

**CÔNG TY CỔ PHẦN  
ĐẦU TƯ HVA  
HVA INVESTMENT  
JOINT STOCK COMPANY**

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM  
Độc lập - Tự do - Hạnh phúc  
SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness**

Số: 2506/2026/HVA

Cần Thơ, ngày 25 tháng 06 năm 2026

No: 2506/2026/HVA

Can Tho, June 25, 2026

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH  
PERIODIC FINANCIAL REPORT DISCLOSURE**

**Kính gửi:** - ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC.  
- SỞ GIAO DỊCH CHỨNG KHOÁN HÀ NỘI.  
**To:** - STATE SECURITIES COMMISSION OF VIETNAM  
- HANOI STOCK EXCHANGE

Thực hiện quy định tại Khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần đầu tư HVA thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 1 năm 2026 với Ủy ban Chứng khoán Nhà nước và Sở Giao dịch Chứng khoán Hà Nội như sau:

*According 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, HVA Investment Joint Stock Company is disclosing its financial statements for the 1<sup>st</sup> Quarter of 2026 to the State Securities Commission and the Hanoi Stock Exchange as follows:*

1. Tên tổ chức: **CÔNG TY CỔ PHẦN ĐẦU TƯ HVA**

Name of organization: **HVA INVESTMENT JOINT STOCK COMPANY**

- Mã chứng khoán: **HVA**

- Stock code: **HVA**

- Địa chỉ: Số 81 Nguyễn Hiền, KDC 91B, Phường Tân An, Thành phố Cần Thơ, Việt Nam.

- Address: No.81, Nguyen Hien street, 91B Residential Area, Tan An Ward, Can Tho city, Viet Nam.

- Điện thoại liên hệ/Tel: 0917 370 490

Fax: .....

- Email: [congtycpdthva@gmail.com](mailto:congtycpdthva@gmail.com)

Website: <http://hva.group>

2. Nội dung thông tin công bố/Contents of the information disclosure:

- BCTC quý 1 năm 2026/The financial statements for the 1<sup>st</sup> Quarter of 2026



- BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/*Separate Financial Statements (the Listed Organization has no subsidiaries, and the superior accounting unit has no affiliated units);*
- BCTC hợp nhất (TCNY có công ty con)/*Consolidated Financial Statements (the Listed Organization has subsidiaries);*
- BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/*Combined Financial Statements (the Listed Organization has affiliated units with separate accounting systems).*
- Các trường hợp thuộc diện phải giải trình nguyên nhân/*Cases that require explanation:*
- + Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán .....)/*The auditor provided an opinion that is not a full acceptance of the Financial Statements (for the Financial Statements that have been reviewed/audited .....):*
- Có/Yes  Không/No
- Văn bản giải trình trong trường hợp tích có/*Explanatory document if applicable:*
- Có/Yes  Không/No
- + Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2025)/*Profit after tax in the reporting period shows a deviation of 5% or more before and after the audit, shifting from loss to profit or vice versa (for the audited Financial Statements of 2025):*
- Có/Yes  Không/No
- Văn bản giải trình trong trường hợp tích có/*Explanatory document if applicable:*
- Có/Yes  Không/No
- + Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*Profit after tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:*
- Có/Yes  Không/No
- Văn bản giải trình trong trường hợp tích có/*Explanatory document if applicable:*
- Có/Yes  Không/No
- + Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*Profit after tax in the income statement for the reporting period shifting from profit to loss compared to the same period of the previous year, or vice versa:*
- Có/Yes  Không/No



Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of positive accumulation:*

Có/Yes

Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 25/06/2026 tại đường dẫn: *This information has been disclosed on the company's website on 25/06/2026, at the following link: <https://hva.group/cong-bo-thong-tin/>.*

Tài liệu đính kèm/

Attachments:

- BCTC quý 1, 2026/*The financial statements for the 1<sup>st</sup> Quarter of 2026;*
- Văn bản giải trình/*Explanatory document.*

NGƯỜI CÔNG BỐ THÔNG TIN  
NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT  
*INFORMATION DISCLOSURE PERSON*  
*LEGAL REPRESENTATIVE*



NGUYỄN VĂN TUẤN



## INTERIM STATEMENT OF FINANCIAL POSITION

(Full form)

For the first quarter accounting period of 2026

Unit: VND

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
<b>A. CURRENT ASSETS</b>	<b>100</b>		<b>176.429.600.852</b>	<b>172.949.889.206</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>	<b>V.1</b>	<b>4.037.987.401</b>	<b>3.430.556.002</b>
1. Cash	111		4.037.987.401	3.430.556.002
2. Cash equivalents	112			
<b>II. Short-term financial investments</b>	<b>120</b>		<b>12.838.431.060</b>	<b>15.572.996.060</b>
1. Trading securities	121	V.2(a)	11.861.364.721	12.299.929.721
2. Provision for diminution in value of trading securities (*)	122		(519.363.661)	(519.363.661)
3. Held-to-maturity investments	123	V.2(b)		2.296.000.000
4. Provision for short-term held-to-maturity investments (*)	124			
5. Other short-term investments	125		1.496.430.000	1.496.430.000
6. Provision for impairment of other short-term investments (*)	126			
<b>III. Short-term receivables</b>	<b>130</b>		<b>158.675.287.542</b>	<b>152.566.854.569</b>
1. Short-term trade receivables	131	V.3(a)	7.908.642.446	4.649.753.742
2. Short-term advances to suppliers	132		130.959.619	126.000.000
3. Short-term intra-company receivables	133			
4. Receivables according to construction contract progress	134			
5. Other short-term receivables	135	V.4(a)	150.635.685.477	147.791.100.827
6. Allowance for doubtful short-term receivables (*)	136			
7. Shortage of assets awaiting resolution	137	V.5		
<b>IV. Inventories</b>	<b>140</b>	<b>V.7</b>	<b>302.629.103</b>	<b>302.629.103</b>
1. Inventories	141		302.629.103	302.629.103
2. Allowance for inventory write-down (*)	142			
<b>V. Short-term biological assets</b>	<b>150</b>			
1. Short-term livestock raised for single-use products	151	V.12.1.1		
2. Short-term seasonal crops or plants harvested for single-use products	152	V.12.1.2		
3. Provision for impairment of short-term biological assets(*)	153			
<b>VI. Other current assets</b>	<b>160</b>		<b>575.265.746</b>	<b>1.076.853.472</b>
1. Short-term prepaid expenses	161	V.14(a)	575.265.746	1.076.853.472
2. Deductible value added tax	162			
3. Taxes and other receivables from the State	163	V.19(b)		
4. Government bond selling and repurchasing transactions	164	V.23		
5. Other current assets	165	V.15(a)		
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>1.516.090.605</b>	<b>1.607.097.429</b>
<b>I. Long-term receivables</b>	<b>210</b>			

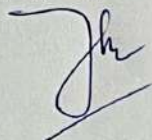


Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
1. Long-term trade receivables	211			
2. Long-term advances to suppliers	212			
3. Working capital in dependent units	213			
4. Long-term intra-company receivables	214			
5. Other long-term receivables	215			
6. Allowance for doubtful long-term receivables (*)	216			
<b>II. Fixed assets</b>	<b>220</b>		<b>1.516.090.605</b>	<b>1.607.097.429</b>
1. Property, plant and equipment	221	V.9	740.584.294	780.258.451
- Cost	222		952.179.798	952.179.798
- Accumulated depreciation (*)	223		(211.595.504)	(171.921.347)
2. Finance lease fixed assets	224	V.11		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed assets	227	V.10	775.506.311	826.838.978
- Cost	228		985.000.000	985.000.000
- Accumulated depreciation (*)	229		(209.493.689)	(158.161.022)
<b>III. Long-term biological assets</b>	<b>230</b>			
1. Livestock raised for periodic products	231			
a) Immature livestock raised for periodic products	232	V.12.1.3		
b) Mature livestock raised for periodic products	233	V.12.2		
- Cost	234			
- Accumulated depreciation (*)	235			
2. Long-term livestock raised for single-use products	236			
3. Long-term seasonal crops or plants harvested for single-use products	237			
4. Provision for impairment of long-term biological assets(*)	238			
<b>IV. Investment properties</b>	<b>240</b>	<b>V.13</b>		
- Cost	241			
- Accumulated depreciation (*)	242			
<b>V. Long-term assets in progress</b>	<b>250</b>			
1. Long-term work in progress	251			
2. Construction in progress	252			
<b>VI. Long-term financial investments</b>	<b>260</b>			
1. Investments in subsidiaries	261			
2. Investments in associates and joint ventures	262			
3. Equity investments in other entities	263			
4. Provision for impairment of long-term investments in other entities (*)	264			
5. Long-term held-to-maturity investments	265			
6. Provision for impairment of long-term held-to-maturity investments (*)	266			
<b>VII. Other non-current assets</b>	<b>270</b>			
1. Long-term prepaid expenses	271	V.14(b)		
2. Deferred corporate income tax assets	272	V.26(a)		

Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
3. Long-term equipment, materials and spare parts	273			
4. Other non-current assets	274	V.15(b)		
<b>TOTAL ASSETS (280 = 100 + 200)</b>	<b>280</b>		<b>177.945.691.457</b>	<b>174.556.986.635</b>
<b>C - LIABILITIES</b>	<b>300</b>		<b>25.583.215.063</b>	<b>22.285.840.311</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>25.583.215.063</b>	<b>22.285.840.311</b>
1. Short-term trade payables	311	V.17(a)	11.726.586.656	7.039.099.822
2. Short-term advances from customers	312		1.000.000.000	1.000.000.000
3. Dividends and profits payable	313			
4. Short-term taxes and other obligations to the State	314	V.19(a)	233.443.790	1.463.683.816
5. Payables to employees	315			407.234.137
6. Short-term accrued expenses	316	V.20(a)	84.288.264	84.288.264
7. Short-term intra-company payables	317			
8. Payables according to construction contract progress	318			
9. Short-term unearned revenue	319	V.22(a)		
10. Other short-term payables	320	V.21(a)	10.663.589.727	10.441.095.891
11. Short-term borrowings and finance lease liabilities	321	V.16(a)	1.875.306.626	1.850.438.381
12. Short-term provisions	322	V.25(a)		
13. Bonus and welfare fund	323			
14. Price stabilization fund	324			
15. Government bond selling and repurchasing transactions	325	V.23		
<b>II. Long-term liabilities</b>	<b>330</b>			
1. Long-term trade payables	331	V.17(b)		
2. Long-term advances from customers	332			
3. Long-term taxes and other obligations to the State	333	V.19(b)		
4. Long-term accrued expenses	334	V.20(b)		
5. Intra-company payables on working capital	335			
6. Long-term intra-company payables	336			
7. Long-term unearned revenue	337	V.22(b)		
8. Other long-term payables	338	V.21(b)		
9. Long-term borrowings and finance lease liabilities	339	V.16(b)		
10. Convertible bonds	340			
11. Preference shares	341	V.24		
12. Deferred corporate income tax liabilities	342	V.26(b)		
13. Long-term provisions	343	V.25(b)		
14. Science and technology development fund	344			
<b>D - EQUITY</b>	<b>400</b>		<b>152.362.476.394</b>	<b>152.271.146.324</b>
1. Owners' contributed capital	411	V.27(b)	136.500.000.000	136.500.000.000
- Voting ordinary shares	411a	V.27(d)	136.500.000.000	136.500.000.000
- Preference shares	411b	V.27(d)		
2. Share premium	412	V.27(e)	(191.363.636)	(191.363.636)
3. Equity component of convertible bonds	413	V.27(e)		
4. Other capital of owners	414			

