.523.252.534*
	- Accumulated depreciation(*)	229		*(1.382.550.455)*	*(1.301.493.913)*
III.	Non-current biogical assets			*0*	*0*
IV.	**Investment properties**	**240**	**V.11**	**26.326.096.444**	**20.218.609.724**
	- Historical cost	241		75.737.628.015	68.902.869.059
	- Accumulated depreciation (*)	242		(49.411.531.571)	(48.684.259.335)
V.	**Non-current assets in progress**	**250**	**V.12**	**78.400.436.125**	**98.258.868.432**
1.	Non-current work in progress	251		77.424.004.542	94.132.126.251
2.	Construction in progress	252		976.431.583	4.126.742.181
VI.	Long-term investments	**260**	**V.2c**	**64.500.040.000**	**64.500.040.000**
1.	Investments in subsidiaries	261		12.000.000.000	12.000.000.000
2.	Investments in associates and joint ventures	262		52.500.040.000	52.500.040.000
3.	Investments in equity of other entities	263		878.238.342	878.238.342
4.	Provision for devaluation of long-term financial investments (*)	264		(878.238.342)	(878.238.342)
VII.	**Other non-current assets**	**270**		**13.558.131.775**	**11.867.400.653**
1.	Non-current prepaid expenses	271	**V.7b**	12.749.300.738	10.805.467.422
2.	Deferred income tax assets	272	**V.8**	808.831.037	1.061.933.231
	TOTAL ASSETS	**280**		**608.771.103.252**	**588.909.526.966**

LIABILITIES AND EQUITY	Mã số	Note	Closing balance	Opening balance
1	2	3	4	5
C- LIABILITIES	**300**		**332.056.078.387**	**309.141.242.252**
I. Current liabilities	**310**		**212.607.622.565**	**213.076.798.087**
1. Current trade payables	311	**V.13**	15.259.077.374	15.815.151.692
2. Current prepayments from customers	312	**V.14**	61.434.992.442	78.713.900.554
3. Payable dividends and profits	313	**V.15**	4.967.936.805	4.894.601.805
4. Taxes and short-term State payables	314	**V.16**	2.804.051.814	119.794.245
5. Payables to employees	315		1.037.994.733	7.488.835.165
6. Current accrued expenses	316	**V.17**	647.165.636	494.858.907
7. Current unearned revenue	319	**V.18a**	4.160.177.866	2.986.207.776
8. Other current payables	320	**V.19a**	8.461.284.973	8.470.416.723
9. Current borrowings and finance lease liabiliti	321	**V.20**	111.660.710.000	91.500.000.000
10 Current provision	322		614.200.000	614.200.000
11. Bonus and welfare fund	323	**V.23**	1.560.030.922	1.978.831.220
II. Non-current liabilities	**330**		**119.448.455.822**	**96.064.444.165**
1. Non-current deferred revenue	337	**V.18b**	107.624.525.292	84.108.771.861
2. Other non-current payables	338	**V.19b**	11.823.930.530	11.955.672.304
D- OWNERS' EQUITY	**400**	**V.22**	**276.715.024.865**	**279.768.284.714**
1. Owner's contributed capital	411		164.999.930.000	164.999.930.000
- Ordinary shares with voting rights	*411a*		*164.999.930.000*	*164.999.930.000*
- Preferred stock	*411b*		*0*	0
2. *Other owner's equity*	414	**V.24**	12.510.497.370	12.510.497.370
3. Development and investment fund	418		59.008.088.023	56.635.818.883
4. Undistributed profit after tax	420		40.196.509.472	45.622.038.461
Undistributed profit after tax brought forwar	*420a*		*34.946.206.483*	*34.946.206.483*
the current period	*420b*		5.250.302.989	*10.675.831.978*
TOTAL SOURCES	**440**		**608.771.103.252**	**588.909.526.966**

Prepared on July 30, 2026

Prepared by	**Chief Accountant**	**Legal Representative**
PHAN CHAU HUYEN TRAM	**TRUONG HOANG MINH THU**	**LE VAN MY**

HOC MON TRADE JOINT STOCK COMPANY
25 Ba Trieu, Hamlet 24, Hoc Mon Commune, Ho Chi Minh City

FORM NO. B02 - DN
Issued under Decision No. 99/TT-BTC
dated 27/10/2025, by the Ministry of Finance

INCOME STATEMENT
QUARTER II - 2026

Unit: VND

ITEMS	Code	Note	Current period		Accumulated from the beginning of the year to this quarter	
			Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
1	2	3	4	5	6	7
1. Revenues from sales and services rendered	01	VI.1	318.795.121.118	217.662.106.346	526.667.383.142	430.728.006.125
2. Revenues deductions	02	VI.2	0	0	0	0
3. Net revenues from sales and services rendered *(10 = 01 -02)*	10		318.795.121.118	217.662.106.346	526.667.383.142	430.728.006.125
					0	0
4. Costs of goods sold	11	VI.3	306.645.608.674	204.179.391.505	503.849.581.906	404.186.572.597
5. Gross profit from sales and services rendered *(20 = 10 - 11)*	20		12.149.512.444	13.482.714.841	22.817.801.236	26.541.433.528
6. *Profit/loss on sale and liquidation of investment real estate*	21		0	0	0	0
7. Financial income	22	VI.4	10.767.966.931	9.938.229.920	18.547.610.441	17.952.679.907
8. Financial expenses	23	VI.5	1.792.715.888	826.397.469	3.390.045.752	1.569.641.359
Of which: Interest expense	*24*		*1.792.714.768*	*826.393.469*	3.390.041.712	1.569.633.799
9. Selling expenses	25	VI.8	4.728.130.233	4.562.711.965	9.087.612.650	9.120.383.293
10. General administration expenses	26	VI.9	8.873.013.473	10.430.533.274	18.718.277.402	18.407.183.762
11. Net profits from operating activities *{30 = (20 + 21 + 22) - (23+25+26)}*	30		7.523.619.781	7.601.302.053	10.169.475.873	15.396.905.021
					0	0
12. Other income	31	VI.6	2.726.521.825	267.392	2.963.964.308	1.464.839
13. Other expenses	32	VI.7	2.934.957.474	17.955	2.933.139.292	17.955
14. Other profit (40 = 31 - 32)	40		(208.435.649)	249.437	30.825.016	1.446.884
15. Total net profit before tax (50 = 30 + 40)	50		7.315.184.132	7.601.551.490	10.200.300.889	15.398.351.905
16. Current corporate income tax expense	51	VI.10	(169.652.578)	404.261.974	(253.102.194)	847.930.208
17. Deferred corporate income tax expense	52	VI.11	169.652.578	3.172.368	253.102.194	63.965.288
18. Profit after corporate income tax (60 = 50 - 51 - 52)	60		7.315.184.132	7.194.117.148	10.200.300.889	14.486.456.409

Prepared on July 30, 2026

Prepared by	Chief Accountant	Legal Representative
PHAN CHAU HUYEN TRAM	TRUONG HOANG MINH THU	LE VAN MY

CÔNG TY CỔ PHẦN THƯƠNG MẠI HÓC MÔN

HOC MON TRADE JOINT STOCK COMPANY

25 Ba Trieu, Hamlet 24, Hoc Mon Commune, Ho Chi Minh City

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FORM NUMBER B03 - DN
Issued under Decision No. 99/TT-BTC
dated 27/10/2025, by the Ministry of Finance

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CASH FLOWS STATEMENT

(Direct method)

QUARTER II - 2026

Unit: Vietnam Dong

ITEMS		Code	Note	Current period		Accumulated from the beginning of the year to this quarter	
				Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
1		2	3	4	5	6	7
I.	**CASH FLOWS FROM OPERATING ACTIVITIES**						
1.	Income from sales and services rendered	01		267.750.581.866	215.181.834.796	477.524.624.026	421.831.291.349
2.	Payments to suppliers of merchandise and services	02		(247.523.837.108)	(175.322.274.778)	(449.660.244.324)	(404.741.709.340)
3.	Payments to employees	03		(5.433.415.600)	(5.038.068.731)	(17.556.580.786)	(12.196.773.770)
4.	Interest payment	04		(1.727.627.394)	(742.248.103)	(3.349.635.097)	(1.458.093.252)
5.	Corporate income tax payment	05		-	-	(923.637.048)	(774.102.942)
6.	Other income from operating activities	06		27.880.299.075	23.428.157.277	50.583.716.568	45.231.820.653
7.	Other payments for operating activities	07		(31.720.982.115)	(45.077.139.621)	(57.719.272.347)	(49.990.213.613)
	Net cash flows from operating activities	***20***		**9.225.018.724**	**12.430.260.840**	**(1.101.029.008)**	**(2.097.780.915)**
II.	**CASH FLOWS FROM INVESTING ACTIVITIES**			-	-	-	-
1.	Purchase or construction of fixed assets and other non-current assets	21		(24.067.994.808)	(550.736.364)	(27.552.075.353)	(1.403.727.561)
2.	Proceeds from disposal of fixed assets and other non-current assets	22		3.765.329.629	-	3.767.181.481	925.926
3.	Loans and purchase of debt instruments from other entities	23		(39.804.302.721)	(66.939.918.100)	(68.615.473.363)	(88.837.655.773)
4.	Collection of loan and repurchase of debt instruments of other entities	24		51.942.167.266	66.282.384.246	92.603.337.908	93.130.121.919
5.	Equity investments in other entities	25		-	-	-	-
6.	Proceeds from equity investments in other entities	26		-	-	-	-
7.	Interest and dividend received	27		12.539.581.021	12.460.388.460	20.727.246.194	19.341.905.549
	Net cash flow from investing activities	***30***		**4.374.780.387**	**11.252.118.242**	**20.930.216.867**	**22.231.570.060**
III.	**CASH FLOWS FROM FINANCING ACTIVITIES**			-	-	-	-
1.	Proceeds from issuance of shares and receipt of contributed capital	31		-	-	-	-
2.	Payments of contributed capital and repurchase of stock issued	32		-	-	-	-
3.	Proceeds from borrowings	33		197.320.250.000	183.500.000.000	371.317.700.000	361.200.000.000
4.	Payments of settle loan principal	34		(204.253.613.352)	(199.170.000.000)	(351.173.613.352)	(372.300.000.000)
5.	Payments of finance leases principal	35		-	-	-	-
6.	Dividends or profits paid to owners	36		(6.559.497.200)	(6.732.929.045)	(11.479.120.100)	(11.682.974.945)
	Net cash flow from financing activities	***40***		**(13.492.860.552)**	**(22.402.929.045)**	**8.664.966.548**	**(22.782.974.945)**
	Net cash flows during the period (50=20+30+40)	50		**106.938.559**	**1.279.450.037**	**28.494.154.407**	**(2.649.185.800)**
	Cash and cash equivalents at the beginning of the period	60		**37.642.367.137**	**9.240.392.542**	**9.255.151.289**	**13.169.028.379**
	Cash and cash equivalents at the end of the period (70=50+60+61)	70		**37.749.305.696**	**10.519.842.579**	**37.749.305.696**	**10.519.842.579**

Prepared on July 30, 2026

Prepared by	Chief Accountant	Legal Representative
PHAN CHAU HUYEN TRAM	TRUONG HOANG MINH THU	LE VAN MY

S.Đ.K.K.D: 0302481... CÔNG TY CỔ PHẦN THƯƠNG MẠI HÓC MÔN H.HÓC MÔN - TP.HỒ CHÍ MINH

NOTES TO THE FINANCIAL STATEMENTS QUARTER II - 2026

I. OPERATING CHARACTERISTICS OF THE COMPANY:

1- Ownership structure:

A joint stock company established through the conversion of the State-owned Hoc Mon General Trading and Investment Company into Hoc Mon Trade Joint Stock Company, pursuant to Decision No. 7508/QĐ-UB dated November 14, 2001, issued by the People's Committee of Ho Chi Minh City, and Business Registration Certificate No. 4103000761 issued by the Ho Chi Minh City Planning and Investment Department for the first time on December 31, 2001; The 12th Business Registration Certificate amended on August 16, 2022, reflecting the change in the legal representative's identification from Identity Card to Citizen Identification Card.

