

**HOA BINH TAKARA
JOINT STOCK COMPANY**
**SOCIALIST REPUBLIC OF VIETNAM
Independence - Freedom - Happiness**

No: 2001/2026/PLBC-CTP

Ho Chi Minh City, 20 January 2026

PERIODIC DISCLOSURE OF FINANCIAL STATEMENTS
To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance guiding the disclosure of information on the securities market, Hoa Binh Takara Joint Stock Company has made the disclosure of the 4th quarter 2025 financial statements to the Hanoi Stock Exchange as follows:

1. Organization name:

- Stock code: CTP
- Address: No. 705, Nguyen Duy Trinh Street, Binh Trung Dong Ward, Thu Duc City, Ho Chi Minh City, Vietnam
- Phone number: 0973 760 515
- Email: info.ctpcompany@gmail.com
- Website: <https://takaractp.com/>

2. Disclosure content:

- Financial statements for the Quarter IV of 2025

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

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

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

- Cases that require an explanation of the reasons:

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

☒ Yes

☐ No

Explanatory document is required in cases where "Yes" is selected:

☒ Yes

☐ No

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

☒ Yes

☐ No

Explanatory document is required in cases where "Yes" is selected:

☒ Yes

☐ No

This information has been disclosed on the company's electronic information page on January 20, 2026, at the following link: <https://takaractp.com/category/quan-he-co-dong/>

3. Report on transactions with a value of 35% or more of total assets in 2025.
- Transaction details:
 - Proportion of transaction value/total asset value of the company (%) (*based on the 2024 financial statements*):
 - Date of transaction completion:.....

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

Attached documents:

- Q4 2025 Financial Statements;
- Explanatory document no 2001/2026/CV-CTP

Organization representative
LEGAL REPRESENTATIVE
CHIEF EXECUTIVE OFFICER



DUONG VAN TINH



TABLE OF CONTENTS

	Page
BALANCE SHEET	01-02
STATEMENT OF INCOME	03
CASH FLOW STATEMENT(Indirect method cash flow)	04
NOTES TO THE FINANCIAL STATEMENTS	05-09



HOA BINH TAKARA JOINT STOCK COMPANY

Balance sheet

For the fiscal year ending on Dec 31, 2025

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

Items	Code	Note	31/12/2025 VND	01/01/2025 VND
A. SHORT-TERM ASSETS (100=110+120+130+140+150)	100		14.898.553.227	80.353.197.014
I. Cash and cash exchangeable	110	IV.1	3.838.279.745	7.278.245.943
Cash	111		3.838.279.745	7.278.245.943
Cash exchangeable	112		-	-
III. Short-term receivables	130		8.430.146.530	59.750.336.241
Short-term Receivables from Customers	131	IV.2	-	-
Prepayment to suppliers	132	IV.3	8.517.646.530	22.691.863.638
Short-term borrowings receivables	135		-	37.000.000.000
Other receivable	136	IV.4	-	145.972.603
Provision for bad short-term receivables (*)	137		(87.500.000)	(87.500.000)
IV. Inventories	140	IV.5	2.630.126.952	13.319.876.621
Inventory	141		2.630.126.952	13.319.876.621
Provision for decline in inventory (*)	149		-	-
V. Provision for decline in inventory	150		-	4.738.209
Input VAT	152			
Taxes and Receivables from State Budget	153		-	4.738.209
B. LONG-TERM ASSETS (200 = 210+220+240+250+260)	200		139.000.000.000	75.003.929.550
I. Long-term receivables	210		-	-
II. Fixed assets	220			
IV. Long-term financial investments	240		-	-
V. Long-term financial investments	250	IV.6	139.000.000.000	75.000.000.000
Investments in Associates, Joint-Ventures	252		75.000.000.000	75.000.000.000
Other long-term investments	253		64.000.000.000	-
VI. Other long term assets	260		-	3.929.550
Long-term prepaid expenses	261		-	3.929.550
TOTAL ASSETS (270=100+200)	270		153.898.553.227	155.357.126.564