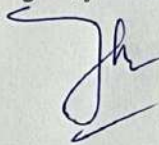
Items	Code	Notes	Ending balance	Beginning balance
1	2	3	4	5
5. Treasury shares (*)	415	V.27(e)		
6. Revaluation surplus	416	V.28		
7. Foreign exchange differences	417	V.29		
8. Investment and development fund	418			
9. Other funds belonging to owners' equity	419			
10. Undistributed earnings after tax	420		16.053.840.030	15.962.509.960
- Accumulated undistributed earnings after tax up to the end of the prior period	420a		15.962.509.960	11.267.138.169
- Undistributed earnings after tax of the current period	420b		91.330.070	4.695.371.791
<b>TOTAL EQUITY AND LIABILITIES (440 = 300 + 400)</b>	<b>440</b>		<b>177.945.691.457</b>	<b>174.556.986.635</b>

**Prepared By**  
(Signed, full name)



**Bùi Thị Thành Duyên**

**Chief Accountant**  
(Signed, full name)



**Bùi Thị Thành Duyên**



- Practising Certificate

- Accounting Service Provider:



**INTERIM STATEMENT OF INCOME**

(Full form)

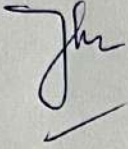
For the first quarter accounting period of 2026

Unit: VND

Items	Code	Notes	Quarter 1		Year-to-date	
			Current year	Previous year	Current year	Previous year
1	2	3	4	5	6	7
1. Revenue from sale of goods and rendering of services	01	VI.1	22.958.689.490	20.565.162.953	22.958.689.490	20.565.162.953
2. Revenue deductions	02	VI.2				
3. Net revenue from sale of goods and rendering of services (10 = 01 - 02)	10		22.958.689.490	20.565.162.953	22.958.689.490	20.565.162.953
4. Cost of goods sold	11	VI.3	20.823.812.160	18.047.138.051	20.823.812.160	18.047.138.051
5. Gross profit from sale of goods and rendering of services (20 = 10 - 11)	20		2.134.877.330	2.518.024.902	2.134.877.330	2.518.024.902
6. Gains/losses from disposal of investment properties	21	VI.4				
7. Financial income	22	VI.5	571.514.183	1.726.881.675	571.514.183	1.726.881.675
8. Financial expenses	23	VI.6	554.956.545		554.956.545	
- Of which: Interest expenses	24					
9. Selling expenses	25	VI.9				
10. General and administrative expenses	26	VI.9	2.036.696.965	1.309.671.312	2.036.696.965	1.309.671.312
11. Net operating profit (30 = 20 + 21 + 22 - (23 + 25 + 26))	30		114.738.003	2.935.235.265	114.738.003	2.935.235.265
12. Other income	31	VI.7	302.000		302.000	
13. Other expenses	32	VI.8	877.416		877.416	
14. Other profit (40 = 31 - 32)	40		(575.416)		(575.416)	
15. Total accounting profit before tax (50 = 30 + 40)	50		114.162.587	2.935.235.265	114.162.587	2.935.235.265
16. Current corporate income tax expense	51	VI.11	22.832.517	587.047.053	22.832.517	587.047.053
17. Deferred corporate income tax expense	52	VI.11				
18. Net profit after corporate income tax (60 = 50 - 51 - 52)	60		91.330.070	2.348.188.212	91.330.070	2.348.188.212
19. Basic earnings per share (*)	70					
20. Diluted earnings per share(*)	71					

Note: (\*) Only applicable to joint stock companies

**Prepared By**  
(Signed, full name)



**Bùi Thị Thành Duyên**

- Practising Certificate
- Accounting Service Provider:

**Chief Accountant**  
(Signed, full name)



**Bùi Thị Thành Duyên**

Approved by, 10 June 2026

**Legal Representative**  
(Signed, full name & sealed)



**Nguyễn Văn Tuấn**



**INTERIM STATEMENT OF CASH FLOWS**

(Full form)

(Direct method)

For the first quarter accounting period of 2026

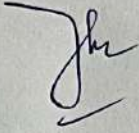
Unit: VND

Items	Code	Notes	Year-to-date	
			Current year	Previous year
1	2	3	4	5
<b>I. Cash flows from operating activities</b>				
1. Cash receipts from sale of goods, rendering of services and other revenue	01		54.837.866.325	20.362.466.779
2. Cash payments to suppliers of goods and services	02		(51.321.919.663)	(15.268.514.894)
3. Cash payments to employees	03		(1.340.641.934)	(1.040.716.222)
4. Interest paid	04			
5. Corporate income tax paid	05		(992.941.946)	(1.856.835.484)
6. Other cash receipts from operating activities	06		29.612.498.148	1.150.506.848
7. Other cash payments for operating activities	07		(30.212.297.776)	(309.800.073)
<i>Net cash flows from operating activities</i>	<i>20</i>		<i>582.563.154</i>	<i>3.037.106.954</i>
<b>II. Cash flows from investing activities</b>				
1. Cash payments to purchase or construct fixed assets and other long-term assets	21	V.8		(650.000.000)
2. Cash proceeds from disposals of fixed assets and other long-term assets	22			
3. Cash payments for lending or purchasing debt instruments of other entities	23			
4. Cash receipts from recovery of loans or resale of debt instruments of other entities	24			
5. Cash payments for equity investments in other entities	25			
6. Cash receipts from recovery of equity investments in other entities	26			1.726.881.675
7. Cash receipts from interest, dividends and shared profits	27			1.076.881.675
<i>Net cash flows from investing activities</i>	<i>30</i>			
<b>III. Cash flows from financing activities</b>				
1. Cash proceeds from issuing shares or receiving capital contributions from owners	31			
2. Cash payments to return capital to owners or repurchase issued shares	32			
3. Cash proceeds from borrowings	33		7.470.590.281	
4. Cash payments for principal of borrowings	34		(7.445.722.036)	
5. Cash payments for principal of finance lease liabilities	35			
6. Dividends and profits paid to owners	36			
<i>Net cash flows from financing activities</i>	<i>40</i>		<i>24.868.245</i>	
<b>Net cash flows for the period (50 = 20 + 30 + 40)</b>	<b>50</b>		<b>607.431.399</b>	<b>4.113.988.629</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>		<b>3.430.556.002</b>	<b>2.562.339.731</b>
Effect of foreign exchange rate changes	61			



Items	Code	Notes	Year-to-date	
			Current year	Previous year
1	2	3	4	5
Cash and cash equivalents at the end of the period (70 = 50 + 60 + 61)	70	V.1	4.037.987.401	6.676.328.360

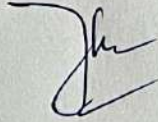
**Prepared By**  
(Signed, full name)



**Bùi Thị Thành Duyên**

- Practising Certificate
- Accounting Service Provider:

**Chief Accountant**  
(Signed, full name)



**Bùi Thị Thành Duyên**

Approved by, 10 June 2020

**Legal Representative**

(Signed, full name & sealed)



**Nguyễn Văn Tuấn**



## NOTES TO THE SELECTED INTERIM FINANCIAL STATEMENTS

*For the first quarter accounting period of 2026*

### **I. General information**

1. Form of capital ownership:
2. Business sector: Services
3. Principal lines of business:
4. Normal operating cycle:
5. Business features during the financial year affecting the financial statements:
6. Group structure:
  - List of subsidiaries:
  - List of associates and joint ventures:
  - List of dependent units / subordinate units:
7. Headcount at the end of the period or average headcount during the period
8. Statement on the comparability of information in the Financial Statements: In case the Financial Statements are not comparable, it must be clearly disclosed and explained on the Notes regarding the reasons for the non-comparability between the current reporting period's information and the comparative period's information
9. Disclosures of other information in the Financial Statements in accordance with relevant regulations such as corporate law, securities law, etc.

### **II. Accounting period and currency used in accounting**

- 1- Annual accounting period: From 01 January to 31 December
2. Accounting currency. In case of any change in the accounting currency compared to the previous year, the reasons and impacts of such change must be clearly explained: VND

### **III. Basis of preparation and accounting standards**

1. Accounting regime applied: The Company applies the Corporate Accounting Regime issued under Circular No. 99/2025/TT-BTC dated 27 October 2025 by the Minister of Finance.
2. Statement of compliance with Vietnamese Accounting Standards and Corporate Accounting Regime: The Company has applied Vietnamese Accounting Standards (VAS) and statutory guiding documents. The financial statements are prepared and presented in strict compliance with all requirements of each accounting standard, guiding circular, and the prevailing accounting regime.

### **IV. Summary of significant accounting policies, accounting estimates and relevant regulations**

1. Principles of foreign currency financial statement translation into Vietnam Dong (In case the accounting currency is different from Vietnam Dong); Effects (if any) of the foreign currency financial statement translation into Vietnam Dong:
2. Exchange rates applied in accounting: Transactions arising in foreign currencies are translated at the exchange rates ruling at the transaction dates. Balances of monetary items denominated in foreign currencies at the end of the accounting period are translated at the exchange rates ruling at that date. Resulting foreign exchange differences are recognized in the interim statement of income.
  - Exchange rates selected for accounting of foreign exchange differences arising during the period and exchange rates for revaluation of foreign currency monetary items;
  - Cross exchange rates in case the bank does not publish the transaction exchange rate for such foreign currency;
  - Gold buying price published by the State Bank of Vietnam or the reference buying price of an entity legally authorized to trade gold, used for the revaluation of monetary gold at the end of the accounting period.
3. Principles of determining the effective interest rate used for cash flow discounting:

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

5. Accounting policies for financial investments:

a) Trading securities:

b) Held-to-maturity investments: Held-to-maturity investments comprise investments that the Company has the positive intent and ability to hold until maturity. Held-to-maturity investments include: term deposits at banks (including treasury bills and promissory notes), bonds, preference shares which the issuer is obliged to repurchase at a specified date in the future, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments.