2- Business lines: Trade - Import and Export - Construction - Investment

3- Business activities:

-Wholesale and retail of consumer goods, food, and agricultural-aquacultural products;

-Food and beverage services, utility services, and tourism services;

-Trading and supplying technical materials: petroleum, lubricants, industrial grease, fertilizers, chemicals (excluding highly toxic chemicals), agricultural machinery and equipment, electrical and mechanical products, and construction materials;

-Trading agricultural, forestry, and aquacultural products, handicrafts, and fine arts for export and domestic consumption

-Hotel and motel services;

-Export of machinery, equipment, materials, raw materials, and goods

-Import and export services;

-Construction (residential, industrial, transportation, and public works) and real estate development;

-Trading pesticides, plant protection materials, and vehicles;

-Road transportation of petroleum;

-Karaoke services;

- Livestock slaughtering;

-Leasing premises, offices, warehouses, and kiosks;

-Real estate business;

4- Normal business and production cycle:

The normal operating cycle of the Company is within 12 months.

Exceptionally, for real estate business activities, the operating cycle extends beyond 12 months.

5- Characteristics of business operations in the fiscal year affecting Financial Statements:

6- Corporate structure:

List of Subsidiaries

- Company name	: Hoc Mon Agriculture Wholesale Market Company Limited
- Address	: 14/7A Nguyen Thi Soc, Hamlet 48, Xuan Thoi Son Commune, Ho Chi Minh City.
- Contributed capital ratio	: 100%
- Profit sharing ratio	: 97% of profit after tax (Based on Resolution No. 11/2026/NQ-ĐHĐCĐ dated April 24, 2026 by the General Meeting of Shareholders).

List of joint ventures and associates

- Company name	: Hoc Mon Foods Processing Corporation
- Address	: 179, Hamlet 50, Ba Diem Commune, Ho Chi Minh City.
- Contributed capital ratio	: 35%
- Profit sharing ratio	: Corresponding to the contributed capital ratio.

List of dependent accounting sub-units without legal status

No.	NAME OF SUB-UNITS	TotalRESS
1	Petrol Station No. 01	7A1 National Highway 22, Hamlet 2, Xuan Thoi Son Commune, Ho Chi Minh City.
2	Branch of Hoc Mon Trade Joint Stock Company - Petrol Station No. 02 Dong Thanh	3/35H Dang Thuc Vinh, Hamlet 1, Dong Thanh Commune, Ho Chi Minh City.
3	Petrol Station No. 03	19 Le Loi, Quarter 4, Hoc Mon Commune, Ho Chi Minh City.
4	Thi Tran Petrol Station	88 Ba Trieu, Quarter 1, Hoc Mon Commune, Ho Chi Minh City.
5	Trung My Tay Petrol Station	2 To Ky, Ba Diem Commune, Ho Chi Minh City.
6	Tan Xuan Petrol Station	1/2 National Highway 22, Chanh Hamlet, Hoc Mon Commune, Ho Chi Minh City.
7	Tan Chanh Hiep Petrol Station	2/7A, To Ky, Quarter 2, Trung My Tay Ward, Ho Chi Minh City.
8	Thoi Tam Thon Petrol Station	30/4 To Ky street, Nam Thoi Hamlet, Dong Thanh Commune, Ho Chi Minh City.
9	Lam Son Petrol Station	30F National Highway 22, Thong Nhat 1 Hamlet, Xuan Thoi Son Commune, Ho Chi Minh City.
10	Ba Diem 2 Petrol Station	14/1B Phan Van Hon, Tien Lan Hamlet, Ba Diem Commune, Ho Chi Minh City.
11	Hoc Mon Trade Joint Stock Company Branch - Dong Thanh Petrol Station No. 03	656 Le Van Khuong street, Hamlet 5, Dong Thanh Commune, Ho Chi Minh City.
12	Hoc Mon Trade Joint Stock Company Branch - Tan Hiep 2 Petrol Station	11/6A Do Van Day, Tan Hoa Hamlet, Hoc Mon Commune, Ho Chi Minh City.
13	Huong Cau Restaurant	3/27 National Highway 22, Hoc Mon Commune, Ho Chi Minh City.
14	Meat Shop No. 1	Stall T10, Hoc Mon Agriculture Wholesale Market, My Hoa 4 Hamlet, Xuan Thoi Son Commune, Ho Chi Minh City.

7- Employees:

As of June 30, 2026, the Company has 161 employees (the number of employees at the beginning of the year was

8- Statement on comparability of information in the Financial Statements

The figures in the Financial Statements are presented consistently between periods and are comparable with those of the same period of the previous year.

9- Explanation of other information

During the period, the Company operated in compliance with the laws and regulations governing enterprises and

Apart from the information already presented in the Financial Statements, the Company did not incur any other material transactions, events, or obligations related to these legal regulations that require further disclosure.

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

1- Accounting period:

The accounting period of the Company begins on January 1 and ends on December 31 annually.

2- Accounting currency:

- The monetary unit used for reporting is Vietnam Dong (VND).
- Foreign exchange differences arising during the period and those resulting from the revaluation of foreign currency balances at the end of the period are accounted for in accordance with Accounting Standard No. 10, issued under Decision No. 165/2002/QĐ-BTC dated December 31, 2002, by the Ministry of Finance.

III.APPLICABLE ACCOUNTING STANDARDS AND SYSTEM

1- Applied accounting system:

- The Company applies the Law on Accounting, the Vietnamese Enterprise Accounting System under Circular No.99/2025/TT-BTC dated October 27, 2025; as well as the circulars, guidelines, and amendments to the current accounting regulations issued by the Ministry of Finance.

2- Statement of compliance with accounting standards and accounting policies:

- We, the Board of Directors of Hoc Mon Trade Joint Stock Company, commit that the financial statements are prepared and presented in accordance with current Vietnamese Accounting Standards and System within the accounting system and accounting report as stipulated by the Government of Vietnam.

IV. APPLIED ACCOUNTING POLICIES

1- Principles for converting Financial Statements in foreign currencies into Vietnam Dong:

- The Company's accounting currency is Vietnam Dong (VNĐ).

2- Exchange rates applied in accounting:

3- Principles for determining the effective interest rate (EIR) used for discounting cash flows:

4- Principles for recognizing cash and cash equivalents: recognized at historical cost.

- Cash includes cash on hand, bank deposits, and cash in transit.
- Principles for determining cash equivalents: based on short-term investments with a maturity period of no more than 3 months from the date of investment, which are readily convertible into a known amount of cash and carry no significant risk of changes in value.

5- Accounting principles and financial investment items:

a) Trading securities

- An investment is classified as trading securities when it is held for the purpose of buying and selling to make a profit. Trading securities are recorded at historical cost in the accounting books. The cost of trading securities is determined by the fair value of payments made at the time of the transaction, Total any transaction costs associated with the purchase of trading securities.

  The recognition time for trading securities is the time when the company gains ownership rights, as follows:
  + For listed securities, they are recognized at the time the order is matched (T+0).
  + For unlisted securities, they are recognized at the time the ownership rights are officially obtained according to relevant legal regulations.
- Interest, dividends, and profits from periods, which are before the investment is acquired, are accounted for as a reduction in the value of the trading securities. Interest, dividends, and profits from periods after the trading securities are purchased are recognized as financial income. Dividends received in the form of stock dividends are tracked only in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recorded at face value.

Convertible shares are determined at fair value on the exchange date. The fair value of shares is determined as follows:

+For listed shares, the fair value is the closing price on the stock market at the exchange date. If the stock market does not trade on the exchange date, the fair value of the shares is the closing price of the preceding trading session.

+For unlisted shares traded on the UPCOM market, the fair value is the closing price of the shares on the UPCOM market at the exchange date. If the UPCOM market does not trade on the exchange date, the fair value is the closing price of the preceding trading session.

+For other unlisted shares, the fair value is either the price agreed upon by the parties in the contract or the book value at the time of the exchange.

A provision for the devaluation of trading securities is made for each type of security traded on the market where the market value is lower than the historical cost. Regarding the determination of the fair value of listed trading securities on the stock exchange or those traded on the UPCOM market, the fair value of listed trading securities is the closing price at the end of the fiscal year.

In case the stock market or the UPCOM market does not trade on the fiscal year-end date, the fair value is determined by the closing price of the preceding trading session.

Any increase or decrease In the provision for the devaluation of trading securities at the end of the fiscal year is recognized as financial expense.

b) Held-to-maturity investments

Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include: term deposits (including promissory notes and bills of exchange), bonds, preferred shares with a mandatory buyback by the issuer at a specified future time, and held-to-maturity loans for earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are initially recognized at historical cost, which includes the purchase price and any related transaction costs. After initial recognition, these investments are recorded at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognized in the income statement on an accrual basis. Interest earned prior to the purchase is deducted from the cost at the time of purchase.

When there is strong evidence that part or all of the investment may not be recoverable and the loss is reliably determined, the loss is recognized as a financial expense for the year and is directly deducted from the investment's value.

c) Loans

The book value is determined at the Historical cost.