HOA BINH TAKARA JOINT STOCK COMPANY

Balance sheet

For the fiscal year ending on Dec 31, 2025

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

Items	Code	Note	31/12/2025 VND	01/01/2025 VND
C LIABILITIES (300=310+330)	300		5.335.495.045	6.840.060.073
I. Current liabilities	310		5.335.495.045	6.840.060.073
1. Payables to seller: short-term	311		103.700.000	181.300.000
3. Taxes and Obligations to State Budget	313	IV.7	794.829.470	2.216.425.784
4. Payables to employees	314			5.307.200
6. Others exphaj: short-term	315		8.333.398	8.394.912
12. Reward and Welfare Fund	322	IV.8	4.428.632.177	4.428.632.177
II. Long-term liabilities	330		-	-
B. OWNER'S EQUITY	400		148.563.058.182	148.517.066.491
I. Owner's equity	410	IV.9	148.563.058.182	148.517.066.491
1. Owner's equity invested capital	411		120.999.920.000	120.999.920.000
- Ordinary stock with voting right	411a		120.999.920.000	120.999.920.000
8. Development Investment Fund	418		4.428.632.177	4.428.632.177
10. Other Funds	420		-	-
11. Undistributed Profit	421		23.134.506.005	23.088.514.314
- Accumulated Undistributed Profit by The End of The Previous Period	421a		23.088.514.314	22.677.953.743
- Undistributed Profit of the Current Period	421b		45.991.691	410.560.571
TOTAL RESOURCES (440=300+400)	440		153.898.553.227	153.357.126.564

Đào

Phùng Thị Đào
Preparer

Đào

Phùng Thị Đào
Chief Accountant



Đương Văn Tịnh
General Director

Ho Chi Minh City, January 16, 2025

HOA BINH TAKARA JOINT STOCK COMPANY

STATEMENT OF INCOME

For the fiscal year ending on Dec 31, 2025

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

Items	Code	Note	Current year VND	Previous year VND	Accumulated from the beginning of the year (Current year)	Accumulated from the beginning of the year (Previous year)
1. Sales from goods and services sold	01		11.488.400.000	16.705.146.841	52.498.252.900	37.776.526.169
2. Sales deduction	02		-	-	-	0
3. Net sales from goods and services sold (10=01-02)	10	V.1	11.488.400.000	16.705.146.841	52.498.252.900	37.776.526.169
4. Cost of goods sold	11	V.2	11.349.400.000	16.681.342.169	51.855.049.459	36.990.409.830
5. Gross profit from goods and services sold (20=10-11)	20		139.000.000	23.804.672	643.203.441	786.116.339
6. Revenue from financial activities	21		47.815.613	166.768.226	726.506.690	166.776.923
7. Expenses from financial activities	22	V.3	-	-	-	-
- In there: Loan interest expense	23		-	-	-	-
8. Sales expenses	24		-	-	-	-
9. Administration expenses	25		60.178.902	50.561.766	567.813.468	465.551.122
10. Net profit from business activities (30 = 20 + (21 - 22) - (24 + 25))	30		126.636.711	140.011.132	801.896.663	487.342.140
11. Other incomes	31		40.801.971	-	40.801.971	-
12. Other expenses	32		584.590.411	-	628.167.216	-
13. Other profits (40=31-32)	40		(543.788.440)	-	(587.365.245)	-
14. Total accounting profit before tax (50 = 30 + 40)	50		(417.151.729)	140.011.132	214.531.418	487.342.140
15. Current income tax expense	51	V.4	-	28.002.226	168.539.727	97.468.428
16. Deferred Income Tax	52		-	-	-	-
17. Profit after income tax (60=50-51-52)	60		(417.151.729)	112.008.906	45.991.691	389.873.712

Phùng Thị Đào

Phùng Thị Đào
Preparer

Phùng Thị Đào

Phùng Thị Đào
Chief Accountant



Đường Văn Tỉnh
General Director

HOA BINH TAKARA JOINT STOCK COMPANY
CASH FLOW STATEMENT(Indirect method cash flow)
For the fiscal year ending on Dec 31, 2025