Held-to-maturity investments are recognized from the acquisition date and initially measured at cost, including purchase price and transaction costs directly attributable to the acquisition. Interest income from held-to-maturity investments after the acquisition date is recognized in the interim statement of income on an accrual basis. Interest attributable to the period before the acquisition date is deducted from the cost of the investments at the acquisition date.

Held-to-maturity investments are measured at cost less allowance for doubtful receivables.

Allowance for doubtful receivables of held-to-maturity investments is made in accordance with the prevailing accounting regulations.

c) Investments in subsidiaries, associates and joint ventures:

d) Equity investments in other entities:

e) Accounting methods for other transactions relating to financial investments:

6. Accounting policies for receivables:

The enterprise must disclose accounting policies relating to receivables and critical estimation bases used in the policy for allowance for doubtful receivables. Receivables represent the recoverable amounts due from customers or other entities.

Receivables are presented at carrying amount less allowance for doubtful receivables.

Allowance for doubtful receivables is made for receivables which are overdue for six months or more, or for receivables which the debtors are unlikely to repay due to liquidation, bankruptcy or similar difficulties.

7. Accounting policies for inventories:

- Principles of inventory recognition: Inventories are stated at the lower of cost and net realizable value. Inventory cost comprises direct materials costs, direct labor costs and manufacturing overheads, if applicable, incurred in bringing the inventories to their present location and condition. [for trading enterprises: Inventory cost comprises purchase costs and other costs directly attributable to the purchase of inventories]. The cost of inventories is determined on a weighted average basis (or first-in, first-out basis, or specific identification basis, or retail method in case of merchandise). Net realizable value is determined at the estimated selling price less the estimated costs of completion and the estimated marketing, selling and distribution costs to be incurred.

- Inventory costing method: First-in, First-out (FIFO)

- Inventory accounting method:

- Method for making allowance for diminution in value of inventories: Allowance for diminution in value of inventories of the Company is made in accordance with the prevailing accounting regulations. Accordingly, the Company is permitted to make an allowance for obsolete, damaged, or substandard inventories, and in cases where the cost of inventories exceeds their net realizable value at the end of the accounting period.

- Criteria for allocation of raw materials and materials;

- Accounting policies for inventories relating to onerous contracts

8. Accounting policies and depreciation of tangible fixed assets (including perennial crops for periodic products, working livestock), intangible fixed assets, finance lease fixed assets, and investment properties:

- Principles of fixed asset recognition: Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprises the purchase price and any costs directly attributable to bringing the asset to its working condition for its intended use.

- Principles of intangible fixed asset recognition - Land use rights: Intangible fixed assets represent the value of land use rights and are stated at cost less accumulated amortization. Land use rights are amortized on a straight-line basis over the lease term/useful life of the land plot.

**Internally generated intangible assets - Research and development costs:**

Expenditures on research activities are recognized as expenses in the financial year (operating period) in which they are actually incurred.

Internally generated intangible assets arising from the development phase are recognized only if they meet the following conditions:

- The asset generated is identifiable (e.g., computer software and new production processes);
- It is probable that future economic benefits attributable to the asset will flow to the entity;
- The development cost of the asset can be measured reliably.

Internally generated intangible assets are amortized on a straight-line basis over their estimated useful lives. In case an internally generated intangible asset cannot be recognized, the research and development expenditures are charged to profit or loss in the financial year (operating period) in which they are incurred.

Patents and trademarks: Patents and trademarks are initially recognized at purchase cost and amortized on a straight-line basis over their estimated useful lives.

- Principles of investment property recognition: Investment properties comprise land use rights, buildings, and structures held by the Company to earn rentals or for capital appreciation. Investment properties held for rent are stated at cost less accumulated depreciation. Investment properties held for capital appreciation are stated at cost less impairment losses. The cost of a purchased investment property comprises its purchase price and any directly attributable expenditures, such as relevant legal fees, registration taxes, and other transaction costs. The cost of a self-constructed investment property is the finalized construction value or other costs directly attributable to the investment property.

Investment properties held for rent are depreciated on a straight-line basis over their estimated useful lives of X years.

The Company does not depreciate investment properties held for capital appreciation.

9. Accounting policies for biological assets:

- Livestock held for periodic products
- Livestock held for single-use products
- Seasonal crops or single-use plants

10. Accounting policies for business cooperation contracts:

11. Accounting policies for deferred expenses: Deferred expenses comprise expenses actually incurred but relating to the operating results of multiple accounting periods. Deferred expenses include prepaid land rentals, establishment costs and other deferred expenses [For illustration purpose, to be tailored to each enterprise].

Prepaid land rentals represent the land rent paid in advance. Prepaid land rentals are allocated to the statement of income on a straight-line basis over the lease term. (If the Company possesses a Land Use Right Certificate, this item may be recognized as an intangible fixed asset).

Establishment costs comprise expenses incurred during the incorporation process of the Company prior to the issuance date of the Investment Certificate and are assessed as capable of bringing future economic benefits to the Company. Establishment costs are allocated to the statement of income on a straight-line basis within three years from the date the Company officially commences its operations.

Other deferred expenses include the value of tools, supplies, and small spare parts issued for use, advertising costs, and training expenses incurred during the pre-operating period and are deemed capable of generating future economic benefits for the Company. These expenses are capitalized as prepayments and allocated to the statement of income using the straight-line method in accordance with the prevailing accounting regulations.

12. Accounting policies for trade payables:

13. Accounting policies for dividends and profits payable:

14. Principles of recognition of accrued expenses:

15. Principles of recognition of unearned revenue:

16. Accounting policies for provisions: Provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Provisions are determined based on the Management's best estimate of the expenditures required to settle the obligation at the end of the operating period.

17. Accounting policies for deferred corporate income tax:

18. Principles of recognition of borrowings and finance lease liabilities:

19. Principles of recognition and capitalization of borrowing costs:

20. Principles of recognition of convertible bonds:

21. Principles of recognition of owners' equity:

- Principles of recognition of owners' contributed capital, share premium, convertible bond options, and other owners' equity:

- Principles of recognition of asset revaluation differences:

- Principles of recognition of foreign exchange differences:

- Principles of recognition of undistributed earnings:

22. Principles and methods of recognition of revenue and other income:

- Revenue from sale of goods and rendering of services

+ Revenue from sale of goods: Revenue from the sale of goods is recognized when all the following five (5) conditions are simultaneously satisfied:

(a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;

(b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;

(c) The amount of revenue can be measured reliably;

(d) It is probable that the economic benefits associated with the transaction will flow to the Company; and

(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

+ Revenue from rendering of services: Revenue from a transaction involving the rendering of services is recognized when the outcome of such transaction can be estimated reliably. Where a transaction involving the rendering of services is performed over multiple periods, revenue is recognized in the period by reference to the stage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction involving the rendering of services can be estimated reliably when all the following four (4) conditions are satisfied:

(a) The amount of revenue can be measured reliably;

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

(c) The stage of completion of the transaction at the balance sheet date can be measured reliably; and

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

+ Revenue from construction contracts: Revenue from construction contracts of the Company is recognized in accordance with the Company's accounting policies on construction contracts.

When the outcome of a construction contract can be estimated reliably, contract revenue and contract costs associated with the construction contract are recognized by reference to the stage of completion of the contract activity at the end of the accounting period measured by the percentage of contract costs incurred for work performed to date to the estimated total contract costs, except where this cost does not reflect the stage of completion of the construction and installation work. Such costs may include variations in contract work, claims and incentive payments to the extent that they have been agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognized only to the extent of contract costs incurred that it is probable will be recoverable.

+ Revenue from sale of real estate, including condotels, officetels or similar products.

+ Revenue from sale of investment properties.

- Financial income: Interest income is recognized on an accrual basis, determined by reference to the principal outstanding and the applicable interest rate (if any and interest income is deemed material).

Investment income is recognized when the Company's right to receive payment is established (if any and investment income is deemed material).

- Other income:

23. Accounting policies for revenue deductions:

24. Accounting policies for cost of sales:

25. Accounting policies for financial expenses:

16. Accounting policies for provisions: Provisions are recognized when the Company has a present obligation as a result of a past event, and it is probable that an outflow of resources embodying economic benefits will be required to settle the obligation. Provisions are determined based on the Management's best estimate of the expenditures required to settle the obligation at the end of the operating period.

17. Accounting policies for deferred corporate income tax:

18. Principles of recognition of borrowings and finance lease liabilities:

19. Principles of recognition and capitalization of borrowing costs:

20. Principles of recognition of convertible bonds:

21. Principles of recognition of owners' equity:

- Principles of recognition of owners' contributed capital, share premium, convertible bond options, and other owners' equity:

- Principles of recognition of asset revaluation differences:

- Principles of recognition of foreign exchange differences:

- Principles of recognition of undistributed earnings:

22. Principles and methods of recognition of revenue and other income:

- Revenue from sale of goods and rendering of services

+ Revenue from sale of goods: Revenue from the sale of goods is recognized when all the following five (5) conditions are simultaneously satisfied:

(a) The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;

(b) The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;

(c) The amount of revenue can be measured reliably;

(d) It is probable that the economic benefits associated with the transaction will flow to the Company; and

(e) The costs incurred or to be incurred in respect of the transaction can be measured reliably.

+ Revenue from rendering of services: Revenue from a transaction involving the rendering of services is recognized when the outcome of such transaction can be estimated reliably. Where a transaction involving the rendering of services is performed over multiple periods, revenue is recognized in the period by reference to the stage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction involving the rendering of services can be estimated reliably when all the following four (4) conditions are satisfied:

(a) The amount of revenue can be measured reliably;

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

(c) The stage of completion of the transaction at the balance sheet date can be measured reliably; and

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

+ Revenue from construction contracts: Revenue from construction contracts of the Company is recognized in accordance with the Company's accounting policies on construction contracts.

When the outcome of a construction contract can be estimated reliably, contract revenue and contract costs associated with the construction contract are recognized by reference to the stage of completion of the contract activity at the end of the accounting period measured by the percentage of contract costs incurred for work performed to date to the estimated total contract costs, except where this cost does not reflect the stage of completion of the construction and installation work. Such costs may include variations in contract work, claims and incentive payments to the extent that they have been agreed with the customer.

