Form No 01-B

CTP GROUP CORPORATION

No: 2007/2026/PLBC-CTP

SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness

Hanoi, July 20, 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS

To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, CTP Group Corporation has made the disclosure of the 2th quarter 2026 financial statements to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: CTP
- Address: 8th Floor, Simco Song Da Building, Van Phuc New Urban Area, Ha Dong Ward, Hanoi City
- Phone number: 0973 760 515
- Email: info.ctpcompany@gmail.com
- Website: https://ctpgroupvietnam.com/

2. Disclosure content:

- Financial statements for the Quarter II of 2026

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

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

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

- Cases that require an explanation of the reasons:

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

☑ Yes ☐ No

Explanatory document is required in cases where “Yes” is selected:

☑ Yes ☐ No

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

☐ Yes ☑ No

Explanatory document is required in cases where “Yes” is selected:

☐ Yes ☑ No

This information has been disclosed on the company's electronic information page on July 20, 2026, at the following link: https://ctpgroupvietnam.com/category/quan-he-co-dong/tin-tuc-co-dong/

3. Report on transations with a value of 35% or more of total assets in 2026.

- Transaction details: ………………………………………………………….
- Proportion of transaction value/total asset value of the company (%) *(based on the 2025 financial statements)*: …………………………………………………….
- Date of transaction completion:…………………………………………….

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

Organization representative
LEGAL REPRESENTATIVE
CHIEF EXECUTIVE OFFICER

CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP
THÀNH PHỐ HÀ NỘI

NGUYEN VIET THINH

Attached documents:
- Q2 2026 Financial Statements;
- Explanatory document no 2007/2026/CV-CTP

CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP
DN: C=VN, S=Hà Nội, O=CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP, OID.0.9.2342.19200300.100.1.1=MST:3200474316
Reason: I am the author of this document
Location:
Date: 2026-07-20 16:58:07

Báo cáo tài chính

Financial Statement

Cho kỳ kế toán từ ngày 01/01/2026 đến ngày 30/6/2026

For the fiscal year ending on Jun 30, 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP

CTP GROUP CORPORATION

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CTP GROUP CORPORATION

Balance sheet

For the fiscal year ending on Jun 30, 2026

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

Items	Code	Note	31/03/2026 VND	01/01/2026 VND
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	**100**		**56.135.219.475**	**14.898.553.227**
I. Cash and cash exchangeable	**110**	IV.1	**3.485.087.487**	**3.838.279.745**
Cash	111		3.485.087.487	3.838.279.745
Cash exchangeable	112			-
III. Short-term receivables	**130**		**47.369.634.638**	**8.430.146.530**
Short-term Receivables from Customers	131	IV.2	38.918.423.515	
Prepayment to suppliers	132	IV.3	8.538.711.123	8.517.646.530
Other receivalbe	135		-	-
Provision for bad short-term receivables (*)	136		-87.500.000	-87.500.000
IV. Inventories	**140**	IV.4	**5.275.396.239**	**2.630.126.952**
Inventory	141		5.275.396.239	2.630.126.952
Provision for decline in inventory (*)	142		-	-
V. Provision for decline in inventory	**160**		**5.101.111**	**-**
Input VAT	162		5.101.111	
Taxes and Receivables from State Budget	163		-	-
B. LONG-TERM ASSETS (200 = 210+220+240+250+260)	**200**		**181.400.000.000**	**139.000.000.000**
I. Long-term receivables	**210**		**-**	**-**
II. Fixed assets	**220**			
IV. Long-term financial investments	**250**		**-**	**-**
V. Long-term financial investments	**260**	IV.5	**181.400.000.000**	**181.400.000.000**
Investments in Associates, Joint-Ventures	262		75.000.000.000	75.000.000.000
Other long-term investments	263		106.400.000.000	106.400.000.000
VI. Other long term assets	**270**		**-**	**-**
Long-term prepaid expenses	271		-	-
TOTAL ASSSETS (270=100+200)	**280**		**237.535.219.475**	**153.898.553.227**