The regconiztion of an provision for doubtful debts is carried out in accordance with the guidance of Circular No. 28/2009/TT-BTC dated December 7, 2009, of the Ministry of Finance and Circular No. 89/2013/TT-BTC dated June 28, 2013, amending and supplementing Circular No. 228/2009/TT-BTC dated December 7, 2009, of the Ministry of Finance

d) Investments in subsidiaries, joint ventures, and associates

Subsidiary:

Subsidiaries are enterprises controlled by the parent company. Control is achieved when the parent company has the ability to control the financial and operating policies of the investee to obtain economic benefits from its activities.

Joint Venture:

Joint ventures are enterprises established based on an agreement between parties, under which the company and the participants conduct economic activities on the basis of joint control. Joint control means that strategic decisions regarding the operational and financial policies of the joint venture must be made with the consensus of all participants in the joint venture.

Associate:
Associates are enterprises in which the company has significant influence but does not have control over the financial and operational policies. Significant influence is evidenced by the right to participate in making decisions regarding the financial and operational policies of the investee company, but without controlling those policies.

Investments in subsidiaries, joint ventures, and associated companies are initially recognized at historical cost, which includes the purchase price or capital contribution, Total any directly related costs. In case of investments are made with non-monetary assets, the investment value is recognized based on the fair value of the non-monetary asset at the time of the transaction.
Dividends and profits of the periods, which are before the investment is acquired, are accounted for as a reduction of the investment value. Dividends and profits from periods after the investment is acquired are recognized as income. Dividends received in the form of stock dividends are tracked only in terms of the increase in the number of shares, without recognizing the value of the shares received, or are recorded at face value.
A provision for losses on investments in subsidiaries, joint ventures, and associated companies is made when the subsidiaries, joint ventures, and associated companies incur losses, with the provision calculated as the difference between the actual capital contributions of the parties at the investee companies and the actual shareholders' equity, multiplied by the company's contribution ratio relative to the total capital contribution of the parties involved. If the subsidiary, joint venture, or associated company prepares consolidated financial statements, the basis for determining the provision is the consolidated financial statements.
Any increase or decrease in the provision for losses on investments in subsidiaries, joint ventures, and associated companies at the end of the fiscal year is recognized as a financial expense.

d) Investments in equity instruments of other entities

e) Accounting methods for other transactions related to financial investments

6-Recognition principle for receivables :

Receivables are presented at their book value minus provisions for doubtful debts.
The classification of receivables into trade receivables and other receivables is carried out based on the following principles:

- Trade receivables reflect amounts owed by customers resulting from commercial transactions such as the sale of goods and services between the company and independent third parties, including export sales through other entities.
- Other receivables reflect amounts not related to commercial transactions.

Provisions for doubtful debts are established for receivables deemed uncollectible, based on the aging of receivables or anticipated losses. Provisions are calculated in accordance with Circular No. 228/2009/TT-BTC dated December 7, 2009, and Circular No. 89/2013/TT-BTC dated June 28, 2013, as follows:
+ 30% of the value of receivables overdue for more than 6 months but less than 1 year.
+ 50% of the value of receivables overdue for more than 1 year but less than 2 years.
+ 70% of the value of receivables overdue for more than 2 years but less than 3 years.
+ 100% giá trị đối với khoản nợ phải thu quá hạn từ 3 năm trở lên.
+ In cases of receivables deemed uncollectible, a provision is recognized based on the estimated amount of loss.
Adjustments to the provision for doubtful debts are made at the end of the fiscal year to reflect the impact on the company's operating expenses.Increases and decreases in the balance of the allowance for doubtful accounts required at the end of the fiscal year are recognized in administrative expenses.

7- Recognition principle for inventories :

Inventories are recognized at the lower cost or net realizable value.

The cost of inventories is determined as follows.

- Raw materials and goods: Includes purchase price and other directly attributable costs incurred to bring the inventories to their current location and condition.
- Work-in-progress and finished goods: Includes the cost of raw materials, direct labor, and appropriate allocation of overhead costs.

Net realizable value is the estimated selling price in the ordinary course of business, less estimated costs of completion and the costs necessary to make the sale.

Inventory costs are calculated using the FIFO method and recorded regularly based on this accounting policy.

A provision for devaluation of inventories is established for items where the cost exceeds the net realizable value. Adjustments to the provision for devaluation of inventories are made at the end of the fiscal year and recognized as an expense in the cost of goods sold.

8- Recognition and depreciation principles for fixed assets, finance leased assets and investment properties:

a) Accounting principles for pangible and intangible fixed assets:

- Fixed assets are stated at Historical cost less accumulated depreciation.
- The historical cost of fixed assets includes purchase costs and directly attributable costs incurred to bring the assets to their intended use. Subsequent expenditures for repairs and enhancements are capitalized into the value of the assets and are reflected in the financial statements.
- When fixed assets are sold or liquidated, their book value and accumulated depreciation are derecognized, and any related income or expense arising from the transaction is recorded in the financial statements.
- Depreciation method for fixed assets:

+ Fixed assets are depreciated by using the straight-line method over their estimated useful life, in accordance with Circular No. 45/2013/TT-BTC dated April 25, 2013, issued by the Ministry of Finance.

+ The estimated useful lives are as follows

Asset	Useful life
Buildings – Structures	05 - 50 years
Machinery and equipment	03 - 20 years
Vehicles	06 - 30 years
Management tools	03 - 10 years
Land use rights	20 - 50 years

b) Recognition and depreciation principles for investment properties:

- Valuation principles

+ Investment properties includes market stalls, infrastructure and clearance expenses of site which is owned by the Company and used for the purpose of gaining rental income.

+ Investment property is recognized at cost less accumulated depreciation.

The cost of an investment property is the total expenditure incurred by the Company or the fair value of the consideration given to acquire the investment property up to the time of purchase or completion of construction.

+ Any expenses related to investment properties incurred after recognition are Totaled to the asset's book value if they increase the future economic benefits. Otherwise, they are recorded as expenses in the period incurred.

+ When investment properties are sold, the historical cost and accumulated depreciation are derecognized, and any gain or loss arising from the sale is recorded as income or expense.

- Depreciation method for investment property:

Depreciation of investment properties is calculated using the straight-line method.

+ Estimated useful life of investment properties:

Type of Investment Property	Useful life
Market stalls + Technical infrastructure	25 years
Site clearance	50 years
Compensation expenses	20 years

9- Accounting policies for biological assets:
The Company does not have any biological assets; therefore, accounting policies for biological assets are not applicable.

10- Accounting principles for business cooperation contracts:

11- Accounting principles for prepaid expenses:

Prepaid expenses include:

- Prepaid rental expenses for land or premises
- Prepaid service expenses for business operations
- Expenses for insurance (Fire and explosion insurance)
- Expenses for installation and repair
- Other prepaid expenses

12- Accounting principles for payables

Payables and accrued expenses are recognized for future payment amounts related to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.
- Trade payables reflect commercial payables arising from transactions involving the purchase of goods, services, and assets purchase where the suppliers are independent entities from the Company, including payables for imports made through authorized representatives.

13- Accounting principles for dividends and profit payable
The Company recognizes dividends payable to shareholders when there is a Resolution of the General Meeting of Shareholders approving the distribution of profits.

The amount of dividends payable is determined based on the approved dividend rate and the number of shares outstanding at the record date of shareholders.

These dividends are presented as a current liability in the Financial Statements until they are actually paid to shareholders.

14- Accounting principles for accrued expenses

- Accrued expenses reflect payables for goods and services received from sellers or provided to buyers but not yet paid due to absence of invoices or insufficient accounting documents, and payables to employees for vacation pay, and accrued production and business expenses.

- Other payables reflect non-commercial payables not related to transactions involving the purchase, sale or provision of goods and services.

- Insurance purchase expenses (Fire and explosion insurance)

- Installation and repair expenses

- Other prepaid expenses

All prepaid expenses are tracked in detail, allocated linearly to operating expenses during the period, and the allocation period is based on the estimated useful life that the asset generates economic benefits.

The classification of payables as trade payables, accrued expenses, and other payables is carried out according to the following principle:

15- Accounting principles for deferred revenue recognition

Deferred revenue is recognized under the principle that amounts received in advance from customers, which relate to multiple accounting periods, are recorded even when the seller has already delivered goods or provided services (such as leasing business stalls) or has allowed the buyer to use assets.

16- Accounting principles for provisions

- Provisions are recognized at the best estimate of the expenditure required to settle the present obligation at the end of the accounting period.
- Provisions are increased (or reversed) based on the difference between the provision required to be recognized in the current year and the provision already recorded in previous years that has not yet been utilized and remains on the accounting books.

17- Accounting principles for deferred corporate income tax:

a) Accounting principles for deferred income tax assets

The recognition of deferred CIT assets is carried out under the principle of offsetting deferred tax assets with deferred tax liabilities. If the deferred tax assets arising from previous years are realized in the current year, the recognition is performed as follows:

- If the deferred CIT asset generates a greater refund amount than the deferred CIT liability in the same fiscal year, the difference is recorded as a reduction in CIT expenses.

- If the deferred CIT asset generates a lesser refund amount than the deferred CIT liability in the same fiscal year, the difference is Totaled to the CIT expenses.

Accounting principles for deferred corporate income tax payable:

Deferred CIT liabilities are recognized for temporary differences that lead to taxable amounts in the future, except for those related to the initial recognition of goodwill or other transactions that are not part of a business combination and do not affect accounting or taxable profit at the time of the transaction.

b) Principles of accounting for deferred corporate income tax payable

Deferred income tax liabilities must be recognized for all taxable temporary differences, unless the deferred income tax liability arises from the initial recognition of an asset or liability in a transaction that has no impact on accounting profit or taxable profit (or tax loss) at the time of the transaction.

18- Accounting principles for borrowings and finance lease liabilities

Borrowings and finance lease liabilities are initially recognized at the actual amount received, net of directly attributable transaction costs (if any).

After initial recognition, borrowings and finance lease liabilities are carried at cost, and the principal amount payable is classified into current and non-current liabilities based on the repayment schedule.

Borrowing costs are recognized in finance expenses in the period on an accrual basis, except for those eligible for capitalization in accordance with regulations.

Finance lease obligations are recognized at the present value of the minimum lease payments and are subsequently allocated between finance expenses and the outstanding principal over each period.

Finance lease obligations are recognized at the present value of the minimum lease payments and are subsequently allocated between finance expenses and the principal payable over each period.

13- Recognition principle for capitalization of borrowing expenses:

- Borrowing costs are recognized as expenses in the period when they are incurred.

- Borrowing costs are capitalized when they are directly related to the investment in the construction or production of assets under construction that require a sufficient period (over 12 months) to be put into use for their intended purpose or for sale, and it is certain that future economic benefits will be derived from the use of that asset, Totalitionally the borrowing costs can be reliably determined.