When the outcome of a construction contract cannot be estimated reliably, contract revenue is recognized only to the extent of contract costs incurred that it is probable will be recoverable.

+ Revenue from sale of real estate, including condotels, officetels or similar products.

+ Revenue from sale of investment properties.

- Financial income: Interest income is recognized on an accrual basis, determined by reference to the principal outstanding and the applicable interest rate (if any and interest income is deemed material).

Investment income is recognized when the Company's right to receive payment is established (if any and investment income is deemed material).

- Other income:

23. Accounting policies for revenue deductions:

24. Accounting policies for cost of sales:

25. Accounting policies for financial expenses:

26. Accounting policies for selling expenses and general and administrative expenses:

27. Accounting principles for the sale and disposal of fixed assets and investment properties

28. Principles and methods of recognition of current corporate income tax expense (including top-up corporate income tax expense under Global Minimum Tax regulations) and deferred corporate income tax expense: Corporate income tax expense represents the aggregate amount of current tax payable and deferred tax.

- Current tax payable is calculated based on the taxable income for the year. Taxable income differs from profit before tax as reported in the interim statement of income because it excludes items of income or expense that are taxable or deductible in other years (including tax losses carried forward, if applicable) and it further excludes items that are never taxable or deductible.
- Deferred tax is calculated on differences between the carrying amounts and tax bases of assets and liabilities in the financial statements and is recognized using the balance sheet liability method. Deferred tax liabilities are recognized for all taxable temporary differences, while deferred tax assets are recognized only to the extent that it is probable that future taxable profit will be available against which the deductible temporary differences can be utilized.
- Deferred tax is determined using tax rates that are expected to apply to the period when the asset is realized or the liability is settled. Deferred tax is recognized in the interim statement of income, except when it relates to items recognized directly in equity, in which case the deferred tax is also recognized directly in equity.
- Deferred tax assets and deferred tax liabilities are offset when the Company has a legally enforceable right to set off current tax assets against current tax liabilities and when the deferred tax assets and deferred tax liabilities relate to corporate income taxes levied by the same taxation authority and the Company intends to settle its current tax assets and liabilities on a net basis.
- The determination of the Company's income tax is based on the prevailing tax regulations. However, these regulations change from time to time and the final determination of corporate income tax is subject to examination by the competent tax authorities.

29. Other accounting principles and methods:

#### V. Additional information on items presented in the interim statement of financial position

##### 1. Cash and cash equivalents

Unit: VND

Cash and cash equivalents held by the enterprise that are not subject to any restrictions on use	End of the quarter	Beginning of the year
- Cash on hand	168.757.033	667.425.823
- Demand deposits	3.869.230.368	2.763.130.179
+ 001C600943 - Bao Viet Securities Joint Stock Company (BVSC)		877.415
+ 0047100010644006 - Orient Commercial Joint Stock Bank (OCB)	3.182.472.212	2.133.036.595
+ 024C2266661 - DSC Securities Joint Stock Company	182.799.469	182.898.701
+ 036C116889 - Alpha Securities Joint Stock Company	49.332	49.332
+ 064C050315 - DNSE Securities Joint Stock Company	344.077.960	18.833.784
+ 077C899999 - Công Ty Cổ Phần Chứng khoán Mirae Asset ( Việt Nam )	31.647	31.647
+ 085240 - Mirae Asset Securities (Vietnam) Joint Stock Company	6.819.167	6.931.330
+ 103109 - Orient Commercial Joint Stock Bank (OCB)	13.896.825	98.642.589
+ 117002854333 - Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank)	46.425.317	279.070.407
+ 136914 - Orient Commercial Joint Stock Bank (OCB)	5.115.851	5.114.661
+ 5467093436367 - Military Commercial Joint Stock Bank (MB)	4.827.742	4.936.531
+ 613061 - Orient Commercial Joint Stock Bank (OCB)	16.172.394	16.168.628
+ 7238686868 - Modern Bank of Vietnam Limited	1.000.422	1.000.422
+ 942731 - Orient Commercial Joint Stock Bank (OCB)	65.542.030	15.538.137
- Cash in transit		

- Cash equivalents		
<b>Total</b>	<b>4.037.987.401</b>	<b>3.430.556.002</b>

- Detailed disclosure of demand deposit balances by each bank accounting for 10% or more of the total demand deposit balance;

- Detailed disclosure of the nature, maturity, and balance of each item classified as cash equivalents of the enterprise (detailed by each category accounting for 10% or more of the total cash equivalents value).

## 2. Financial investments

### a) Trading securities

Indicators	End of the quarter			Beginning of the year		
	Cost	Fair value	Allowance	Cost	Fair value	Allowance
- Total value of shares (detailed by each type of shares accounting for 10% or more of the total share value)						
- Total value of bonds (same disclosure threshold as shares)						
- Other investments						
<b>Total</b>						

- Reasons for changes in respect of each investment/type of shares or bonds:

+ In terms of quantity:

+ In terms of value:

- Basis for determining the fair value of trading securities:

### b) Held-to-maturity investments

Indicators	End of the quarter			Beginning of the year		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
- Short-term						
+ Term deposits (detailed by each short-term term deposit accounting for 10% or more of the total short-term term deposits value)						
+ Bonds (detailed by each short-term bond investment accounting for 10% or more of the total short-term bond investments value)						
+ Loans (detailed by each short-term loan accounting for 10% or more of the total short-term loans value)						
- Other investments				2.296.000.000		
- Long-term (same disclosure threshold as short-term)						
+ Term deposits						
+ Bonds						
+ Loans						
+ Other investments						
<b>Total</b>				<b>2.296.000.000</b>		

- Disclosure on interest income from held-to-maturity investments that is uncollectible, resulting in the non-recognition of revenue by the enterprise.

- Reasons for additional provision or reversal of allowance for impairment losses on held-to-maturity investments.

**c) Equity investments in other entities (detailed by each investment by ownership percentage and voting rights percentage)**

Indicators	End of the quarter			Beginning of the year		
	Cost	Recoverable amount	Allowance	Cost	Recoverable amount	Allowance
- Investments in subsidiaries						
- Investments in joint ventures and associates						
- Equity investments in other entities * Of which: Investments in business cooperation contracts (BCC) where the enterprise does not have joint control but is entitled to benefits based on the after-tax profit of the BCC	1.496.430.000			1.496.430.000		
<b>Total</b>	<b>1.496.430.000</b>			<b>1.496.430.000</b>		

- Summary of the operating performance of subsidiaries, joint ventures, and associates, and the status of BCC contracts during the period.

- Significant transactions between the enterprise and its subsidiaries, joint ventures, associates, and BCCs during the period.

- Where the fair value or recoverable amount of the investment cannot be reliably determined, the reasons thereof must be clearly disclosed.

- Basis for determining the value of intangible fixed assets, such as intellectual property rights, etc., when contributing capital into subsidiaries, joint ventures, and associates.

**3. Trade receivables**

Indicators	End of the quarter		Beginning of the year	
	Carrying amount	Allowance	Carrying amount	Allowance
a) Short-term trade receivables	7.908.642.446		4.649.753.742	
- Detailed disclosure of short-term trade receivables accounting for 10% or more of the total short-term trade receivables	6.673.951.597		4.649.753.742	
- Other trade receivables				
+ ONUSCHAIN BLOCKCHAIN TECHNOLOGY JOINT STOCK COMPANY	6.673.951.597		4.649.753.742	
b) Long-term trade receivables				
- Detailed disclosure of long-term trade receivables accounting for 10% or more of the total long-term trade receivables				
- Other trade receivables				
c) Trade receivables from related parties (detailed by each entity)				
<b>Total</b>	<b>7.908.642.446</b>		<b>4.649.753.742</b>	

- Reasons for additional provision or reversal of allowance for doubtful debts.

**4. Other receivables**

Indicators	End of the quarter		Beginning of the year	
	Carrying amount	Allowance	Carrying	Allowance
a) Short-term				

- Dividends and profits receivable;			
- Receivables from employees;			
- Short-term/Long-term deposits	270.004.938		270.004.938
- Receivables from lending non-monetary assets			
- Payments on behalf of other parties			
- Others	150.365.680.539		147.521.095.889
b) Long-term			
- Dividends and profits receivable;			
- Receivables from employees;			
- Short-term/Long-term deposits			
- Receivables from lending non-monetary assets			
- Payments on behalf of other parties			
- Others			
c) Receivables from business cooperation contracts (BCC) under joint control			
<b>Total</b>			

- The enterprise must provide a detailed disclosure regarding the nature, substance, value, period of advance, period of reimbursement, expected recovery period, overdue recovery period (if any), etc., and other relevant information concerning funds or assets entrusted by the enterprise to individuals or departments within the enterprise for the purpose of placement as deposits, security deposits, or collateral under the form of advances or other receivables that account for 10% or more of the total other receivables. Where there is an agreement between the parties that the recipient of the funds or assets is obligated to return them to the enterprise, the enterprise must disclose details regarding the interest rate, interest payment period, form of interest payment, etc., and must rely on the substance over form principle of the transaction rather than its legal nomenclature for appropriate recognition and accounting.

- Disclosure of information regarding business cooperation contracts (BCC) that account for 10% or more of the enterprise's total BCC value or have a material impact:

+ Reference number/Name of the BCC.

+ Nature and substance of the BCC's operations (description of the relationship between the participating parties, the terms and conditions of the BCC, the rights and obligations of the enterprise in connection with the BCC, etc.)

+ Status and implementation progress of the BCC.

+ Other necessary information, such as the basis for revaluation of jointly controlled assets distributed from the BCC (if any), etc.

##### 5. Shortage of assets awaiting resolution (Detailed by each type of asset shortage)

Indicators	End of the quarter		Beginning of the year	
	Quantity	Value	Quantity	Value
a) Cash;				
b) Inventories;				
c) Fixed assets;				
d) Other assets.				
<b>Total</b>				

The enterprise must further disclose the timeline by which the causes of each type of asset shortage awaiting resolution will be determined, the resolution results of the shortage of assets awaiting resolution presented in the prior period's statement of financial position (resolved during the period and remaining unresolved in the current period), and the reasons why the shortage of assets awaiting resolution reflected in the prior period's statement of financial position has not yet been resolved in the current period, etc.