CTP GROUP CORPORATION

Balance sheet

For the fiscal year ending on Jun 30, 2026

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

Items	Code	Note	31/3/2026 VND	01/01/2026 VND
C LIABILITIES (300=310+330)	**300**		**88.805.494.850**	**5.310.214.086**
I. Current liabilities	**310**		**88.805.494.850**	**5.310.214.086**
1. Payables to seller: short-term	311	IV.6	19.607.467.484	103.700.000
2. Taxes and Obligations to State Budget	314	IV.7	660.508.881	769.548.511
3. Payables to employees	315		55.881.904	-
4. Other short-term payables	320	IV.8	64.053.004.404	8.333.398
5. Reward and Welfare Fund	323		4.428.632.177	4.428.632.177
II. Long-term liabilities	**330**		-	-
B. OWNER'S EQUITY	**400**		**148.729.724.625**	**148.588.339.141**
I. Owner's equity	**410**	IV.9	**148.729.724.625**	**148.588.339.141**
1. Owner's equity invested capital	411		120.999.920.000	120.999.920.000
- Ordinary stock with voting right	*411a*		*120.999.920.000*	*120.999.920.000*
8. Development Investment Fund	418		4.428.632.177	4.428.632.177
10. Other Funds	419		-	-
11. Undistributed Profit	420		**23.301.172.448**	**23.159.786.964**
- Accumulated Undistributed Profit by The End of The Previous Period	*420a*		23.159.786.964	23.088.514.314
- Undistributed Profit of the Current Period	*420b*		141.385.484	71.272.650
TOTAL RESOURCES (440=300+400)	**440**		**237.535.219.475**	**153.898.553.227**

Preparer	Chief Accountant	General Director
Phùng Thị Đào	**Phùng Thị Đào**	**Nguyễn Viết Thịnh**
Preparer	**Chief Accountant**	**General Director**

Ha Noi City, April 15, 2026

CTP GROUP CORPORATION

STATEMENT OF INCOME

For the fiscal year ending on Jun 30, 2026

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

Items	Code	Note	Current year VND	Previuos year VND	Accumulated from the beginning of the year (Current year) VND	Accumulated from the beginning of the year (Previuos year) VND
1. Sales from goods and services sold	01		**57.097.941.330**	**14.660.020.000**	**68.523.942.983**	**25.709.177.900**
2. Sales deduction	02		-	-	-	0
3. Net sales from goods and services sold (10=01-02)	**10**	V.1	**57.097.941.330**	**14.660.020.000**	**68.523.942.983**	**25.709.177.900**
4. Cost of goods sold	11	V.2	56.731.804.860	14.473.718.059	68.106.315.430	25.429.161.959
5. Gross profit from goods and services sold (20=10-11)	**20**		**366.136.470**	**186.301.941**	**417.627.553**	**280.015.941**
6. Revenue from financial activities	21		-	-	-	-
7. Expenses from finacial activities	22	V.3	19.671	248.003.143	27.727	495.954.136
- In there: Loan interest expense	*23*		-	-	-	-
8. Sales expenses	25		-	-	-	-
9. Administration expenses	26		152.292.181	149.456.064	238.007.925	361.919.309
10. Net profit from business activities (30 = 20 + (21 - 22) - (24 + 25))	**30**		**213.863.960**	**284.849.020**	**179.647.355**	**414.050.768**
11. Other incomes	31		-	-	-	-
12. Other expenses	32		32.400	-	2.332.400	-
13. Other profits (40=31-32)	**40**		**(32.400)**	-	**(2.332.400)**	-
14. Total accounting profit before tax (50 = 30 + 40)	**50**		**213.831.560**	**284.849.020**	**177.314.955**	**414.050.768**
15. Current income tax expense	51	V.4	25.618.575	56.969.804	35.929.471	82.810.154
16. Deferred Income Tax	52		-	-	-	-
17. Profit after income tax (60=50-51-52)	**60**		**188.212.985**	**227.879.216**	**141.385.484**	**331.240.614**

Đào

Phùng Thị Đào
Preparer

Đào

Phùng Thị Đào
Chief Accountant

M.S.D.N: 0104743 C.T.C.P CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP THÀNH PHỐ HÀ NỘI

Nguyễn Viết Thịnh
General Director

CTP GROUP CORPORATION

CASH FLOW STATEMENT(Indirect method cash flow)