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

ARTICLE	Code	CURRENT YEAR VND	PREVIOUS YEAR VND
I. Cash flow from business activities			
1. Profit before taxes	01	214.531.418	487.342.140
2. Adjustments for			
- Depreciation of fixed asset and investment property	02		
- Provisions	03	-	
- Exchange rate differences from revaluation of monetary items denominated in foreign currencies	04	-	
- Profit and losses from investing activities	05	(726.506.690)	(166.776.923)
- Interest expense	06		
- Others	07		
3. Operating profit before changes in working capital	08	(511.975.272)	320.565.217
- Increase/decrease in accounts receivable	09	14.174.217.108	110.400.546.598
- Increase/decrease in inventory	10	10.689.749.669	10.393.463.085
- Increase/decrease in accounts payable (excluding payable loan interest and enterprise income tax)	11	(1.274.957.551)	(39.131.206.715)
- Increase/decrease in prepaid expenses	12	3.929.550	5.239.392
- Increase/ decrease in securities trading	13	-	
- Interest paid	14	-	
- Income tax paid	15	(393.408.995)	
Net cash flow from operating activities	20	22.687.554.509	81.988.607.577
II. Cash flow from financial activities			
1. Payment for purchasing, construct fixed assets and other long- term assets	21		
2. Receipts from the liquidation, assignment or sale of fixed assets and other long-term assets	22	-	
3. Payments to provide loans, to acquire debt instruments of other units	23	(19.600.000.000)	(29.000.000.000)
4. Receipts from the recovery of loans provided, from the Re-sale of debt instruments of other units	24	56.600.000.000	29.000.000.000
5. Payments of investments in capital contributions to other units	25	(64.000.000.000)	(75.000.000.000)
6. Cash recovered from investments in capital contributions to other units	26		
7. Receipts from interests, dividends and earned profits	27	872.479.293	
Net cash flow from investment activities	30	(26.127.520.707)	(75.000.000.000)
III. Cash flow from financial activities			
3. Receipts from borrowings	33		
4. Repayments of principals of borrowings	34		
5. Repayments of financial leasing debts	35		
Net cash flow from financial activities	40		
Net cash flow in the period (50 = 20+30+40)	50	(3.439.966.198)	6.988.607.577
Cash and cash equivalents at the beginning of period	60	7.278.245.943	289.638.366
The effect of changes in exchange rate	61		
Cash on hand and closing amount (70=50+60+61)	70	3.838.279.745	7.278.245.943

Đào

Phùng Thị Đào
Preparer

Đào

Phùng Thị Đào
Chief Accountant



Đương Văn Tịnh
General Director

HOA BINH TAKARA JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ending on Dec 31, 2025

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

I. General Information

Form of capital ownership

Hòa Bình Takara Joint Stock Company (formerly known as Thương Phú Coffee Joint Stock Company) was established and operates under business registration certificate number 3200474316, first registered on October 25, 2010, and registered for the 17th change on November 19, 2024, issued by the Department of Planning and Investment of Ho Chi Minh City.

The company's office is located at 705 Nguyen Duy Trinh, Binh Trung Dong Ward, Thu Duc City, Ho Chi Minh City.

The registered capital of the Company is 120,999,920,000 VND, and the actual contributed capital as of March 31, 2020, is 120,999,920,000 VND, equivalent to 12,999,992 shares, with a par value of 10,000 VND per share.

Main business lines

The company operates mainly in the field of commerce

Field of activity

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

II. Accounting policies applied at the enterprise

HOA BINH TAKARA JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ending on Dec 31, 2025

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

The Company maintains its accounting records in VND.

Year accounting year

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

Accounting regime applicable

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

Declaration of compliance with accounting standards and accounting system

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

III. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

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

Estimates

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

HOA BINH TAKARA JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ending on Dec 31, 2025

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

Cash and cash equivalents

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

Inventories

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

The cost of inventory is calculated by weighted average method.