##### 6. Bad debts

Indicators	End of the quarter			Beginning of the year		
	Gross carrying amount	Recoverable amount	Debtor	Gross carrying amount	Recoverable amount	Debtor
- Total value of overdue receivables and loans, or those not yet overdue but doubtful of recovery (of which, the breakdown of overdue periods and values for each debtor must be detailed if that specific debtor's balance accounts for 10% or more of the total overdue debt).						
- Recoverability of overdue receivables.						
<b>Total</b>						

- Disclosure on penalties, overdue interest receivables, etc., arising from receivables that are uncollectible, resulting in the non-recognition of revenue by the enterprise.

#### 7. Inventories

Indicators	End of the quarter		Beginning of the year	
	Cost	Allowance	Cost	Allowance
- Goods in transit				
- Raw materials				
- Tools and supplies				
- Work in progress	275.029.103		275.029.103	
- Finished goods				
- Merchandise	27.600.000		27.600.000	
- Goods sent to agents				
- Materials and supplies in tax-suspension warehouse				
<b>Total</b>	302.629.103		302.629.103	

- Allocation criteria for raw materials and supplies

- Value of stagnant, damaged, obsolete, or deteriorated inventories, etc., with no realizable consumption at the end of the period; Causes and resolution plans for stagnant, damaged, obsolete, or deteriorated inventories, etc.:

- Causes and resolution plans for stagnant, damaged, obsolete, or deteriorated inventories, etc.:

- Reasons for additional provision or reversal of allowance for inventory write-down.

#### 8. Long-term assets in progress

Indicators	End of the quarter		Beginning of the year	
	Cost	Recoverable amount	Cost	Recoverable amount
a) Long-term work in progress (Detailed by each type, specifying the reasons why the production process of assets in progress was abnormally interrupted).				
.....				
<b>Total</b>				
b) Construction in progress (Detailed by works accounting for 10% or more of the total value of construction in progress).				
- Procurement;				

- Construction;				
- Periodic major repairs and maintenance;				
- Upgrades and renovations of fixed assets				
<b>Total</b>				

#### 9. Movements of tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Motor vehicles and transmission equipment	Office equipment	Perennial crops for periodic products	Infrastructure assets funded by State investment	Other tangible fixed assets	Total
<b>Cost</b>								
Opening balance			952.179.798					952.179.798
- Additions								
- Transfers from construction in progress								
- Other increases								
- Transfers to investment properties								
- Disposals and write-offs								
- Other decreases								
Closing balance			952.179.798					952.179.798
<b>Accumulated depreciation</b>								
Opening balance								171.921.347
- Depreciation								39.674.157
- Other increases								
- Transfers to investment properties								
- Disposals and write-offs								
- Other decreases								
Closing balance								211.595.504
<b>Net book value</b>								
- At the beginning of the year								780.258.451
- At the end of the year								740.584.294

- Net book value at the end of the year of tangible fixed assets pledged or mortgaged as collateral for loans:
- Notes on perennial crops for periodic products and working livestock (if any);
- Detailed disclosure of existing tangible fixed assets and those disposed of/sold/transferred during the period whose value accounts for 10% or more of the total value of tangible fixed assets;
- Fixed assets at the end of the year which are fully depreciated but still in use:
- Fixed assets at the end of the year awaiting disposal:
- Commitments for future purchases and sales of material tangible fixed assets:
- Other changes in tangible fixed assets:

#### 10. Movements of intangible fixed assets

Items	Land use rights	Copyrights	Industrial property rights	Trademarks	Software	Licenses and franchises	Other intangible fixed assets	Total
Cost								
Opening balance					985.000.000			985.000.000
- Additions								
- Internally generated assets								
- Additions through business combinations								
- Other increases								
- Disposals and write-offs								
- Other decreases								
Closing balance					985.000.000			985.000.000
Accumulated depreciation								
Opening balance								158.161.022
- Amortization charge for the year								51.332.667
- Other increases								
- Disposals and write-offs								
- Other decreases								
Closing balance								209.493.689
Net book value								
- At the beginning of the year								826.838.978
- At the end of the year								775.506.311

- Detailed disclosure of existing intangible fixed assets and those disposed of/sold/transferred during the period whose value accounts for 10% or more of the total value of intangible fixed assets

- Net book value at the end of the period of intangible fixed assets pledged or mortgaged as collateral for loans:

- Intangible fixed assets which are fully amortized but still in use;

- Changes in amortization methods;

- Other numerical disclosures and explanations:

#### 11. Movements of finance lease fixed assets

Items	Buildings and structures	Machinery and equipment	Vehicles & transmission equip.	Office equipment	Other tangible fixed assets	Intangible fixed assets	Total
Cost							
Opening balance							
- Additions during the year.							
- Reclassification upon buyout							

- Other increases							
- Returns of leased assets							
- Other decreases							
Closing balance							
<b>Accumulated depreciation</b>							
Opening balance							
- Depreciation charge for the year							
- Reclassification upon buyout							
- Other increases							
- Returns of leased assets							
- Other decreases							
Closing balance							
<b>Net book value</b>							
- At the beginning of the year							
- At the end of the year							

- Contingent rents recognized as an expense during the year:
- Basis on which contingent rents are determined:
- Renewal options or purchase options:
- Detailed disclosure of existing finance lease fixed assets whose value accounts for 10% or more of the total value of finance lease fixed assets

## 12. Biological assets

### 12.1. Other biological assets, excluding bearer livestock that have reached maturity

Indicators	End of the quarter		Beginning of the year	
	Cost	Recoverable amount	Cost	Recoverable amount
<b>1. Livestock raised for single-use products</b>				
a) Short-term single-use livestock				
b) Long-term single-use livestock				
<b>2. Seasonal crops or single-use products</b>				
a) Short-term seasonal or single-use crops				
b) Long-term seasonal or single-use crops				
<b>3. Bearer livestock that have not reached maturity</b>				

- Description of biological assets accounting for 10% or more of the total value of biological assets: nature, characteristics of each type, and accounting policies applied to those biological assets, etc.;
- Methods of allocating husbandry and cultivation costs during the period to bearer biological assets, newly generated biological assets, agricultural produce, etc.;
- Depreciation methods for biological assets
- Useful lives / depreciation rates of biological assets;
- Total carrying amount and accumulated depreciation at the beginning and the end of the accounting period;
- Provision for impairment of biological assets (if any);
- Carrying amount of biological assets pledged or mortgaged as collateral for liabilities at the end of the period;
- Commitments for investment in or purchase of biological assets;

- Changes such as disclosures on the fair value less costs to sell of biological assets that are observable and measurable by the enterprise (if any);

- Disclosures on other matters relating to biological assets.

**12.2. Bearer livestock that have reached maturity**

Items	Total
Cost	
Opening balance	
- Additions	
- Disposals and write-offs	
- Other decreases	
Closing balance	
Accumulated depreciation	
Opening balance	
- Depreciation charge for the year	
- Other increases	
- Disposals and write-offs	
- Other decreases	
Closing balance	
Net book value	
- At the beginning of the year	
- At the end of the year	

**13. Movements of investment properties**

Items	Opening balance	YTD Increases	YTD Decreases	Closing balance
<b>a) Investment properties held for lease</b>				
Cost				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
<b>Accumulated depreciation</b>				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
<b>Net book value</b>				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
<b>b) Investment properties held for capital appreciation</b>				
Cost				
- Land use rights				

- Buildings				
- Buildings and land use rights				
- Infrastructure				
<b>Impairment loss of assets</b>				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				
<b>Net book value</b>				
- Land use rights				
- Buildings				
- Buildings and land use rights				
- Infrastructure				

- Net book value at the end of the period of investment properties pledged or mortgaged as collateral for loans;
- Historical cost of investment properties which are fully depreciated but still held for lease or capital appreciation;
- Detailed disclosure of existing investment properties and those disposed of/sold during the period whose value accounts for 10% or more of the total value of investment properties;
- Other numerical disclosures and explanations.

#### 14. Prepaid expenses

Items	End of the quarter	Beginning of the year
a) Short-term (detailed by items)		
- Prepaid operating lease expenses;		
- Tools and supplies issued for use;		
- Prepaid borrowing costs;		
- Others (detailed if material).	575.265.746	1.076.853.472
b) Long-term		
- Periodic repair and maintenance expenses of fixed assets		
- Prepaid insurance premiums;		
- Others (detailed if material).		
<b>Total</b>	<b>575.265.746</b>	<b>1.076.853.472</b>

#### 15. Other assets

Items	End of the quarter	Beginning of the year
a) Short-term (detailed by items)		
b) Long-term (detailed by items)		
<b>Total</b>		

#### 16. Borrowings and finance lease liabilities

Items	End of the quarter	Cumulative movements from the beginning of the year to the end of the quarter		Beginning of the year
		Increases	Decreases	
a) Short-term borrowings (detailed disclosure by counterparty if the balance accounts for 10% or more of the total short-term borrowing balance)	1.875.306.626	7.470.590.281	7.445.722.036	1.850.438.381

.....				
b) Long-term borrowings (detailed disclosure by counterparty if the balance accounts for 10% or more of the total long-term borrowing balance)				
.....				
c) Borrowings from related parties				
<b>Total</b>	1.875.306.626	7.470.590.281	7.445.722.036	1.850.438.381

**d) Finance lease liabilities (Detailed disclosure by counterparty if the balance accounts for 10% or more of the total finance lease liabilities balance)**

Term	This quarter			Previous quarter		
	Total finance lease payments	Interest expenses	Principal repayment	Total finance lease payments	Interest expenses	Principal repayment
- Within 1 year						
- Over 1 year to 5 years						
- Over 5 years						
- Finance lease liabilities from related parties						
<b>Total</b>						

**d) Overdue and unpaid borrowings and finance lease liabilities (Detailed disclosure by counterparty if the balance accounts for 10% or more of the total overdue and unpaid borrowings and finance lease liabilities balance)**

Items	End of the quarter		Beginning of the year	
	Principal	Interest	Principal	Interest
- Borrowings				
- Finance lease liabilities				
- Reasons for being overdue and unpaid				
<b>Total</b>				

**e) Overdue and unpaid borrowings and finance lease liabilities from related parties**

Items	End of the quarter		Beginning of the year	
	Principal	Interest	Principal	Interest
- Borrowings				
- Finance lease liabilities				
- Reasons for being overdue and unpaid				
<b>Total</b>				

**17. Trade payables**

Items	End of the quarter	Beginning of the year
a) Short-term trade payables	11.726.586.656	7.039.099.822
- Detailed disclosure by counterparty accounting for 10% or more of the total balance	11.634.148.726	7.037.870.340
+ CMC TECHNOLOGY AND SOLUTION CORPORATION COMPANY LIMITED	9.877.873.320	7.037.870.340
+ CLOUD ACE COMPANY LIMITED	1.756.275.406	

- Trade payables to other counterparties		
b) Long-term trade payables		
- Detailed disclosure by counterparty accounting for 10% or more of the total balance		
- Trade payables to other counterparties		
<b>Total</b>	11.726.586.656	7.039.099.822
c) Overdue and unpaid balances		
- Detailed disclosure by counterparty accounting for 10% or more of the total overdue balance;		
- Other counterparties		
<b>Total</b>		
d) Trade payables to related parties (detailed by counterparty)		

#### 18. Dividends and profits payable

Items	End of the quarter	Beginning of the year
Dividends and profits payable		

- Disclosures on the payment schedule of dividends or profits in cash or non-monetary assets to shareholders, owners, etc.;
- Dividends and profits committed to be paid but remain unpaid to shareholders or owners past the due date...

