

## PIV JOINT STOCK COMPANY THE SOCIALIST REPUBLIC OF VIET NAM

Independence - Freedom - Happiness

No: 1404 /2026/PIV-CBTT

Ha Noi, April 14 2026

## DISCLOSURE OF PERIODIC FINANCIAL REPORTS

To: Hanoi Stock Exchange

According to Article 14, Clause 3 of Circular No. 96/2020/TT-BTC dated November 16, 2020, by the Ministry of Finance guiding the disclosure of information on the securities market, PIV Joint Stock Company is disclosing the Q1 2026 financial report to the Hanoi Stock Exchange as follows:

## 1. Name of organization: PIV Joint Stock Company

- **Stock code:** PIV
- **Address:** No. 6 Manor 1, Sunrise A, The Manor Central Park Urban Area, Dinh Cong Ward, Hanoi City, Vietnam
- **Contact phone/Tel:** 02437957605 / 0917957605
- **Email:** PIVcongtty@gmail.com

## 2. Content of disclosed information:

- Q1 2026 Financial Report

☒ Separate Financial Statement (The listed company does not have any subsidiaries and the superior accounting unit has dependent units);

☐ Consolidated Financial Statement (The listed company has subsidiaries);

☐ Combined Financial Statement (The listed company has dependent accounting units with separate accounting organizations).

- Cases requiring an explanation:

+ Corporate income tax profit at the financial result report of the reporting period changes by 10% or more compared to the same period of the previous year:

☒ Yes ☐ No

Explanation document if marked "Yes":

☒ Yes ☐ No

+ The profit after tax in the reporting period is a loss, switching from profit in the same period of the previous year to a loss in this period or vice versa:

☒ Yes ☐ No

Explanation document if marked "Yes":

☒ Yes ☐ No

This information has been published on the company's website on: 14/04/2026 at the link: <http://www.piv.vn>.

We commit that the above disclosed information is true and fully responsible before the law for the contents of the disclosed information.

***Attached Documents:***

- Q1 2026 Financial Report
- Explanation document attached to the Q1 2026 Financial Report

**PIV JOINT STOCK COMPANY**

Legal Representative/Authorized Information  
Disclosure Representative

*(Signature, full name, position, and seal)*



**NGUYEN THI THU HIEN**

Company name: **PIV JOINT STOCK COMPANY**

Address: No. 6 Manor 1, Sunrise A, The Manor Central Park Urban Area, Dinh Cong Ward, Hanoi City, Vietnam

Tax Identification Number: **0102636059**

# **FINANCIAL STATEMENTS**

**(FOR THE PERIOD FROM JANUARY 1, 2026 TO MARCH 31, 2026)**

**Year 2026**

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## **STATEMENT OF THE BOARD OF DIRECTORS**

The Board of Directors of PIV Joint Stock Company (hereinafter referred to as “Company”) represents this report and the Company’s financial statements for the period January 1, 2026 to March 31, 2026.

### **BOARD OF DIRECTORS AND BOARD OF MANAGEMENT**

The members of the Board of Directors and the Board of the Company who have led the Company during the year and up to the date of this report include:

#### **Board of Directors (BOD)**

Mr TRAN ANH TUAN	Chairman	(Appointed on November 30, 2025)
Ms NGUYEN THI THU HIEN	Member	(Appointed on November 30, 2025)
Mr NGO LE BAO LONG	Independent member	(Appointed on November 30, 2025)

#### **Board of Management**

Ms NGUYEN THI THU HIEN	General Director	(Appointed on November 11, 2025)
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#### **Chief Accountant**

Ms NGUYEN THI ANH THO	Chief Accountant	(Appointed on November 11, 2025)
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#### **Audit Committee**

Mr NGO LE BAO LONG	Chairman	(Appointed on November 30, 2025)
Mr TRAN ANH TUAN	Member	(Appointed on November 30, 2025)

**PIV JOINT STOCK COMPANY**

No. 6 Manor 1, Sunrise A, The Manor Central Park  
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**THE RESPONSIBILITY OF THE BOARD OF MANAGEMENT**

The Board of Management is responsible for the financial statements of the company which give a true and fair view of the financial position and the results of operation and cash flows for the year in accordance with accounting standards, Vietnamese corporate accounting regime and legal regulations related to the preparation and presentation of financial statements, In preparing these financial statements, the Broad of Management is required to:

- Select appropriate accounting policies and apply those policies consistently;
- Make judgments and estimates in a reasonable and cautious manner;
- State clearly whether the appropriate accounting principles have been adhered to, and whether there are any material misapplications that need to be disclosed and explained in the financial statements;
- Prepare financial statements on the basis of a going concern, except in cases where it cannot be assumed that the Company will continue its business operations;
- Design and implement an effective internal control system for the purpose of preparing and presenting reasonable financial reports in order to limit risks and fraud.

The company's Board of Directors is responsible for ensuring that the accounting books are properly recorded to reasonably reflect the company's financial situation at any given time and that the financial statements comply with accounting standards, Vietnam's enterprise accounting regulations, and relevant legal provisions regarding the preparation and presentation of financial statements. The Board is also responsible for safeguarding the company's assets and taking appropriate measures to prevent and detect fraud and other misconduct.

The Board of Directors confirms that the Company has complied with the above requirements in preparing the financial statements.

The board of directors approves the attached financial report.

On behalf of the Board of Directors./.