For the fiscal year ending on Jun 30, 2026

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

ARTICLE	Code	CURRENT YEAR VND	PREVIOUS YEAR VND
I. Cash flow from business activities			
1. Profit before taxes	**01**	**177.314.955**	**414.050.768**
2. Adjustments for			
- Depreciation of fixed asset and investment property	02		
- Provisions	03		
- Exchange rate differences from revaluation of monetary items denominated in foreign currencies	04		
- Profit and losses from investing activities	05		(495.954.136)
- Interest expense	06		
- Others	07		
3. Operating profit before changes in working capital	**08**	**177.314.955**	**(81.903.368)**
- Increase/decrease in accounts receivable	09	(38.939.488.108)	7.419.673.891
- Increase/decrease in inventory	10	(2.645.269.287)	13.165.876.621
- Increase/decrease in accounts payable (excluding payable loan interest and enterprise income tax)	11	83.597.481.223	1.334.766.605
- Increase/decrease in prepaid expreses	12		2.619.696
- Increase/ decrease in securities trading	13		
- Interest paid	14		
- Income tax paid	15	(143.258.768)	
Net cash flow from operating activities	**20**	**42.046.780.015**	**21.841.033.445**
II. Cash flow from financial activities			
1. Payment for purchasing, construct fixed assets and other long-term assets	21		
2. Receipts from the liquidation, assignment or sale of fixed assets and other long-term assets	22		
3. Payments to provide loans, to acquire debt instruments of other units	23		
4. Receipts from the recovery of loans provided, from the Re-sale of debt instruments of other units	24		13.800.000.000
5. Payments of investments in capital contributions to other units	25	(42.400.000.000)	(42.000.000.000)
6. Cash recovered from investments in capital contributions to other units	26		
7. Receipts from interests, dividends and earned profits	27	27.727	495.954.136
Net cash flow from investment activitives	**30**	**(42.399.972.273)**	**(27.704.045.864)**
III. Cash flow from financial activities			
3. Receipts from borrowings	33		
4. Repayments of principals of borrowings	34		
5. Repayments of financial leasing debts	35		
Net cash flow from financial activities	**40**		
Net cash flow in the period (50 = 20+30+40)	**50**	**(353.192.258)**	**(5.863.012.419)**
Cash and cash equivalents at the beginning of period	**60**	**3.838.279.745**	**7.278.245.943**
The effect of changes in exchange rate	61		
Cash on hand and closing amount (70=50+60+61)	**70**	**3.485.087.487**	**1.415.233.524**

M.S.D.N: 3200474316 - C.T.C.P
CÔNG TY CỔ PHẦN
TẬP ĐOÀN
CTP GROUP
THÀNH PHỐ HÀ NỘI

Đào

Đào

Preparer	Chief Accountant	General Director
Phùng Thị Đào	Phùng Thị Đào	Nguyễn Viết Thịnh
Preparer	**Chief Accountant**	**General Director**

I. General Information

Form of capital ownership

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

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

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

Main business lines

The company operates mainly in the field of commerce

Field of activity

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

II. Accounting policies applied at the enterprise

The Company maintains its accounting records in VND.

Year accounting year

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

Accounting regime applicable

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

Declaration of compliance with accounting standards and accounting system

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

III. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

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

Cash and cash equivalents

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

Inventories

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

The cost of inventory is calculated by weighted average method.

Owner's equity

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

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

Revenue

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

The amount of revenue can be measured reliably;

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

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

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

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

1. Cash and cash exchangeable

	30/06/2026	01/01/2026
	VND	VND
Cash on hand - VND	3.476.289.131	3.529.340.104
Demand deposits in banks	8.798.356	308.939.641
Cash equivalents - Bank deposits with orginal maturities of no more than 03 months		-
Total	**3.485.087.487**	**3.838.279.745**

2. Short-term Receivables from Customers

	30/06/2026	01/01/2026
	VND	VND
CÔNG TY TNHH SẢN XUẤT THƯƠNG MẠI NÔNG SẢN THÀNH TÀI	7.123.120.000	-
PHUOC HUE AGRICULTURAL PRODUCTS XNK COMPANY LIMITED	20.774.857.430	
SONG DUNG AGRICULTURAL IMPORT EXPORT COMPANY LIMITED	10.362.486.700	
Other	657.959.385	-
Total	**38.918.423.515**	**-**

3. Prepayment to suppliers

	30/06/2026	01/01/2026
	VND	VND
TIN PHAT CONSTRUCTION INVESTMENT AND TRADING JOINT STOCK COM	8.430.146.530	8.430.146.530
Other Suppliers	108.564.593	87.500.000
Total	**8.538.711.123**	**8.517.646.530**

4. Inventory

	30/06/2026	01/01/2026
	VND	VND
Short-term work in progress	2.081.827.465	2.630.126.952
Finished goods		
Merchandises	3.193.568.774	
Provision for decline in inventory		
Total	**5.275.396.239**	**2.630.126.952**

5. Long-term financial investments

	30/06/2026	01/01/2026
	VND	VND
Other long-term investments (**)	106.400.000.000	64.000.000.000
Investments in Associates, Joint-Ventures (*)	75.000.000.000	75.000.000.000
	181.400.000.000	**139.000.000.000**