20- Accounting principles for convertible bonds recognition

17- Recognition principle for equity:

- Recognition principle of paid-in capital, capital surTotal and other capital:

+ Owner's investment: This represents the actual contributed capital by the shareholders.

+ Capital surTotal: This is the difference (positive or negative) between the actual issue price and the par value of shares in joint-stock companies during share issuance and treasury share reissuance. Any direct costs related to Totalitional share issuance and treasury share reissuance are deducted from share premium.

+ Other capital is formed by Totalitions from business results, asset revaluation, and the residual value between the fair value of donated, gifted, or sponsored assets after deducting any related taxes payable.

+ When repurchasing shares issued by the Company, the payment amount, including transaction-related costs, is recorded as treasury stock and reflected as a deduction from owner's equity. Upon reissuance, the difference between the reissuance price and the book value of treasury shares is recorded under Capital surTotal.

+ Recognition principle for undistributed profits: Undistributed profit after tax on the Balance Sheet represents the profit (or loss) from the enterprise's operations after deducting corporate income tax expenses for the current period and adjustments due to retrospective application of accounting policy changes and retrospective adjustments of material errors from prior periods.

- Principle for allocating funds from profit after tax: According to the Company's charter and the resolution of the General Meeting of Shareholders.

22- Recognition principle and methods for revenue and other income:

- Revenue from sales is recognized when the following conditions are met:

+ Significant risks and rewards of ownership of the goods or products have been transferred to the buyer, and the completion of the transaction is reasonably assured

+ The company no longer retains control over the goods or manages them as an owner
+ The revenue is reliably measurable
+ It is probable that the economic benefits associated with the sale will be obtained by the Company
+ Expenses associated with the sale can be measured reliably

- Revenue from service rendered is recognized When the outcome of the transaction can be reliably estimated. If the service is performed over multiple periods, Revenue is recognized in the period based on the completed portion at the end of the accounting period.Revenue from service rendered is recognized when the following conditions are met:

+ The revenue is reliably measurable
+ It is probable that the economic benefits associated with the service rendered will be obtained by the Company
+ The completed portion of the transaction at the end of the fiscal year can be determined.
+ The expenses incurred for the transaction and the expenses to complete the service provision can be determined.

- Real estate sales revenue:
Real estate sales revenue where the Company is the investor, is recognized when all of the following conditions are met:

+ The real estate has been fully completed and handed over to the buyer, and the enterprise has transferred the risks and rewards of ownership to the buyer.

+ The company no longer retains control over the property or manages them as an owner
+ The revenue is reliably measurable
+ It is probable that the economic benefits associated with property transactions will be obtained by the Company
+ Expenses associated with the property transactions can be measured reliably

Financial income is recognized when:
+ It is probable that the economic benefits associated with transactions will be obtained by the Company
+ The income is reliably measurable
Other income fully complies with the revenue recognition principle according to Accounting Standards.

23- Accounting principles for revenue deductions:

- Revenue deductions include special consumption tax.

24- Accounting principles for cost of goods sold:

- Cost of goods sold is recognized when revenue from sale or service rendered arises during the accounting period. The enterprise recognizes the cost of goods sold following the relevant principle, consistency principle, and prudence principle. All incurred expenses are reasonable and legitimate and are stipulated in the Law on Corporate Income Tax.

25- Recognition principle and methods for financial expenses:

Financial expenses recognized in the income statement are the total financial expenses incurred during the period, without offsetting against financial operating income.

22- Selling and general administrative expenses:

Selling expenses and administrative expenses are all expenses incurred in the process of selling products, goods, providing services, and general management expenses of the Company.

27- Accounting principles for disposal and liquidation of property, plant and equipment and investment property

When property, plant and equipment and investment property are sold or disposed of, the Company derecognizes the related cost and accumulated depreciation.

The carrying amount of the asset (cost less accumulated depreciation) and any directly related disposal or sale expenses are recognized in other expenses.

Proceeds from the sale or disposal of assets are recognized in other income

The difference between income and expenses arising from the sale or disposal of assets is recognized in the current period's profit or loss.

28- Recognition principle and methods for current income tax expense and deferred income tax expense:

Corporate income tax expense includes current corporate income tax and deferred corporate income tax.

Current income tax

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

Deferred corporate income tax

Deferred income tax is the corporate income tax payable or refundable due to temporary differences between the book value of assets and liabilities for financial reporting purposes and their tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized.

The book value of deferred tax assets is reviewed at the end of the fiscal year and reduced to the extent that it is no longer probable that sufficient taxable profit will be available to allow all or part of the deferred tax asset to be utilized. Deferred tax assets not previously recognized are reassessed at the end of the fiscal year and recognized to the extent that it has become probable that sufficient taxable profit will be available to allow the deferred tax asset to be utilized.

Deferred tax assets and deferred tax liabilities are determined using the tax rate expected to apply in the year the asset is realized or the liability is settled, based on tax rates effective at the end of the fiscal year. Deferred income tax is recognized in the Statement of Comprehensive Income and is only recognized directly in equity when the tax relates to items charged or credited directly to equity.

Deferred tax assets and deferred tax liabilities are offset when:

- The Company has a legally enforceable right to offset current tax assets against current tax liabilities.

- The deferred tax assets and deferred tax liabilities relate to income taxes levied by the same taxation authority.

- The Company intends to settle its current tax payables and current tax assets on a net basis, or to realize the asset and settle the liability simultaneously, in each future period when significant portions of the deferred tax liabilities or assets are settled or recovered.

29- Other accounting principles and methods:

V. SUPPLEMENTARY INFORMATION FOR DETAILED PRESENTED AT THE BALANCE SHEET:

01- Cash and Cash equivalents:

		Ending balance	Opening balance
1.1	**Cash:**	**44.446.972**	**283.263.143**
1.2	**Cash in banks:**	**37.704.858.724**	**8.971.888.146**
+	*Joint Stock Commercial Bank for Investment and Development of Vietnam - Hoc Mon Branch*	*26.469.619.260*	*5.871.555.558*
+	*Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch*	*4.811.906.234*	*1.500.595.348*
+	*Saigon Thuong Tin Commercial Joint Stock Bank*	*5.989.437.919*	*1.303.393.490*
+	*The others*	*433.895.311*	*296.343.750*
	TOTAL	**37.749.305.696**	**9.255.151.289**

		Ending balance	Opening balance
1.3	**Cash equivalents:**		
	TOTAL	**0**	**0**

02- Financial investments:

2a. Trading securities:

Item		Ending balance			Opening balance		
		Historical cost	Fair value	Provision	Historical cost	Fair value	Provision
- Trading securities							
Company name	**Stock code**	**33.835**	**14.079**	**(19.756)**	**33.835**	**18.119**	**(15.716)**
- Van Phat Hung Corporation (VPH Corp)	**VHP**	33.835	14.079	(19.756)	33.835	18.119	(15.716)

- Fair value basis: Valuation based on the closing price of listed shares on the Ho Chi Minh Stock Exchange as of June 30, 2026.

- The number of securities unchanged.

2b. Held-to-maturity investments:

Item	Historical cost			Book value		
	Historical cost	Recoverable amount	Provision amount	Historical cost	Recoverable amount	Provision amount
a) Short-term:	**122.177.309.328**	**122.177.309.328**	**0**	**148.200.130.276**	**148.200.130.276**	**0**
- Bank for Investment and Development of Vietnam - Hoc Mon Branch	*25.000.000.000*	*25.000.000.000*	*0*	*25.000.000.000*	*25.000.000.000*	*0*
- Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch	*30.000.000.000*	*30.000.000.000*	*0*	*25.000.000.000*	*25.000.000.000*	*0*
- Saigon Thuong Tin Commercial Joint Stock Bank - Hoc Mon Branch	*20.000.000.000*	*20.000.000.000*	*0*	*30.000.000.000*	*30.000.000.000*	*0*
- Ho Chi Minh City Development Joint Stock Commercial Bank - Ho Chi Minh Large Enterprise Customer Center Branch	*27.250.000.000*	*27.250.000.000*	*0*	*42.000.000.000*	*42.000.000.000*	*0*
- Other banks	*13.620.000.000*	*13.620.000.000*	*0*	*18.020.000.000*	*18.020.000.000*	*0*
- Interest income from other banks	***2.119.293.031***	***2.119.293.031***	***0***	*4.154.249.434*	*4.154.249.434*	***0***
Retained margin interest income from Xuan Thoi Dong Residential Area project	***4.188.016.297***	***4.188.016.297***	***0***	*4.025.880.842*	***4.025.880.842***	***0***
b) Long-term	**0**	**0**	**0**	**0**	**0**	**0**
Total	***122.177.309.328***	***122.177.309.328***	***0***	***148.200.130.276***	***148.200.130.276***	***0***

- As of June 30, 2026, the Company has held-to-maturity investments used as collateral with a value of 26,900,0000 VND to secure a loan at Shinhan Bank Vietnam Limited - North Saigon Branch; 25.000.000.000 VND to secure a loan at Bank for Investment and Development of Vietnam - Hoc Mon Branch; 20.000.000.000 VND to secure a loan at Joint Stock Commercial Bank for Foreign Trade of Vietnam - Hoc Mon Branch; 15.000.000.000 VND to secure a loan at Vietnam Bank for Agriculture and Rural Development - Hoc Mon Branch

2c. Long-term financial investments:

Item	Closing balance			Opening balance		
	Historical cost	Recoverable amount	Provision amount	Historical cost	Recoverable amount	Provision amount
- Investment in subsidiaries (1)	12.000.000.000	12.000.000.000	0	12.000.000.000	12.000.000.000	0
- Investments in associates and joint ventures (2)	52.500.040.000	52.500.040.000	0	52.500.040.000	52.500.040.000	0
- Investment in other entities (Ben thanh Duc Khai Property Corporation) (3)	878.238.342	0	(878.238.342)	878.238.342	0	(878.238.342)
Total	**65.378.278.342**	**64.500.040.000**	**(878.238.342)**	**65.378.278.342**	**64.500.040.000**	**(878.238.342)**

1) According to Business Registration Certificate No. 0303075075, amended for the 8th time on May 8, 2026, issued by the Ho Chi Minh City Planning and Investment Department. As of the end of the accounting period, the Company had invested 12,000,000,000 VND in Hoc Mon Agriculture Wholesale Market Company Limited, equivalent to 100.00% of the charter capital (the opening balance was 12,000,000,000 VND, equivalent to 100.00% of the charter capital). Hocmon Agriculture Wholesale Market Company Limited was established and began operations in November 2003. It is a subsidiary of Hocmon Trade Joint Stock Company, with 100% investment from the parent company. The company's main function is to manage and operate the Hoc Mon Agriculture Wholesale Market Company Limited. Its operations are considered stable and have a long-term development orientation. Material transactions between the parent company and its subsidiary are disclosed in the Notes to the Financial Statements, page 26, Section VIII.4.