#### 19. Taxes and other payables to the State Budget

Items	Beginning of the year	YTD Payable	YTD Paid	End of the quarter
a) Tax payables (Detailed by tax type)				
- Short-term				
+ Value added tax	161.235.863	137.637.075	258.088.926	40.784.012
+ Special consumption tax				
+ Import and export duties				
+ Corporate income tax	1.153.121.195	22.832.517	992.941.946	183.011.766
+ Personal income tax	149.326.758	41.644.477	181.323.223	9.648.012
+ Natural resources tax				
+ Land and housing taxes and land rental				
+ Other taxes				
+ Fees, charges and other payables				
- Long-term				
<b>Total</b>	1.463.683.816	202.114.069	1.432.354.095	233.443.790
b) Tax receivables (Detailed by tax type)				
- Short-term				
+ Value added tax				
+ Special consumption tax				
+ Import and export duties				
+ Corporate income tax				
+ Personal income tax				
+ Natural resources tax				

+ Land and housing taxes and land rental			
+ Other taxes			
+ Fees, charges and other payables			
- Long-term			
<b>Total</b>			

In case the enterprise is subject to the top-up corporate income tax under the global minimum tax regulations, it shall disclose the criteria or basis for recognizing the top-up corporate income tax payable in the reporting year, as well as tax liability adjustments resulting from differences between the tax filing year and the year in which the top-up corporate income tax expense was recognized under the global minimum tax regulations,...

#### 20. Accrued expenses

Items	End of the quarter	Beginning of the year
a) Short-term (detailed by categories of expenses)		
- Accrued salary expenses for annual leave		
- Expenses during business suspension periods		
- Accrued estimated cost of goods sold for properties and real estate sold		
- Other accruals	84.288.264	84.288.264
b) Long-term (detailed by categories of expenses)		
- Interest payables		
- Others (detailed by items)		
<b>Total</b>	<b>84.288.264</b>	<b>84.288.264</b>

#### 21. Other payables

Items	End of the quarter	Beginning of the year
a) Short-term		
- Surplus assets awaiting resolution		
- Trade union fees		
- Social insurance		
- Health insurance		
- Unemployment insurance		
- Short-term deposits received		
- Other payables and statutory obligations	10.663.589.727	10.441.095.891
<b>Total</b>	<b>10.663.589.727</b>	<b>10.441.095.891</b>
b) Long-term (detailed by items)		
- Long-term deposits received		
- Other payables and statutory obligations		
c) Overdue and unpaid balances (Detailed by items and reasons for being overdue)		

#### 22. Unearned revenue

Items	End of the quarter	Beginning of the year
a) Short-term (detailed by categories)		
- Deferred interest income received in advance		
- Revenue from customer loyalty programs		
- Other unearned revenue		
b) Long-term (detailed by categories)		

- Unearned interest income received in advance		
- Revenue from customer loyalty programs		
- Other unearned revenues		
c) Inability to fulfill contracts with customers (detailed by each item, and reasons for the inability to fulfill contracts with customers).		
<b>Total</b>		

### 23. Bonds issued

#### 23.1. Ordinary bonds (detailed by types)

Items	End of the quarter	Beginning of the year
a) Bonds issued		
- Bonds issued at par value;		
+ Issuance date		
+ Quantity of each type of bonds issued		
+ Bond interest rate		
+ Original maturity of bonds issued		
- Bonds issued at a discount;		
+ Issuance date		
+ Quantity of each type of bonds issued		
+ Bond interest rate		
+ Original maturity of bonds issued		
- Bonds issued at a premium.		
+ Issuance date		
+ Quantity of each type of bonds issued		
+ Bond interest rate		
+ Original maturity of bonds issued		
<b>Total</b>		
b) Detailed disclosure of bonds held by related parties (by bond type)		
c) Bond issuance costs		
<b>Total</b>		

The enterprise shall disclose in detail the issuance date; the quantity of each type of bonds issued; the bond interest rate; and the original maturity of bonds issued, categorized by each group of bonds issued at par value, at a discount, or at a premium. Additionally, it shall disclose the amortization method of bond discounts or premiums, bond issuance costs, etc.

#### 23.2. Convertible bonds

The enterprise shall disclose information regarding:

##### a. Convertible bonds at the beginning of the period:

- Issuance date, original maturity, and remaining maturity of each type of convertible bonds;
- Quantity, par value, and interest rate of each type of convertible bonds;
- Par value and interest rate of each type of convertible bonds;
- Conversion ratio into shares for each type of convertible bonds;
- Discount rate used to determine the value of the liability component for each type of convertible bonds;
- Value of the liability component and the equity option component of each type of convertible bonds.

##### b. Convertible bonds additionally issued during the period:

- Issuance date and original maturity of each type of convertible bonds;
- Quantity, par value, and interest rate of each type of convertible bonds;

- Conversion ratio into shares for each type of convertible bonds;
  - Discount rate used to determine the value of the liability component for each type of convertible bonds;
  - Value of the liability component and the equity option component of each type of convertible bonds.
- c. Convertible bonds converted into shares during the period:
- Quantity of each type of bonds converted into shares during the period;
  - Quantity of additional shares issued during the period for bond conversion;
  - Value of the liability component of convertible bonds recognized as an increase in equity.
- d. Convertible bonds matured without being converted into shares during the period:
- Quantity of each type of bonds matured without being converted into shares during the period;
  - Value of the liability component of convertible bonds repaid to investors.
- d. Convertible bonds at the end of the period:
- Original maturity and remaining maturity of each type of convertible bonds;
  - Conversion ratio into shares for each type of convertible bonds;
  - Discount rate used to determine the value of the liability component for each type of convertible bonds;
  - Value of the liability component and the equity option component of each type of convertible bonds.
- e) Thuyết minh chi tiết về trái phiếu chuyển đổi các bên liên quan nắm giữ (nội dung thuyết minh tương tự các mục a, b, c, d, d nêu trên)

#### 24. Preferred shares classified as liabilities

- Par value;
- Target subscribers/investors (Management, executives, employees, or other counterparties);
- Mandatory redemption terms or fixed dividend payment obligations independent of the issuer's business results (Timing, redemption price, and other fundamental terms of the issuance contract);
- Value of preferred shares repurchased during the period;
- Other disclosures.

#### 25. Provisions

Items	End of the quarter	Cumulative increase from the beginning of the year to the end of the quarter	Cumulative decrease from the beginning of the year to the end of the quarter	Beginning of the year
a) Short-term (detailed by categories of provisions)				
- Provision for product warranties				
- Provision for construction warranties				
- Provision for restructuring				
- Other short-term provisions (Provision for severance allowances, provision for environmental restoration costs, etc.)				
<b>Total</b>				
b) Long-term (detailed by categories of provisions)				
- Provision for product warranties				
- Provision for construction warranties				
- Provision for restructuring				

- Other short-term provisions (Provision for severance allowances, provision for environmental restoration costs, etc.)				
<b>Total</b>				

The enterprise shall disclose information regarding legal or constructive obligations, bases for estimating values (if any), etc., for environmental restoration, dismantling, site restoration, and reinstatement obligations.

Detailed disclosure of the total estimated costs to be incurred by the enterprise for severance allowances to employees in accordance with labor laws.

## 26. Deferred tax assets and Deferred tax liabilities

### a - Deferred tax assets

Items	End of the quarter	Beginning of the year
- Corporate income tax rate used to determine the value of deferred tax assets		
- Deferred tax assets related to deductible temporary differences		
- Deferred tax assets related to unused tax losses		
- Deferred tax assets related to unused tax incentives		
- Offset against deferred tax liabilities		
<b>Deferred tax assets</b>		

### b - Deferred tax liabilities

Items	End of the quarter	Beginning of the year
- Corporate income tax rate used to determine the value of deferred tax liabilities		
- Deferred tax liabilities arising from taxable temporary differences		
- Offset against deferred tax assets		

## 27. Owners' equity

### a, Statement of changes in owners' equity

Items	Owners' contributed capital	Share premium	Convertible bond equity options	Other capital of owners	Asset revaluation differences	Foreign exchange translation differences	Undistributed post-tax profits and funds	Other items	Total
A	1	2	3	4	5	6	7	8	9
Balance at the beginning of the previous year									
- Capital contribution during the previous year									
- Net profit for the previous year									
- Other increases									
- Capital reduction during the previous									
- Net loss for the previous year									
- Net loss for the previous year									
<b>Balance at the beginning of the current year</b>	<b>136.500.000.000</b>	<b>(191.363.636)</b>							<b>136.308.636.364</b>
- Capital contribution during the current year									
- Net profit for the current year									
- Other increases									
- Capital reduction during the current year									
- Net loss for the current year									

- Other decreases									
<b>Balance at the end of the current year</b>	<b>136.500.000.000</b>	<b>(191.363.636)</b>							<b>136.308.636.364</b>

b) Detailed owners' contributed capital

Items	End of the quarter	Beginning of the year
- Contributed capital of the parent company (if applicable)		
- Contributed capital of other owners		
<b>Total</b>		

c) Capital transactions with owners and distribution of dividends/profits

Items	End of the quarter	Beginning of the year
- Owners' contributed capital		
+ Contributed capital at the beginning of the year		
+ Contributed capital increased during the year		
+ Contributed capital decreased during the year		
+ Contributed capital at the end of the year		
- Dividends and profits distributed		

d- Shares

Items	End of the quarter	Beginning of the year
- Number of shares registered for issuance		
- Number of shares sold to the public		
+ Ordinary shares		
+ Preferred shares (classified as owners' equity)		
- Number of shares repurchased (treasury shares)		
+ Ordinary shares		
+ Preferred shares (classified as owners' equity)		
- Number of shares in circulation		
+ Ordinary shares		
+ Preferred shares (classified as owners' equity)		

\* Par value per share in circulation:

d) Dividends and profits

- Dividends and profits declared after the annual accounting period ended
- + Declared dividends and profits on ordinary shares or charter capital
- + Declared dividends on preferred shares
- + Stock dividends
- + Profits distributed to supplement the charter capital of the investee
- Unrecognized dividends on cumulative preferred shares
- Disclosure of restricted cash/proceeds from public share offerings that the enterprise is currently not permitted to fully utilize.

e) Reasons for increases/decreases in owners' equity items

- Share premium; (191.363.636)
- Convertible bond equity options:
- Investment and development fund:

- Treasury shares:
- Other funds belonging to owners' equity:

**g) Income and expenses, gains or losses recognized directly in owners' equity in accordance with specific Vietnamese Accounting Standards.**

-....  
-....