Owner's equity

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

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

Revenue

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

The amount of revenue can be measured reliably;

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

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

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

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

1. Cash and cash exchangeable

	12/31/2025	01/01/2025
	VND	VND
Cash on hand - VND	3.529.340.104	3.851.325.582
Demand deposits in banks	308.939.641	3.426.920.361
Cash equivalents - Bank deposits with original maturities of no more than 03 months	-	-
Total	3.838.279.745	7.278.245.943

2. Prepayment to suppliers

	12/31/2025	01/01/2025
	VND	VND
HONG PHAT CHEMICAL COMPANY LIMITED		9.000.000.000
CÔNG TY CỔ PHẦN THƯƠNG MẠI DỊCH VỤ VÀ ĐẦU TƯ XÂY DỰNG TÍN PHÁT	8.430.146.530	13.604.363.638
Other Suppliers	87.500.000	87.500.000
Total	8.517.646.530	22.691.863.638

3. Other receivable

	12/31/2025	01/01/2025
	VND	VND
Short-term borrowings receivables	-	145.972.603
Total	-	145.972.603

4. Inventory

	12/31/2025	01/01/2025
	VND	VND
Short-term work in progress	2.630.126.952	146.000.000
Finished goods		
Merchandises		13.173.876.621
Provision for decline in inventory		
Total	2.630.126.952	13.319.876.621

5. Long-term financial investments

	12/31/2025	01/01/2025
	VND	VND
Other long-term investments	64.000.000.000	-
Investments in Associates, Joint-Ventures (*)	75.000.000.000	75.000.000.000
	139.000.000.000	75.000.000.000

(*) Invest 25% Công ty TNHH Đầu tư và Phát triển Hiền Lương 75,000,000,000 VND

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

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

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

(**) Invest 18% CTP HOLDING INVESTMENT JOINT STOCK COMPANY 22,000,000,000 VND

Tax number: 0111165938 ADD: Tầng 9, Tòa nhà SIMCO Sông Đà, tiểu khu đô thị mới Vạn Phúc, Phường Hà Đông, TP Hà Nội

6. Taxes and Obligations to State Budget

	12/31/2025	01/01/2025
	VND	VND
Vat Payable	625.489.743	
Corporate income tax	168.539.727	
Personal income tax	800.000	14.600.000
	794.829.470	2.216.425.784

7. Development Investment Fund

	12/31/2025	01/01/2025
	VND	VND
Development Investment Fund	4.428.632.177	4.428.632.177
	4.428.632.177	4.428.632.177

HOA BINH TAKARA JOINT STOCK COMPANY

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ending on Dec 31, 2025

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

8. OWNER'S EQUITY

	Contributed legal capital VND	Undistributed earnings VND	Development Investment Fund VND	Total VND
As at 01/01/2025	120.999.920.000	23.088.514.314	4.428.632.177	148.517.066.491
Current year increase in capi	-	-	-	-
Profit/loss of the current yea	-	45.991.691	-	45.991.691
As at 30/09/2025	120.999.920.000	23.134.506.005	4.428.632.177	148.563.058.182

Details of owner's invested capital

VND	Share	%
120.999.920.000	12.099.992	100%
120.999.920.000	12.099.992	100%

10.000 VND/share.

V. Additional information on the items of the income statement

1. Sales from goods and services sold

	Current year VND	Previous year VND
Sale		
Sale	11.488.400.000	16.705.146.841
	11.488.400.000	16.705.146.841
Sales deduction	-	-
Net sales from goods and services sold	11.488.400.000	16.705.146.841

2. Cost of goods sold

	Current year VND	Previous year VND
Cost of goods sold	11.349.400.000	16.681.342.169
	11.349.400.000	16.681.342.169

3. Expenses from financial activities

	Current year VND	Previous year VND
Expenses from financial activities	726.506.690	166.776.923
	726.506.690	166.776.923

4. Current income tax expense

	Current year VND	Previous year VND
Total accounting profit before tax	-	417.151.729
Increase adjustments		
Non-deductible expenses	584.590.411	
Total accounting profit before tax	167.438.682	140.011.132
Corporate income tax	33.487.736	28.002.226
	33.487.736	28.002.226

VI. Other Information

1. events occurring after the end of the period

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

Preparer

Đào

Phùng Thị Đào

Chief Accountant

Đào

Phùng Thị Đào

TP Hồ Chí Minh, ngày 16 tháng 01 năm 2025

General Director



Đương Văn Tịnh