(2) According to Business Registration Certificate No. 0312789319, amended for the 4th time on April 28, 2023, issued by the Ho Chi Minh City Department of Planning and Investment. As of the end of the accounting period, the Company had invested 52,500,040,000 VND, equivalent to 35.00% of the charter capital (the opening balance was 52,500,040,000 VND, equivalent to 35.00% of the charter capital). HFC has been operating efficiently and paid dividends of 2025 at a rate of 5%.

(3) Investment in Ben Thanh - Duc Khai Property Corp with the amount of 878,238,342 VND, equivalent to 8.4% of the charter capital (the opening balance was 878,238,342 VND, equivalent to 8.4% of the charter capital). The company is in the process of dissolution as per the Resolution of the General Meeting of Shareholders of Ben Thanh - Duc Khai Property Corp No. 01/2014/NQ-ĐHĐCĐ-BTĐK dated January 3, 2014.

The fair value of the above investments cannot be determined due to the lack of transaction prices and the absence of guidance on fair value determination in Vietnamese Accounting Standards. Therefore, the Company determines the fair value as the original investment cost less provision.

03- Current trade receivables:

	Closing balance		Opening balance	
a) Short - term	**Carrying amount**	**Provision amount**	**Carrying amount**	**Provision amount**
Receivables from other customers	**43.178.823.741**	**0**	**13.488.947.835**	**0**
Customers purchasing residential houses – Xuan Thoi Dong Residential Area Project	37.026.988.152	0	10.788.466.256	0
Other customers	6.151.835.589	0	2.700.481.579	0
b. Long - term	**0**	**0**	**0**	**0**
c. Receivables from related parties	**1.090.560.000**	**0**	**546.120.000**	**0**
- Transimex Port Joint Stock Company	1.090.560.000	0	546.120.000	0
Total	**44.269.383.741**	**0**	**14.035.067.835**	**0**

04- Short-term prepayments to suppliers	Closing balance	Opening balance
Prepayments to related parties	**6.346.347**	**4.111.467**
Petrolimex Sai Gon One Member Ltd	6.346.347	*4.111.467*
Prepayments to other suppliers	**6.648.872.160**	**7.583.407.185**
Wecons Construction Investment & JSC	1.815.451.056	*1.270.793.448*
Enter Construction Consulting Ltd	3.400.397.687	*2.064.454.884*
Other suppliers	1.433.023.417	*4.248.158.853*
Total	**6.655.218.507**	**7.587.518.652**

05- Other receivables:	Closing balance		Opening balance	
5a.	Carrying amount	Provision amount	Carrying amount	Provision amount
Receivables from related parties	**7.163.132.538**	**0**	**7.457.168.238**	**0**
- Hoc Mon Agriculture Wholesale Market Com	7.163.132.538	0	7.457.168.238	0
+ *Profit shared*	*6.116.396.628*	*0*	*6.261.075.978*	*0*
+ *Collection of stall rental fees*	*1.046.735.910*	*0*	*1.196.092.260*	*0*
Total	**7.163.132.538**	**0**	**7.457.168.238**	**0**

5b.	Carrying amount	Provision amount	Carrying amount	Provision amount
- Deposits and guarantees - Department of Planning and Investment of Ho Chi Minh City (*)	7.248.541.171	0	7.248.541.171	0
- Another deposits and guarantees	360.000.000	0	360.000.000	0
Total	**7.608.541.171**	**0**	**7.608.541.171**	**0**

(*) On November 6, 2017, Hoc Mon Trade Joint Stock Company deposited an amount of VND 14,497,082,342 with the Department of Planning and Investment of Ho Chi Minh City as per the Deposit Agreement to ensure the implementation of the Residential Residential Project in Xuan Thoi Dong Commune, Hoc Mon District. On November 28, 2017, the People's Committee of Ho Chi Minh City issued Decision No. 6203/QD-UBND, granting Hoc Mon Trade Joint Stock Company the right to use the land for implementing the Residential Residential Project in Xuan Thoi Dong Commune, Hoc Mon District, Ho Chi Minh City.

- On April 19, 2019, the Department of Planning and Investment refunded 50% of the deposit amount in accordance with Deposit Agreement No. 41/TTKQ-2017 dated November 6, 2017, with the amount of VND 7,248,541,171, at the Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV) - Hoc Mon Branch.

06- Inventories:

Item	Closing balance - Original price	Closing balance - Provision	Opening balance - Original price	Opening balance - Provision
- Properties (Residential - Xuan Thoi Dong Residential Area Project) (*)	97.488.351.287	0	109.294.691.344	0
- Other goods (petroleum and various	3.983.315.781	(45.051.429)	4.664.585.283	(45.051.429)
Total	**101.471.667.068**	**(45.051.429)**	**113.959.276.627**	**(45.051.429)**

* Value of inventory pledged to collateralize to ensure liabilities

* Value recovered from provision for inventory devaluation during the period

07- Prepaid expenses:

	Closing balance	Opening balance
7a. Short-term pre-paid xem lại tiếng anh		
- Expenses for repairing	824.133.916	1.152.419.007
- Renovation of some facilities at HocMon Agromarket	367.034.849	867.485.278
- Land lease fee	349.428.000	85.500.000
- Other expenses	676.144.608	744.619.252
Total	**2.216.741.373**	**2.850.023.537**

7b. Non-current prepaid expenses	**Closing balance**	**Opening balance**
- Land lease fee	3.805.729.390	3.854.313.172
- Renovation of some facilities at HocMon Agromarket	6.342.943.861	4.886.137.824
- Other expenses	2.600.627.487	2.065.016.426
Total	**12.749.300.738**	**10.805.467.422**

(*) Clean water supply station, with a 50-year allocation period as stipulated in the agreement document dated August 24, 2025.

08. Deferred income tax assets

a) Deferred income tax assets:	**Closing balance**	**Opening balance**
* The rate to determind deferred income tax assets		
- Temporarily pay 1% CIT	*1%*	*1%*
- Accrual for severance allowance	*20%*	*20%*
* Deferred income tax assets relate to deductible temporary differences.		
- Temporarily pay 1% CIT	685.991.037	939.093.231
- Accrual for severance allowance	122.840.000	122.840.000
Total	**808.831.037**	**1.061.933.231**
b) Payable deferred income tax:	0	0

09- Tangible fixed assets:

Item	Buildings and structures	Machinery and equipment	Motor vehicles	Management Tools	Total
Tangible fixed assets historical cost					
At the beginning of the year	**41.334.624.198**	**13.470.647.188**	**9.206.779.091**	**808.140.343**	**64.820.190.820**
- Purchases during the period	100.000.000	214.910.000	0	36.850.000	351.760.000
- Liquidation, sales and transfer	0	124.072.728	4.787.630.000	0	**4.911.702.728**
At the end of this period	**41.434.624.198**	**13.561.484.460**	**4.419.149.091**	**844.990.343**	**60.260.248.092**
Of which: Fully depreciated but still in use	8.904.018.483	3.372.159.883	0	111.683.735	12.387.862.101
Accumulated depreciation					
At the beginning of the year	**16.670.930.716**	**7.910.172.585**	**2.426.217.525**	**325.655.440**	**27.332.976.266**
- Depreciation during the period	941.575.457	553.238.274	424.532.006	97.787.229	2.017.132.966
- Liquidation, sales and transfer	0	124.072.728	265.651.526	0	389.724.254
At the end of this period	**17.612.506.173**	**8.339.338.131**	**2.585.098.005**	**423.442.669**	**28.960.384.978**
Net book value of tangible fixed assets					
- At the beginning of the year	**24.663.693.482**	**5.560.474.603**	**6.780.561.566**	**482.484.903**	**37.487.214.554**
- At the end of this period	**23.822.118.025**	**5.222.146.329**	**1.834.051.086**	**421.547.674**	**31.299.863.114**

- The net book value at the end of the period of tangible fixed assets used as collateral or pledged to secure loans: none

10- Intangible fixed assets:

Item	Land use rights	Publication rights	Software	Other intangible assets	Toal
Tangible fixed assets historical cost					
At the beginning of the year	**40.093.252.534**	**0**	**0**	**430.000.000**	**40.523.252.534**
- Purchases during the period	19.082.193.678	0	0	0	19.082.193.678
- Liquidation, transfer	0	0	0	0	0
At the end of this period	**59.175.446.212**	**0**	**0**	**430.000.000**	**59.605.446.212**
Accumulated amortization					
At the beginning of the year	**1.298.372.946**	**0**	**0**	**3.120.967**	**1.301.493.913**
- Amortization during the period	59.556.544	0	0	21.499.998	81.056.542
- Liquidation, transfer	0	0	0	0	0
- Other decreases	**0**	**0**	**0**	**0**	**0**
At the end of this period	**1.357.929.490**	**0**	**0**	**24.620.965**	**1.382.550.455**
Net book value of intangible fixed assets					
- At the beginning of the year	**38.794.879.588**	**0**	**0**	**426.879.033**	**39.221.758.621**
-At the end of this period	**57.817.516.722**	**0**	**0**	**405.379.035**	**58.222.895.757**

+ The net book value at the end of the period of intangible fixed assets used as collateral or pledged to secure loans: none

+ The net book value of intangible fixed assets which are fully depreciated but still in use: 0 VND

11- Investment properties:

Item	At the beginning of the year	Increase during the period	Decrease during the period	At the end of this period
a) Investment property for lease				
Historical cost	**68.902.869.059**	**6.834.758.956**	**0**	**75.737.628.015**
* Land use rights	0	0	0	0
* House	28.807.614.543	6.272.937.567	0	35.080.552.110
- Vegetable market pavilion	*13.161.237.343*	*0*	*0*	*13.161.237.343*
- Meat market pavilion	*7.512.905.862*	*0*	*0*	*7.512.905.862*
- Others	*8.133.471.338*	*6.272.937.567*	*0*	*14.406.408.905*
* House and land use rights	0	0	0	0
* Infrastructure	40.095.254.516	561.821.389	0	40.657.075.905
- Infrastructure of vegetable market	*13.628.452.646*	*0*	*0*	*13.628.452.646*
- Compensation	*13.827.302.657*	*0*	*0*	*13.827.302.657*
- Others	*12.639.499.213*	*561.821.389*	*0*	*13.201.320.602*
Accumulated depreciation	**48.684.259.335**	**727.272.236**	**0**	**49.411.531.571**
* Land use rights	0	0	0	0
* House	24.459.150.859	621.471.513	0	25.080.622.372
- Vegetable market pavilion	*11.362.534.886*	*263.224.746*	*0*	*11.625.759.632*
- Meat market pavilion	*5.459.378.316*	*150.258.120*	*0*	*5.609.636.436*
- Others	*7.637.237.657*	*207.988.647*	*0*	*7.845.226.304*
* House and land use rights	0	0	0	0
* Infrastructure	24.225.108.476	105.800.723	0	24.330.909.199
- Infrastructure of vegetable market	*9.929.806.893*	*0*	*0*	*9.929.806.893*
- Compensation	*8.296.381.593*	*0*	*0*	*8.296.381.593*
- Others	*5.998.919.990*	*105.800.723*	*0*	*6.104.720.713*
Net book value	**20.218.609.724**	**6.834.758.956**	**727.272.236**	**26.326.096.444**
* Land use rights	0	0	0	0
* House	4.348.463.684	6.272.937.567	621.471.513	9.999.929.738
- Vegetable market pavilion	*1.798.702.457*	*0*	*263.224.746*	*1.535.477.711*
- Meat market pavilion	*2.053.527.546*	*0*	*150.258.120*	*1.903.269.426*
- Others	*496.233.681*	*6.272.937.567*	*207.988.647*	*6.561.182.601*
* House and land use rights	0	0	0	0
* Infrastructure	15.870.146.040	561.821.389	105.800.723	16.326.166.706
- Infrastructure of vegetable market	*3.698.645.753*	*0*	*0*	*3.698.645.753*
- Compensation	*5.530.921.064*	*0*	*0*	*5.530.921.064*
- Others	*6.640.579.223*	*561.821.389*	*105.800.723*	*7.096.599.889*
b) Investment property held for capital appreciation	**0**	**0**	**0**	**0**

- The People's Committee of Ho Chi Minh City issued Decision No. 4942/QĐ-UBND on October 7, 2014, regarding the settlement of the Northern City Wholesale Market project.

- The funded budget source is: **29,626,768,849 VND.**

- The net book value of fully depreciated investment properties still in use at the end of the period: **11,743,750,113 VND**

12- Non-current assets in progress:	Closing balance		Opening balance	
a) Long-term work in progress	**Historical cost**	**Recoverable value**	**Historical cost**	**Recoverable value**
* Xuan Thoi Dong Residential Area Project	58.328.760.434	58.328.760.434	75.219.567.328	75.219.567.328
* 4th floor of Shopping Mall Project	18.181.818.182	18.181.818.182	18.181.818.182	18.181.818.182
* Others	913.425.926	913.425.926	730.740.741	730.740.741
Total	**77.424.004.542**	**77.424.004.542**	**94.132.126.251**	**94.132.126.251**

b) Long-term construction in progress:	Historical cost	Recoverable value	Historical cost	Recoverable value
- 1/500 Planning of Hoc Mon Agromarket Reconfiguration	779.970.009	779.970.009	509.970.009	509.970.009
- Company Office Interfloor Renovation Project	130.000.000	130.000.000	0	0
- Goods Distribution Zone at the Wholesale Market	0	0	3.550.310.598	3.550.310.598
- Others	66.461.574	66.461.574	66.461.574	66.461.574
Total	**976.431.583**	**976.431.583**	**4.126.742.181**	**4.126.742.181**

13- Current trade payables:	Closing balance	Opening balance
a) Current trade payables:	**15.259.077.374**	**15.815.151.692**
- Hoang Quan Real Estate Consulting Trading Services Jsc	5.000.000.000	5.000.000.000
- Phu Loc Construction Consulting Jsc	1.895.085.851	2.394.968.776
- Others	8.363.991.523	8.420.182.916
b) Non-current trade payables:	**0**	**0**
c) Overdue debt	**0**	**0**
d) Payables from related parties	**0**	**0**
Total	**15.259.077.374**	**15.815.151.692**

13- Current prepayments from customers:	Closing balance	Opening balance
- Customers from Xuan Thoi Dong Residential Area Proje	61.404.103.742	78.304.891.854
Other customers	30.888.700	409.008.700
Total	**61.434.992.442**	**78.713.900.554**

15- Payable dividends and profits

Item	Closing balance	Opening balance
The third interim dividend of 2025 - The orthers	4.836.311.805	4.803.476.805
The first, the second and the third interim dividend of 2025 - Association for Promoting Education of HocMon dictrict	131.625.000	91.125.000
Total	**4.967.936.805**	**4.894.601.805**

16- Taxes and other obligations payable to the Government

Item	Opening balance	Tax Payable	Tax paid	Closing balance
a) Tax payable:	-	-	-	-
Short-term:	*119.794.245*	*4.672.144.943*	*(1.987.887.374)*	*2.804.051.814*
- Value added tax	0	4.217.944.770	(1.531.089.951)	2.686.854.819
- Personal income tax (from capital investments)	116.146.095	274.623.555	(277.083.555)	113.686.095
- Non-agricultural land use tax	0	74.834.888	(74.834.888)	0
- Natural resource tax	3.648.150	20.837.700	(20.974.950)	3.510.900
- Other payables (fees, charges, late payment fees)	0	83.904.030	(83.904.030)	-
Long-term:	*0*	*0*	*0*	*0*
Total	**119.794.245**	**4.672.144.943**	**(1.987.887.374)**	**2.804.051.814**
b) Tax receivable:	-	-	-	-
Short-term:	*6.109.656.375*	*2.713.956.934*	*(3.801.678.524)*	*7.197.377.965*
- Personal income (from salaries, wages)	362.510.416	886.083.069	(993.965.902)	470.393.249
- Land rental fees	686.517.279	2.080.976.059	(1.884.075.574)	489.616.794
- Corporate income tax	5.060.628.680	(253.102.194)	(923.637.048)	6.237.367.922
+ Corporate income tax from business operation	4.216.627.567	0	0	4.216.627.567
+ Corporate income tax from properties sales and transfer (provision of 1%)	708.470.979	(253.102.194)	0	961.573.173
+ Corporate income tax from real estate transfers	135.530.134	0	(923.637.048)	1.059.167.182
Long-term:	*0*	*0*	*0*	*0*
Total	**6.109.656.375**	**2.713.956.934**	**(3.801.678.524)**	**7.197.377.965**

(*) Corporate income tax from properties sales and transfer :

- The company has to pay corporate income tax on taxable income at a tax rate of 20%.
- The company has prepaid corporate income tax at a rate of 1% on the revenue collected in advance from the sale of future-formed houses in the Xuan Thoi Dong Residential Area project, in accordance with Circular 78/2014/TT-BTC dated June 18, 2014, issued by the Ministry of Finance. issued by the Ministry of Finance, as amended and supplemented by Circular No. 151/2014/TT-BTC and Circular No. 96/2015/TT-BTC. The Company will finalize the corporate income tax payable for these activities upon completion of the project.

17- Payables expense:	**Closing balance**	**Opening balance**
a) Short-term	**647.165.636**	**494.858.907**
Payable to related parties	231.383.564	268.865.755
Hoc Mon Agriculture Wholesale Market Ltd - Subsidiary	*231.383.564*	*268.865.755*
Payable to other organizations and individuals	415.782.072	225.993.152
Financial statements audit fees and internal audit fees	61.500.000	169.200.000
Interest expense payable	134.681.958	56.793.152
Accrued expenses	219.600.114	0
b) Long-term	**0**	**0**
Total	**647.165.636**	**494.858.907**

18- Deferred revenue:

	Closing balance	Opening balance
18a. Current	**4.160.177.866**	**2.986.207.776**
- Unearned revenue - Meat Market	948.805.632	753.634.332
- Unearned revenue - Vegetable Market	1.638.288.516	1.602.092.400
- Unearned revenue - Kiosk Rental	593.251.968	591.902.364
- Unearned revenue - Canteen Rental	38.578.680	38.578.680
- Unearned revenue - Advertising (Ben Thanh)	9.000.000	0
- Unearned revenue - Basement	932.253.070	0
18b. Non-current	**107.624.525.292**	**84.108.771.861**
- Unearned revenue - Vegetable Market	42.680.388.531	43.535.705.418
- Unearned revenue - Meat Market	24.668.946.722	23.394.076.400
- Unearned revenue - Kios	15.386.090.595	15.684.066.183
- Unearned revenue - Canteen Rental	1.475.634.520	1.494.923.860
- Unearned revenue – Goods distribution area	23.413.464.924	0
Total unearned revenue	**111.784.703.158**	**87.094.979.637**

19- Other payables:

	Closing balance	Opening balance
19a. Current	**8.461.284.973**	**8.470.416.723**
- Payable to Hoang Quan Consulting - Trading - Service Real Estate Corporation	8.226.893.022	8.226.893.022
- Other payables	234.391.951	243.523.701
19b. Non-current	**11.823.930.530**	**11.955.672.304**
- Deposit for the right to purchase properties in the Xuan Thoi Dong Residential Area project	7.195.000.000	7.295.000.000
- Other payables and obligations	4.628.930.530	4.660.672.304
Total other payables	**20.285.215.503**	**20.426.089.027**

20- Short-term borrowings and finance lease liabilities

Index	Closing balance	Year 2026		Opening balance
		Increased	Decreased	
a. Short-term borrowings:	**92.660.710.000**	**347.317.700.000**	**319.156.990.000**	**64.500.000.000**
- Joint Stock Commercial Bank for Investment & Development of Viet Nam - Hoc Mon Branch	35.352.860.000	181.574.310.000	166.721.450.000	20.500.000.000
- Shinhan Bank VN Limited Liability Company - North Saigon Branch	15.015.570.000	108.951.110.000	131.935.540.000	38.000.000.000
- Joint stock Commercial Bank for Foreign Trade of Viet Nam - Thong Nhat Branch	3.000.000.000	17.500.000.000	20.500.000.000	6.000.000.000
- Vietnam Bank for Agriculture and Rural Development - Hoc M	39.292.280.000	39.292.280.000	0	0
b. Short-term borrowings from related parties:	**19.000.000.000**	**24.000.000.000**	**32.000.000.000**	**27.000.000.000**
- Hoc Mon Agriculture Wholesale Market Co., Ltd. - Subsidiary	19.000.000.000	24.000.000.000	32.000.000.000	27.000.000.000
Total	**111.660.710.000**	**371.317.700.000**	**351.156.990.000**	**91.500.000.000**

21- Payable provisions:

Item	Opening balance	Increase during the period	Decrease during the period	Closing balance
a) Short term:	**614.200.000**	**0**	**0**	**614.200.000**
Provision for severance allowance	614.200.000	0	0	614.200.000
b) Long term:	**0**	**0**	**0**	**0**
Total	**614.200.000**	**0**	**0**	**614.200.000**

22-Equity:

a-Changes in owners'equity table:

Item	Items belonging to Owners's equity				
	Contributed capital	Other owner's equity	Development and investment fund	Undistributed profit	Total
A	1		2	3	4
Balance at the beginning of the previous year	**164.999.930.000**	**12.510.497.370**	**55.628.483.776**	**49.750.161.024**	**282.889.072.170**
- Capital increase in the previous year	0	0	1.007.335.107	0	1.007.335.107
- Net profit for the previous year (after tax)	0	0	0	26.939.120.116	26.939.120.116
- Profit distribution	0	0	0	4.667.253.879	4.667.253.879
- Dividends	0	0	0	26.399.988.800	26.399.988.800
Balance at the end of the previous year	**164.999.930.000**	**12.510.497.370**	**56.635.818.883**	**45.622.038.461**	**279.768.284.714**
Balance at the beginning of this year	**164.999.930.000**	**12.510.497.370**	**56.635.818.883**	**45.622.038.461**	**279.768.284.714**
-Capital increase during the period.	0	0	2.372.269.140	0	2.372.269.140
- Net profit for the period.	0	0	0	10.200.300.889	10.200.300.889
- Profit distribution	0	0	0	4.075.834.778	4.075.834.778
- Dividends	0	0	0	11.549.995.100	11.549.995.100
Balance at the end of this period	**164.999.930.000**	**12.510.497.370**	**59.008.088.023**	**40.196.509.472**	**276.715.024.865**

Details of owners' investment:	**Closing balance**	**Opening balance**
Investment capital of Benthanh Group (State-owned entity)	39.364.500.000	39.364.500.000
Investment capital of other entities	125.635.430.000	125.635.430.000
Total	**164.999.930.000**	**164.999.930.000**

Equity transactions and distribution of dividends and profits:	***Year 2026***	***Year 2025***
Owners' investment:		
Contributed capital at the beginnir Contributed capital at the beginning of the year	***164.999.930.000***	***164.999.930.000***
Increase in contributed capital duri Increase in contributed capital during the period	*0*	*0*
Decrease in contributed capital dur Decrease in contributed capital during the period	*0*	*0*
Contributed capital at the end of tl Contributed capital at the end of the period	***164.999.930.000***	***164.999.930.000***
	6TH- 2026	**6TH- 2025**
Distributed dividends and profit	**11.549.995.100**	**16.499.993.000**
2024 dividends	0	11.549.995.100
2025 dividends	6.599.997.200	4.949.997.900
+	4.949.997.900	0

Shares:	**Closing balance**	**Opening balance**
Number of shares registered to issue	16.499.993	16.499.993
Number of shares sold to the public	16.499.993	16.499.993
Ordinary shares	16.499.993	16.499.993
Number of outstanding shares	16.499.993	16.499.993
Ordinary shares	16.499.993	16.499.993

**** Par value per Share*** ***10,000 VND/share***

e- The Company's funds

	Closing balance	Opening balance
- Development and investment fund	59.008.088.023	56.635.818.883
Total	**59.008.088.023**	**56.635.818.883**

The purpose of the distribution of the company's funds: These funds are used for purposes as prescribed by the current accounting regulations and the company's charter of organization and operation.

f- Income and expenses, profits or losses are recognized directly in Equity in accordance with specific accounting standards

23 Bonus and welfare funds:

BONUS FUND, WELFARE	Opening balance	Increase during the period		Paid expenditures during the period	Closing balance
		Increase from profit distribution	Other increase		
- Bonus fund	1.481.128.818	120.000.000	0	(337.000.000)	1.264.128.818
- Welfare fund	737.702.402	838.974.702	0	(1.160.775.000)	415.902.104
Total	**1.978.831.220**	**1.703.565.638**	**0**	**(2.122.365.936)**	**1.560.030.922**

24- Other owner's equity:

- Opening balance of fund	12.510.497.370
Ending balance of funds	**12.510.497.370**

25- Off balance sheet items:

	Closing balance	Opening balance
- Written-off bad debts	70.946.464	70.946.464

SUPPLEMENTARY INFORMATION FOR DETAILS PRESENTED AT THE INCOME STATEMENT

	This period		Accumulated from the beginning of period	
Revenues from sales and services rendered (No. 01)	**Quarter II - 2026**	**Quarter II - 2025**	**Year 2026**	**Year 2025**
a. Revenue from sales	**303.338.141.118**	**209.043.647.250**	**501.417.875.735**	**413.474.706.120**
+ Revenue from sales	249.578.721.412	178.807.797.988	427.631.040.771	361.697.063.629
* Petroleum and lubricants of all types	249.578.721.412	178.807.797.988	427.631.040.771	361.697.063.629
+ Revenue from real estate transfers	47.853.653.857	24.569.295.707	62.113.587.625	40.539.035.381
* Sale of houses in the Xuan Thoi Dong Residential Area Project	47.853.653.857	24.569.295.707	62.113.587.625	40.539.035.381
+ Revenue from premises leasing	4.800.629.077	4.609.763.691	9.462.997.282	9.125.027.382
* Rental of premises	4.800.629.077	4.609.763.691	9.462.997.282	9.125.027.382
+ Revenue from leasing real estate investment	1.105.136.772	1.056.789.864	2.210.250.057	2.113.579.728
* *Vegetable Market*	409.572.129	400.523.100	819.120.771	801.046.200
* *Meat Market*	605.564.643	574.448.583	1.211.129.286	1.148.897.166
* *Motorcycle Store, Office at 53/1D LTK*	90.000.000	81.818.181	180.000.000	163.636.362
b. Revenue from related parties	**15.456.980.000**	**8.618.459.096**	**25.249.507.407**	**17.253.300.005**
+ Transimex Port Joint Stock Company	10.614.400.000	5.568.145.458	16.728.418.518	10.987.927.276
+ Xuan Thoi Petroleum Private Enterprise	4.838.080.000	3.046.563.638	8.512.088.889	6.257.872.729
+ Ben Thanh Group	4.500.000	3.750.000	9.000.000	7.500.000
Total	**318.795.121.118**	**217.662.106.346**	**526.667.383.142**	**430.728.006.125**

2. Các khoản giảm trừ doanh thu (Mã số 02)	**0**	**0**	**0**	**0**

	This period		Accumulated from the beginning of period	
	Quarter II - 2026	**Quarter II - 2025**	**Year 2026**	**Year 2025**
3- Cost of goods sold (No. 11)				
- *Cost of goods sold*	*261.369.376.521*	*180.305.960.186*	*444.047.796.878*	*364.478.838.325*
+ Petroleum and lubricants of all types	*261.369.376.521*	*180.305.960.186*	*444.047.796.878*	*364.478.838.325*
- ***Cost of house sales in the Xuan Thoi Dong Residential Area Project***	***40.752.515.257***	***21.234.854.681***	***52.628.747.853***	***34.682.288.583***
- ***Cost of leasing premises and real estate investment***	***4.015.353.790***	***2.259.456.093***	***6.285.952.676***	***4.264.468.083***
- ***Loss and damage of inventories***	***508.363.106***	***379.120.545***	***887.084.499***	***760.977.606***
Total	***306.645.608.674***	***204.179.391.505***	***503.849.581.906***	***404.186.572.597***

	This period		Accumulated from the beginning of period	
4- Financial income (No. 21)	**Quarter II - 2026**	**Quarter II - 2025**	**Year 2026**	**Year 2025**
Interest income from bank deposits	2.026.566.303	1.780.091.352	3.863.569.856	3.479.543.797
Including: Interest income from escrow deposits for the Xuan Thoi Dong Residential Area project	91.010.257	79.903.021	171.630.096	158.234.772
Dividends and profit shared	8.741.400.628	8.158.138.568	14.684.040.585	14.473.136.110
Including: Profit transferred from Market Company	6.116.396.628	6.058.136.968	12.059.036.585	12.373.134.510
Total	**10.767.966.931**	**9.938.229.920**	**18.547.610.441**	**17.952.679.907**

		This term		Accumulated from the beginning of the year	
5-	**Financial expenses (No. 22)**	Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
	- Interest expenses	1.792.714.768	826.393.469	3.390.041.712	1.569.633.799
	Including:	1.514.750.384	569.408.538	2.860.207.463	1.149.184.208
		277.964.384	256.984.931	529.834.249	420.449.591
	- Provision for devaluation of securities	1.120	4.000	4.040	7.560
	Total	**1.792.715.888**	**826.397.469**	**3.390.045.752**	**1.569.641.359**
6-	**Other income (No. 31)**	Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
	- Penalties for contract violations, compensation, relocation support	184.383.518	0	421.580.567	0
	- Other income	2.542.138.307	267.392	2.542.383.741	1.464.839
	Total	**2.726.521.825**	**267.392**	**2.963.964.308**	**1.464.839**
7-	**Other expenses (No. 32)**	Quarter 1 - 2026	Quarter I - 2025	Year 2026	Year 2025
	- Fixed ASSETS liquidation	2.934.957.474	0	2.933.139.292	0
	Total	**2.934.957.474**	**17.955**	**2.933.139.292**	**17.955**

8-9- Selling expenses and General and administration expenses (No. 25 & No.26)

Item	Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
a) General and administration expenses	**8.873.013.473**	**10.430.533.274**	**18.718.277.402**	**18.407.183.762**
Labour costs	4.227.644.933	6.073.607.917	8.298.079.570	9.154.986.527
Other expenses	1.908.886.811	2.028.595.541	5.583.646.417	4.815.037.640
Another general and administration expenses	2.736.481.729	2.328.329.816	4.836.551.415	4.437.159.595
b) Selling expenses	**4.728.130.233**	**4.562.711.965**	**9.087.612.650**	**9.120.383.293**
Labour costs	3.059.560.900	3.059.465.833	5.811.160.750	5.518.187.584
External service expenses	1.472.006.635	1.169.037.347	2.847.452.695	2.670.640.387
Another Selling expenses	196.562.698	334.208.785	428.999.205	931.555.322
c) Decrese Selling expenses and General and administration expenses	**0**	**0**	**0**	**0**
Total	**13.601.143.706**	**14.993.245.239**	**27.805.890.052**	**27.527.567.055**

** Production and business costs by element	This term		Accumulated from the beginning of the year	
Includes:	Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
- Labour costs	7.287.205.833	9.133.073.750	14.109.240.320	14.673.174.111
- Costs of materials	555.813.070	692.490.484	1.169.866.080	1.338.150.889
- Depreciation expense	1.298.031.584	1.296.352.249	2.734.367.428	2.597.760.272
- External service expenses	17.795.470.702	8.738.851.135	28.833.497.653	23.677.494.242
- Other expenses	4.082.769.180	3.751.663.439	9.400.420.450	8.217.631.126
Total	**31.019.290.369**	**23.612.431.057**	**56.247.391.931**	**50.504.210.640**