**28. Asset revaluation differences**

Items	End of the quarter	Beginning of the year
Reasons for changes between the beginning and the end of the year (under what circumstances the revaluation was conducted, which assets were revalued, under which decisions?...).		

**29. Foreign exchange differences**

Items	End of the quarter	Beginning of the year
- Foreign exchange differences from the translation of financial statements prepared in foreign currencies into VND		
- Foreign exchange differences arising from other causes (clearly specify the causes)		

**30. Off-balance sheet items**

Items	End of the quarter	Beginning of the year
a) Leased assets: Total future minimum lease payments under non-cancellable operating lease contracts by maturities:		
- Within 1 year or less		
- Over 1 year to 5 years		
- Over 5 years		

- The enterprise shall disclose the quantity, categories, characteristics, nature, lease term, etc., of each type or group of leased assets at the end of the accounting period.
- b) Assets held on behalf of other parties, received on consignment, for processing, or under import-export entrustment:
  - Disclosure of the value and reasons for large cash and cash equivalent balances held by the enterprise that cannot be used due to legal restrictions or other binding obligations that the enterprise must comply with.
  - Assets owned by other entities discovered as surplus upon physical inventory count.
- c) Infrastructure assets not included in state capital at the enterprise: The enterprise shall disclose the historical cost and accumulated depreciation/amortization in accordance with relevant laws.
- d) Assets pledged or mortgaged by the enterprise: The enterprise shall disclose in detail each type of assets used as collateral for pledges or mortgages; each maturity period, and the counterparty receiving the pledges or mortgages, etc.
- d) Foreign currencies: The enterprise shall disclose in detail the quantity of each foreign currency in its original currency.
  - Monetary gold: The enterprise shall present the volume in accordance with domestic measurement units.
  - Precious metals and gemstones: The enterprise shall disclose in detail the historical cost, quantity, and categories of precious metals and gemstones.
- e) Bad debts written off: The enterprise shall disclose in detail the value (in original currency and VND) of bad debts written off within 10 years from the date of write-off, categorized by each debtor and the reasons for writing off the bad debts from the accounting records.
- g) Deferred interest or installment interest payable on asset purchases: The enterprise shall disclose the number of deferred or installment periods; the total interest payable; the interest already paid; and the remaining interest payable when purchasing assets on a deferred or installment basis.
- h) Deferred interest or installment interest receivable on asset sales: The enterprise shall disclose the number of deferred or installment periods; the total interest receivable; the interest already collected; and the remaining interest receivable when selling assets on a deferred or installment basis.
- i) Other information regarding off-balance sheet items to provide useful information to the financial statement users.

31. Breakdown of the value of assets held by the enterprise on behalf of other parties but restricted from use due to legal limitations, or liabilities that the enterprise is obligated to settle under contractual agreements or statutory regulations (e.g., assets under BCC contracts, restricted cash from public offerings/share issuances to raise capital from shareholders, etc.)

Items (The breakdown of items below shall be customized appropriately based on the enterprise's actual circumstances)	End of the quarter	Beginning of the year
<b>ASSETS</b>		
- Cash and cash equivalents		
- Receivables		
- Inventories		
- Fixed assets		
- Investment properties		
- Other assets		
<b>Total</b>		
- Materials and goods held on behalf of other parties, for processing, or under entrustment		
- Goods received for sale on behalf of other parties, on consignment, or as pledges and mortgages		
<b>Liabilities</b>		
- Trade payables		
- Other liabilities		
- Other payables		
<b>Total</b>		

32. Other disclosures that the enterprise deems necessary to provide useful information to financial statement users

- Disclosure of information on the bases for determining the value of non-monetary assets received through sponsorships, gifts, or donations;
- Other information.

#### VI. Supplementary information for items presented in the Income Statement

##### 1. Total revenue from sale of goods and provision of services

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
a) Revenue		
- Revenue from sale of products and goods (excluding revenue from sale and disposal of investment properties)		
- Revenue from provision of services (excluding construction services)	22.958.689.490	
- Revenue from construction services		
+ Revenue from construction services recognized during the period		
+ Total cumulative revenue from construction services recognized up to the end of the accounting period		
- Revenue from subsidies and price-subsidies		
- Other revenue		
<b>Total</b>	22.958.689.490	
b) Revenue from related parties (detailed by each counterparty)		

c) In case the enterprise generates revenue from transactions involving the sale of condotels, officetels, or similar products, it must disclose in the Financial Statements the accounting policies, the nature of the contract (rights and obligations of the parties), and the accounting recognition method that the enterprise assesses to be the most appropriate.

## 2. Revenue deductions

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Trade discounts		
- Sales allowances		
- Sales returns		
<b>Total</b>		

## 3. Cost of goods sold

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Cost of products and goods sold (excluding the remaining book value and disposal/selling expenses of investment properties);	20.823.812.160	
- Cost of services provided (including construction services);		
- Value of inventories lost during the period;		
- Value of abnormal inventory shrinkage/wastage during the period;		
- Other abnormal costs charged directly to cost of goods sold;		
- Provision for devaluation of inventories and provision for devaluation of biological assets;		
- Reversals/Reductions of cost of goods sold.		
<b>Total</b>	20.823.812.160	

## 4. Gain/loss from sale and disposal of investment properties

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Revenue from sale and disposal of investment properties		
- Remaining book value of investment properties		
- Disposal and selling expenses of investment properties		
<b>Gain/loss from sale and disposal of investment properties</b>		

## 5. Financial income

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Interest income from deposits and loans		
- Gains from sale and disposal of financial investments		
- Dividends and shares of profits received in cash or non-monetary assets		
- Gains from foreign exchange differences		
- Interest income from deferred and installment sales		
- Cash discounts received		

- Other financial income	571.514.183	
<b>Total</b>	<b>571.514.183</b>	

#### 6. Financial expenses

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Borrowing costs		
- Losses from sale and disposal of financial investments		
- Losses from foreign exchange differences		
- Interest expense on deferred and installment purchases		
- Cash discounts allowed		
- Provision for impairment of trading securities and allowance for losses on investments in other entities		
- Costs of unsuccessful share and bond issuances		
- Other financial expenses	554.956.545	
- Reversals/Reductions of financial expenses		
<b>Total</b>	<b>554.956.545</b>	

#### 7. Other income

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Disposal and sale of fixed assets		
- Gains from revaluation of assets upon capital contribution		
- Penalties received		
- Tax reductions and exemptions		
- Subsidies, sponsorships, gifts, and donations recognized in other income		
- Other items	302.000	
<b>Total</b>	<b>302.000</b>	

#### 8. Other expenses

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Net book value of fixed assets and disposal/sale expenses of fixed assets		
- Losses from revaluation of assets upon capital contribution		
- Fines and penalties		
- Other expenses	877.416	
<b>Total</b>	<b>877.416</b>	

#### 9. Selling expenses and General & Administrative (G&A) expenses

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
a) General & Administrative expenses incurred during the period	2.036.696.965	



- Details of items accounting for 10% or more of total G&A expenses		
- Other G&A expenses	2.036.696.965	
<b>b) Selling expenses incurred during the period</b>		
- Details of items accounting for 10% or more of total selling expenses		
- Other selling expenses		
<b>c) Reversals/Reductions of selling expenses and G&amp;A expenses</b>		
- Reversal of provision for product, goods, and construction warranties		
- Reversal of provision for restructuring and other provisions		
- Other reductions		

#### 10. Operating expenses by nature

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Raw materials, materials, and goods expenses	16.417.867	
- Labor costs	1.073.969.496	
- Depreciation and amortization of fixed assets	91.006.824	
- Outside service expenses	827.801.400	
- Other expenses in cash	43.726.378	
<b>Total</b>	<b>2.052.921.965</b>	

Notes:

Regarding the disclosure of "Operating expenses by nature", depending on the characteristics and industry of the business, and based on the beginning balances and movements during the period of the relevant accounting accounts, the enterprise shall provide a detailed disclosure of operating expenses by nature reflected in the Income Statement.

In case the nature of the business industry prevents the enterprise from presenting information items in the Income Statement by function of expenses, presentation by nature of expenses is permitted. When disclosing operating expenses by nature, the enterprise must ensure that the total operating expenses by nature equals the total expenses recognized in the Income Statement.

The enterprise has the right to choose other bases but must ensure full disclosure of expenses by nature.

#### 11. Corporate income tax (CIT) expenses

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Accounting profit before tax		
- Tax calculated at the current CIT rate	22.832.517	
- Adjustments (customized based on the enterprise's characteristics for appropriate disclosure)		
- Non-taxable income		
- Non-deductible expenses		
- Under/(Over) provision of CIT from previous years		
....		
Corporate income tax expenses		
Current CIT expenses	22.832.517	
Deferred CIT expenses (**)		
Corporate income tax expenses (*)		

(\*) Corporate income tax expense for the financial year is estimated based on taxable income and may be subject to adjustments depending on the examination of the tax authorities.

(**) Deferred corporate income tax expenses	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Deferred CIT expenses arising from taxable temporary differences		
- Deferred CIT expenses arising from the reversal of deferred tax assets		
- Deferred CIT income arising from deductible temporary differences		
- Deferred CIT income arising from unused tax losses and tax incentives		
- Deferred CIT income arising from the reversal of deferred tax liabilities		
- Total deferred CIT expenses		

**VII. Supplementary information for items presented in the Statement of Cash Flows**

**1. Cash held by the enterprise but restricted from use**

Detailed disclosure of the value and reasons for cash and cash equivalent balances held by the enterprise that cannot be used due to legal restrictions or other binding obligations that the enterprise must comply with.