(*) Invest 25% Hien Luong Tourism Development And Investment Company Limited 75,000,000,000 VNĐ
Tax number: 5400497804 ADD: Tiểu khu Liên Phương, Xã Đà Bắc, Phú Thọ

(**) Invest 15% CÔNG TY CỔ PHẦN XNK NÔNG SẢN AN LỘC PHÁT 4,500,000,000 VNĐ
Tax number:0318217413 ADD:L17-11, tầng 17, toà nhà Vincom Center, 72 Lê Thánh Tôn, Phường Sài Gòn, TP Hồ Chí Minh, Việt Nam

(**) Invest 10% CÔNG TY TNHH RỒNG BAZZAN 8,000,000,000 đồng
Tax number:6001707610 ADD:số 283 Y Ngông, Phường Tân Thành, TP Buôn Ma Thuột, Tỉnh Đắk Lắk, Việt Nam

(**)Invest 10% CÔNG TY CỔ PHẦN MDHOMES 29,900,000,000 đồng
Tax number: 0319499739 ADD:159 Võ Văn Tần, Phường Xuân Hòa, TP. Hồ Chí Minh

(**) Invest 14% PHU KHANH BDS DEVELOPMENT AND INVESTMENT JSC 42,000,000,000 VNĐ
Tax number:4202019152 ADD: Số 08 đường A1, Khu Đô Thị Vĩnh Điềm Trung, Phường Tây Nha Trang, Khánh Hòa

(**) Invest 18% CTP HOLDING INVESTMENT JOINT STOCK COMPANY 22,000,000,000 VNĐ
Tax number:0111165938 ADD: Tầng 9, Tòa nhà SIMCO Sông Đà, tiểu khu đô thị mới Vạn Phúc, Phường Hà Đông, TP Hà Nội

6. Payables to seller: short-term

	30/06/2026	01/01/2026
	VND	VND
CÔNG TY CỔ PHẦN ĐẠI PHÁT VINA	19.503.767.484	
Orther Seller	103.700.000	103.700.000
	19.607.467.484	**103.700.000**

7. Taxes and Obligations to State Budget

	30/06/2026	01/01/2026
	VND	VND
Vat Payable	624.579.410	625.489.743
Corporate income tax	35.929.471	143.258.768
Personal income tax		800.000
	660.508.881	**769.548.511**

8. Other short-term payables

	30/06/2026	01/01/2026
	VND	VND
Other short-term payables	64.053.004.404	8.333.398
	64.053.004.404	**8.333.398**

9. OWNER'S EQUITY

	Contributed legal capital	Undistributed earnings	Other short-term payables	Total
	VND	VND	VND	VND
As at 01/01/2025	120.999.920.000	23.159.786.964	4.428.632.177	148.588.339.141
Current year increase in capi	-	-	-	-
Profit/loss of the current yea	-	141.385.484	-	141.385.484
As at 31/03/2025	**120.999.920.000**	**23.301.172.448**	**4.428.632.177**	**148.729.724.625**

Details of owner's invested capital	31/03/2026 VND	Share	%
	120.999.920.000	12.099.992	100%
	120.999.920.000	**12.099.992**	**100%**

10.000 VND/share.

V. Additional information on the items of the income statement

1. Sales from goods and services sold

	Current year	Previuos year
	VND	VND
Sale		
Sale	57.097.941.330	14.660.020.000
	57.097.941.330	**14.660.020.000**
Sales deduction	-	-
Net sales from goods and services sold	**57.097.941.330**	**14.660.020.000**

2. Cost of goods sold

	Current year	Previuos year
	VND	VND
Cost of goods sold	56.731.804.860	14.473.718.059
	56.731.804.860	**14.473.718.059**

3. Expenses from finacial activities

	Current year	Previuos year
	VND	VND
Expenses from finacial activities	19.671	248.003.143
	19.671	**248.003.143**

4, Current income tax expense

	Current year	Previuos year
	VND	VND
Total accounting profit before tax	**177.314.955**	**414.050.768**
Non-deductible expenses	2.332.400	-
Total accounting profit before tax	**179.647.355**	**414.050.768**
Corporate income tax	35.929.471	82.810.154
	35.929.471	**82.810.154**

VI. Other Information

1. events occurring after the end of the period

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

TP Hà Nội, ngày 15 tháng 07 năm 2026

Preparer	**Chief Accountant**	**General Director**
Đào	Đào	
Phùng Thị Đào	**Phùng Thị Đào**	**Nguyễn Viết Thịnh**

M.S.D.N: 0100474316 C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN CTP GROUP
THÀNH PHỐ HÀ NỘI