10- Current corporate income tax expenses (No. 51)		This term		Accumulated from the beginning of the year	
Corporate income tax payable for the period is estimated as follows:		Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
- Total net profit before tax		**7.315.184.132**	**7.601.551.490**	**10.200.300.889**	**15.398.351.905**
Adjustments to increase or decrease accounting profit to determine taxable income for corporate income tax		(8.338.881.905)	(7.504.033.713)	(13.811.848.111)	(13.489.522.255)
- Increasing adjustments		402.516.723	654.104.855	872.190.474	983.613.855
Including:	*- Remuneration for Board of Directors and Board of Supervisors not directly hold management*	316.000.000	276.000.000	628.000.000	552.000.000
- Decreasing adjustments		(8.741.398.628)	(8.158.138.568)	(14.684.038.585)	(14.473.136.110)
Including:	*- Profit after tax transferred from Market Company*	(6.116.396.628)	(6.058.136.968)	(12.059.036.585)	(12.373.134.510)
Taxable income		-1.023.697.773	97.517.777	-3.611.547.222	1.908.829.650
Corporate income tax rate		**20%**	**20%**	**20%**	**20%**
Corporate income tax incurred		**0**	**403.536.842**	**0**	**907.997.996**
Including:	*- Corporate income tax incurred from production and business activities*	0	0	0	0
	- Corporate income tax incurred from real estate transfer activities	0	403.536.842	0	907.997.996
Corporate income tax from real estate transfer (1% prepayment for Xuan Thoi Dong Residential Area project)		(169.652.618)	725.132	(253.102.234)	(60.067.788)
Total current corporate income tax expense		**(169.652.618)**	**404.261.974**	**(253.102.234)**	**847.930.208**

11- Deferred corporate income tax expense (No. 52)	This term		Accumulated from the beginning of the year	
	Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
- Deferred corporate income tax expenses arising from temporary differences in taxable income	169.652.578	3.172.368	253.102.194	63.965.288
Total deferred corporate income tax expense	**169.652.578**	**3.172.368**	**253.102.194**	**63.965.288**

VII. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE CASH FLOW STATEMENT

	Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
1- Proceeds from borrowings	197.320.250.000	183.500.000.000	371.317.700.000	361.200.000.000
2- Payments of settle loan principal	204.253.613.352	199.170.000.000	351.173.613.352	372.300.000.000

VIII. OTHER SUPPLEMENTARY INFORMATION

1- Contingent liabilities, commitments and other financial information:

2- Events arising after the end of the accounting year:

1.- Information on related parties:

No.	Related parties	Relationship
1	Hoc Mon Agriculture Wholesale Market Company Limited	Subsidiary, capital contribution ratio: 100% of ownership
2	Hoc Mon Foods Processing Corporation	Associate, capital contribution ratio: 35% of ownership
3	Mr. To Van Liem	Deputy General Director of Hoc Mon Trade Joint Stock Company and Chairman of the Board of Directors of Hoc Mon Foods Processing Corporation (Associate).
4	Mr. Le Van Tien	Deputy General Director of Hoc Mon Trade Joint Stock Company and Director of Hoc Mon Agricultural Products Wholesale Market Management and Trading Company Limited.
5	Mr. Le Anh Phuong	Deputy General Director of Hoc Mon Trade Joint Stock Company and Directors of Hoc Mon Foods Processing Corporation (Associate).

2. Transactions with Subsidiaries during the period	Quarter II - 2026	Quarter II - 2025	Year 2026	Year 2025
Profit receivable from subsidiaries	6.116.396.628	6.058.136.968	12.059.036.585	12.373.134.510
Profit received from subsidiaries	5.942.639.957	6.314.997.542	12.203.715.935	12.494.544.212
Receivables from collected-on-behalf income from stall leasing	2.490.083.200	2.786.388.000	4.609.906.400	4.790.139.200
Received from collected-on-behalf income from stall leasing	2.648.559.078	2.698.557.246	4.713.163.686	5.140.016.838
Receivable for premises rental	2.312.868.270	2.275.818.270	4.625.736.540	4.513.686.540
Collected from premises rental	2.312.868.270	2.275.818.270	4.625.736.540	4.513.686.540
Commission for collected-on-behalf	22.637.120	25.330.800	41.908.240	43.546.720
+ Cost of goods sold	0	0	0	0
+ Expenses	0	0	0	0

Closing balance with subsidiaries	As of June 30, 2026	As of June 30, 2025
Profit receivable from subsidiaries	6.116.396.628	6.058.136.968
Receivable for stall rental (collected-on-behalf by subsidiary)	1.466.731.310	1.324.076.666
Current payables to subsidiaries	19.000.000.000	27.200.000.000
Interest payable to subsidiaries	231.383.564	239.583.561

3.Information on the remuneration of Board of Directors members, salaries of the General Director, and other management personnel for Quarter II of 2026:

No.	NAME	POSITION	SALARY	REMUNERATION	BONUS	DIVIDENDS	OTHER	TOTAL
	Board of Directors		***425.050.000***	***294.000.000***	***312.626.995***	***872.476.200***	***85.000.000***	***1.989.153.195***
1	LE VAN MY	Chairman of the Board of Directors/ Legal Representative	236.000.000	14.000.000	49.362.157	639.574.200	10.000.000	**948.936.357**
2	NGUYEN NGOC CHAU	Deputy Chairman of the Board of Directors	0	28.000.000	0	0	5.000.000	**33.000.000**
3	KIEU CONG TAM	Member/General Director	169.050.000	24.000.000	43.877.473	26.687.400	10.000.000	**273.614.873**
4	TO VAN LIEM	Member/Deputy General Director	12.000.000	36.000.000	43.877.473	40.509.900	10.000.000	**142.387.373**
5	PHAM BINH PHUONG	Member	0	36.000.000	43.877.473	0	10.000.000	**89.877.473**
6	LE PHUC TUNG	Member	0	36.000.000	43.877.473	0	10.000.000	**89.877.473**
7	PHAM HOANG NAM	Member	0	12.000.000	0	0	5.000.000	**17.000.000**
8	PHAN QUANG ĐAN	Member	0	36.000.000	0	0	5.000.000	**41.000.000**
9	LE ANH PHUONG	Member/Deputy General Director	8.000.000	36.000.000	43.877.473	165.704.700	10.000.000	**263.582.173**
10	NGUYEN THI THAI NHI	Member	0	36.000.000	43.877.473	0	10.000.000	**89.877.473**
	Supervisory Board		***64.000.000***	***96.000.000***	***87.754.945***	***14.345.000***	***20.000.000***	***282.099.945***
1	LE VAN TEO	Head of the Board of Supervisors	64.000.000	36.000.000	32.908.105	14.345.000	8.000.000	**155.253.105**
2	TRAN THI THUY HONG	Member	0	30.000.000	27.423.420	0	8.000.000	**65.423.420**
3	HUYNH LE YEN NHI	Member	0	30.000.000	27.423.420	0	4.000.000	**61.423.420**
	Board of Directors		***362.286.368***	***0***	***0***	***76.993.700***	***37.000.000***	***476.280.068***
1	PHAN THI HONG PHUC	Deputy General Director	132.472.736	0	0	4.134.400	9.000.000	**145.607.136**
2	NGUYEN NGOC THAO	Deputy General Director	109.400.000	0	0	59.034.900	9.000.000	**177.434.900**
3	LE VAN TIEN	Deputy General Director	12.000.000	0	0	13.805.400	10.000.000	**35.805.400**
4	TRUONG HOANG MINH THU	Chief Accountant	108.413.632	0	0	19.000	9.000.000	**117.432.632**
	Total		**851.336.368**	**390.000.000**	**400.381.940**	**963.814.900**	**142.000.000**	**2.747.533.208**

4- **Revenue and Operating Results by Segment (Quarter II 2026):**

INDICATORS	Commercial	Rental of premises and real estate	Real estate transfer	Total
Current period	1	2	3	4=1+2+3
Net revenue from sales and service rendered	265.031.201.412	5.910.265.849	47.853.653.857	318.795.121.118
Costs of goods sold	261.877.739.627	4.015.353.790	40.752.515.257	306.645.608.674
Gross profit	**3.153.461.785**	**1.894.912.059**	**7.101.138.600**	**12.149.512.444**
Previous period	1	2	3	4=1+2+3
Net revenue from sales and service rendered	187.422.507.084	5.670.303.555	24.569.295.707	217.662.106.346
Costs of goods sold	180.685.080.731	2.259.456.093	21.234.854.681	204.179.391.505
Gross profit	**6.737.426.353**	**3.410.847.462**	**3.334.441.026**	**13.482.714.841**

5- Comparative information (Changes in the information presented in the consolidated financial statements from previous accounting periods):

The profit after tax of the Company for Quarter II of 2026 decreased by 1,37% compared to of the Company for Quarter II of 2025 to the same period of the previous year. Specifically:

- The separate profit after tax of the Company for Quarter II of 2026 amounted to VND 7.315.184.132.

- The separate profit after tax of the Company for Quarter II of 2025 amounted to VND 7.194.117.148.

Primary reason

- Profit from the real estate business at the Xuan Thoi Dong Residential Area increased by 112,96%, partially offsetting the 53.19% decline in the petroleum trading business.

6- Other information:

January 6, 2026: Resolution No. 01/2026/NQ-ĐHĐCĐ regarding the 2026 Extraordinary General Meeting of Shareholders on investment activities.

January 6, 2026: Resolution No. 01/2026/NQ-ĐHĐCĐ regarding the 2026 Extraordinary General Meeting of Shareholders on personnel matters.

On April 24, 2026, the Board of Directors issued Notice No. 167/2026/TB-HĐQT regarding the payment of the fourth cash dividend for 2025.

On May 20, 2026, Hoc Mon Trade Joint Stock Company entered into Internal Audit Engagement Contract No. 1140/2026/AUP/PRV with Parker Russell Vietnam Company Limited for the provision of internal audit services.

On May 28, 2026, Hoc Mon Trade Joint Stock Company entered into Independent Audit Engagement Contract No. 280501/26/AUD.VVALUES with Chuan Viet Auditing and Consulting Company Limited for the audit of the Company's financial statements.

On June 16, 2026, Notice No. 106/2026/TB-HTC was issued regarding the first interim cash dividend payment for 2026

		Prepared on July 30, 2026
Prepared by	**Chief Accountant**	**Legal Representative**
		S.Đ.K.K.D: 0302481483 CÔNG TY CỔ PHẦN THƯƠNG MẠI HÓC MÔN H. HÓC MÔN TP. HỒ CHÍ MINH
PHAN CHAU HUYEN TRAM	**TRUONG HOANG MINH THU**	**LE VAN MY**

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