**2. Non-cash transactions affecting the Statement of Cash Flows in the future**

Items	Cumulative from the beginning of the year to the end of the quarter (Current year)	Cumulative from the beginning of the year to the end of the quarter (Previous year)
- Acquisition of assets by incurring directly related liabilities or through finance lease transactions		
- Acquisition of enterprises through the issuance of shares		
- Conversion of debts into equity		
- Other non-cash transactions		

**3. Actual proceeds from borrowings during the period:**

- Proceeds from borrowings under ordinary contracts/agreements;
- Proceeds from the issuance of ordinary bonds;
- Proceeds from the issuance of convertible bonds;
- Proceeds from the issuance of preferred shares classified as liabilities;
- Proceeds from Government bond buyback transactions and securities REPOs;
- Proceeds from borrowings under other forms.

**4. Actual repayments of principal borrowings during the period:**

- Repayments of principal borrowings under ordinary contracts/agreements;
- Repayments of principal of ordinary bonds;
- Repayments of principal of convertible bonds;
- Repayments of principal of preferred shares classified as liabilities;
- Payments for Government bond buyback transactions and securities REPOs;
- Repayments of principal borrowings under other forms.

**5. Acquisition and disposal of subsidiaries during the reporting period:**

- Total value of acquisition or disposal of subsidiaries during the period;
- Portion of the acquisition or disposal value of subsidiaries settled in cash and cash equivalents;

- Cash and cash equivalents actually held by the acquired or disposed subsidiaries or other business units;
- Portion of the asset value (summarized by each asset category) excluding cash and cash equivalents, and liabilities in the subsidiaries acquired or disposed of during the period.

**VIII. Other information**

1. Contingent liabilities, commitments, and other financial information:
2. Events arising after the annual accounting period ended:
3. Related party disclosures (excluding disclosures already presented in the sections above):
4. Presentation of assets, revenue, and operating results by segment (by business line or geographical area) in accordance with Vietnamese Accounting Standard No. 28 "Segment Reporting":
  - (1):...
  - (2):...
5. Comparative information (changes in information presented in the financial statements of previous accounting periods):
6. Disclosures regarding the compliance with the going concern assumption, applicable where the Board of Directors determines that there are events or conditions that may cast significant doubt upon the entity's ability to continue as a going concern. In such cases, the notes to the financial statements must:
  - Fully describe the main events or conditions that give rise to significant doubt about the enterprise's ability to continue as a going concern and the Board of Directors' plans to mitigate these events or conditions;
  - Clearly state the material uncertainties that the Board of Directors is aware of relating to events or conditions that may cast significant doubt upon the enterprise's ability to continue as a going concern;
  - State the conclusion of the Board of Directors on whether there are material uncertainties related to the entity's operations.
7. Disclosures regarding key assumptions and critical estimation uncertainties, including:
  - a) The nature of the assumptions or estimation uncertainties;
  - b) The reasons and the carrying amounts that could be affected by the assumptions or estimation uncertainties;
  - c) An assessment of the likelihood of different outcomes occurring;
  - d) Anticipated measures/solutions to be implemented by the Board of Directors to mitigate the impacts on financial statement items if the uncertainty occurs in the next financial year..
8. Other measures/solutions:

**IX. Modifications and supplements to the forms, names, and contents of items in the Financial Statements compared to those regulated by the Ministry of Finance (if any)**

- Names of items modified or supplemented in accordance with regulations:
- Contents of items modified or supplemented in accordance with regulations:
- Reasons for modifications/changes:

**PREPARED BY**

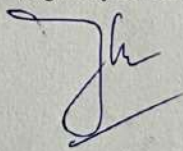
*(Signed, full name)*



**Bùi Thị Thành Duyên**

**CHIEF ACCOUNTANT**

*(Signed, full name)*



**Bùi Thị Thành Duyên**

Approved by, 10 June 2026

**LEGAL REPRESENTATIVE**

*(Signed, full name & sealed)*



**Nguyễn Văn Tuấn**

- Practising Certificate No.:
- Accounting Service Provider:

**CÔNG TY CỔ PHẦN  
ĐẦU TƯ HVA  
HVA INVESTMENT  
JOINT STOCK COMPANY**

Số/No: 03/2026/CVGT-HVA

(Về giải trình về chênh lệch lợi  
nhuận sau thuế của BCTC quý 1 năm  
2026 so với quý 1 năm 2025)

(Regarding the explanation of the  
after-tax profit variance in the 1<sup>st</sup>  
quarter, 2026 Financial Statements  
compared to the 1<sup>st</sup> quarter in 2025)

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**

**Độc lập - Tự do - Hạnh phúc**

**SOCIALIST REPUBLIC OF VIETNAM**

**Independence - Freedom - Happiness**

Cần Thơ, ngày 25 tháng 06 năm 2026

Can Tho, June 25, 2026

**Kính gửi:**

- ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC.  
- SỞ GIAO DỊCH CHỨNG KHOÁN HÀ NỘI.

**To:**

- STATE SECURITIES COMMISSION OF VIETNAM  
- HANOI STOCK EXCHANGE

Công ty cổ phần Đầu tư HVA (Mã chứng khoán HVA) xin chân thành cảm ơn sự quan tâm, hợp tác và giúp đỡ của Ủy ban chứng khoán Nhà nước và Sở giao dịch Chứng khoán Hà Nội trong thời gian qua.

*HVA Investment Joint Stock Company (stock code HVA) sincerely thanks the State Securities Commission and the Hanoi Stock Exchange for your attention, cooperation, and support over the past period.*

Căn cứ Thông tư 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn việc Công bố thông tin trên Thị trường chứng khoán.

*Pursuant to Circular 96/2020/TT-BTC dated November 16, 2020, of the Ministry of Finance guiding the disclosure of information on the stock market.*

Căn cứ vào Báo cáo tài chính quý 1 năm 2026.

*Based on the 1<sup>st</sup> quarter of 2026 Financial Statements*

Công ty Cổ phần Đầu tư HVA xin giải trình về chênh lệch lợi nhuận sau thuế tại Báo cáo tài chính quý 1 năm 2026 so với Báo cáo tài chính quý 1 năm 2025 của HVA như sau:

*HVA Investment Joint Stock Company would like to explain the after-tax profit variance in the 1<sup>st</sup> quarter 2026 Financial Statements compared to the 1<sup>st</sup> quarter 2025 Financial Statements of HVA as follows:*



ĐVT: Đồng

Unit of calculation: Dong

STT No	Chi tiêu Criteria	Từ ngày 01/01/2026 đến ngày 31/03/2026 <i>From 1<sup>st</sup> January, 2026 to 31<sup>st</sup> March, 2026</i>	Từ ngày 01/01/2025 đến ngày 31/03/2025 <i>From 1<sup>st</sup> January, 2025 to 31<sup>st</sup> March, 2025</i>	Chênh lệch Variance	
				Số tuyệt đối/ Absolute value	% tăng/giảm% Increase/dec rease
1	LNST	91.330.070	2.348.188.212	(2.256.858.142)	(96,11%)

**Giải trình nguyên nhân Lợi nhuận sau thuế thay đổi từ 10% trở lên của BCTC quý 1 năm 2026 so với BCTC quý 1 năm 2025/Explanation of the after-tax profit change of 10% or more in the 1<sup>st</sup>-quarter 2026 Financial Statements compared to the 1<sup>st</sup>-quarter 2025 Financial Statements:**

Lợi nhuận sau thuế trên Báo cáo tài chính Quý 1 năm 2026 đạt 91.330.070 VNĐ (Chín mươi một triệu ba trăm ba mươi nghìn không trăm bảy mươi đồng), giảm 2.256.858.142 đồng, tương ứng giảm 96,11% so với Quý 1 năm 2025. Nguyên nhân chủ yếu do trong Quý 1 năm 2026, mặc dù doanh thu bán hàng và cung cấp dịch vụ của Công ty đạt 22.958.689.490 đồng, tăng 11,63% so với cùng kỳ, tuy nhiên giá vốn hàng bán tăng làm lợi nhuận gộp giảm. Bên cạnh đó, doanh thu hoạt động tài chính giảm so với cùng kỳ, trong khi chi phí quản lý doanh nghiệp tăng do Công ty tiếp tục duy trì hoạt động vận hành, hoàn thiện hệ thống và triển khai các kế hoạch phát triển kinh doanh, dẫn đến lợi nhuận sau thuế giảm so với Quý 1 năm 2025. Công ty đang tiếp tục thực hiện các giải pháp kiểm soát chi phí, tối ưu hóa hoạt động vận hành và đẩy mạnh khai thác các sản phẩm, dịch vụ nhằm nâng cao hiệu quả kinh doanh trong các kỳ tiếp theo.

*The after-tax profit reported in the Q1 2026 Financial Statements amounted to VND 91,330,070 (in words: Ninety-one million three hundred thirty thousand seventy Vietnam dong), representing a decrease of VND 2,256,858,142, equivalent to a decrease of 96.11% compared to Q1 2025. The main reason for the decrease was that, in Q1 2026, although the Company's revenue from sales of goods and provision of services reached VND 22,958,689,490, increasing by 11.63% compared to the same period last year, the increase in cost of goods sold resulted in a decrease in gross profit. In addition, financial income decreased compared to the same period, while administrative expenses increased as the Company continued to maintain its operations, complete its systems, and implement business*

development plans, resulting in a decrease in after-tax profit compared to Q1 2025. The Company continues to implement solutions to control costs, optimize operational efficiency, and enhance the development and exploitation of its products and services in order to improve business performance in the following periods.

Trên đây là nguyên nhân chủ yếu làm chênh lệch lợi nhuận sau thuế trên BCTC quý 1 năm 2026 so với BCTC quý 1 năm 2025 của Công ty cổ phần Đầu tư HVA.

*This is the main reason for the after-tax profit variance in the 1<sup>st</sup> quarter, 2026 Financial Statements compared to the 1<sup>st</sup> quarter, 2025 Financial Statements of HVA Investment Joint Stock Company.*

Công ty cổ phần Đầu tư HVA xin giải trình với UBCK Nhà nước, Sở giao dịch Chứng khoán Hà Nội và thông báo cho các Cổ đông được biết.

*HVA Investment Joint Stock Company would like to explain this to the State Securities Commission, the Hanoi Stock Exchange, and inform the shareholders accordingly.*

Trân trọng cảm ơn!

*Best regards!*

**Nơi nhận:**

- Như Kính gửi;
- Lưu VT.

**Attachments:**

- Archive: VT.

**CÔNG TY CỔ PHẦN ĐẦU TƯ HVA**  
**TỔNG GIÁM ĐỐC**  
**HVA INVESTMENT JOINT STOCK COMPANY**  
**GENERAL DIRECTOR**



**NGUYỄN VĂN TUẤN**