**General Director**



**NGUYEN THI THU HIEN**

*Hanoi, April 14, 2026*



**PIV JOINT STOCK COMPANY**

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**STATEMENT OF FINANCIAL POSITION (B01-DN)**

*As at March 31, 2026*

Currency unit: VND

Items	Code	Note	January 1, 2026	March 31, 2026
<b>ASSETS</b>				
<b>A- CURRENT ASSETS</b>	<b>100</b>		<b>8,885,818,180</b>	<b>26,059,217,316</b>
<b>I. Cash and cash equivalents</b>	<b>110</b>		<b>5,378,814,604</b>	<b>25,530,160,089</b>
1. Cash	111	4.1	5,378,814,604	25,530,160,089
2. Cash equivalent	112		-	-
<b>II. Short-term financial investment</b>	<b>120</b>		<b>3,022,026,244</b>	-
1. Held for trading Securities	121	4.2	3,022,026,244	-
2. Provision for devaluation of held for trading securities	122		-	-
3. Held to maturity investments	123		-	-
<b>III. Short-term receivables</b>	<b>130</b>		<b>45,450,000</b>	<b>105,450,000</b>
1. Short-term trade receivables	131		-	-
2. Short-term advances to suppliers	132	4.3	9,450,000	69,450,000
3. Short-term internal receivables	133		-	-
5. Other short-term receivables	135		36,000,000	36,000,000
<b>IV. Inventories</b>	<b>140</b>		-	-
1. Inventories	141		-	-
<b>V. Other current assets</b>	<b>160</b>		<b>439,527,332</b>	<b>423,607,227</b>
1. Short-term unallocated costs	161		38,484,898	34,916,735
2. VAT can be deducted	162		401,042,434	388,690,492
3. Taxes and other receivables from the State	163		-	-
4. Trading in government bonds	164		-	-
5. Other current assets	165		-	-
<b>B. LONG-TERM ASSETS</b>	<b>200</b>		<b>238,481,022</b>	<b>286,598,891</b>
<b>I. Long-term receivables</b>	<b>210</b>		-	-
1. Long-term receivables from customers	211		-	-
2. Advance payment to long-term seller	212		-	-
<b>II. Fixed assets</b>	<b>220</b>	4.4	<b>81,352,279</b>	<b>90,873,187</b>
<b>1. Tangible fixed assets</b>	<b>221</b>		<b>14,727,286</b>	<b>16,568,194</b>
- Cost	222		36,818,182	36,818,182
- Accumulated depreciation	223		(22,090,896)	(20,249,988)
<b>3. Intangible Fixed Assets</b>	<b>227</b>		<b>66,624,993</b>	<b>74,304,993</b>
- Cost	228		153,600,000	153,600,000
- Accumulated depreciation	229		(86,975,007)	(79,295,007)
<b>VI. Other long-term assets</b>	<b>270</b>		<b>157,128,743</b>	<b>195,725,704</b>
1. Long-term deferred costs	271		157,128,743	195,725,704
<b>TOTAL ASSETS</b>	<b>280</b>		<b>9,124,299,202</b>	<b>26,345,816,207</b>

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**STATEMENT OF FINANCIAL POSITION (B01-DN)**

To March 31, 2026

(Continued)

As at March 31, 2026

Currency unit: VND

Items	Code	Note	January 1, 2026	March 31, 2026
<b>RESOURCES</b>				
<b>C. LIABILITIES</b>	<b>300</b>		<b>459,497,585</b>	<b>17,705,799,827</b>
<b>I. Current liabilities</b>	<b>310</b>		<b>459,497,585</b>	<b>17,705,799,827</b>
1. Short-term payables	<b>311</b>	4.5	328,663,189	78,236,382
2. Short-term advance payments from buyers	<b>312</b>		-	-
3. Taxes and amounts payable to the state	<b>314</b>		7,976,712	3,600,000
4. Must pay the employee	<b>315</b>		33,053,292	5,000,000
5. Short-term payable expenses	<b>316</b>			31,232,877
9. Other short-term payables	<b>320</b>	4.6	44,166,654	42,092,830
10. Short-term loans and financial leases	<b>321</b>			17,500,000,000
12. Welfare and bonus fund	<b>323</b>		45,637,738	45,637,738
<b>D.EQUITY</b>	<b>400</b>		<b>8,664,801,617</b>	<b>8,640,016,380</b>
<b>1. Owner's contributed capital</b>	<b>411</b>		<b>173,249,420,000</b>	<b>173,249,420,000</b>
- Ordinary shares carrying voting rights	<b>411a</b>		173,249,420,000	173,249,420,000
- Preferred stock	<b>411b</b>		-	-
2. Share premium	<b>412</b>		(261,600,000)	(261,600,000)
8. Development Investment Fund	<b>418</b>		443,972,144	443,972,144
9. Other funds under equity	<b>419</b>		35,157,200	35,157,200
<b>11. Undistributed post-tax profit</b>	<b>420</b>		<b>(164,802,147,727)</b>	<b>(164,826,932,964)</b>
- Undistributed accumulated net profit until the end of the previous period	<b>420a</b>		(164,826,932,964)	(171,709,923,929)
- Undistributed net profit for this period	<b>420b</b>		24,785,237	6,882,990,965
<b>TOTAL ASSETS</b>	<b>440</b>		<b>9,124,299,202</b>	<b>26,345,816,207</b>



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**Preparer**



**NGUYEN THI ANH THO**

**Chief Accountant**



**NGUYEN THI ANH THO**



*Hanoi, April 14, 2026*

**General Director**



**NGUYEN THI THU HIEN**

**PIV JOINT STOCK COMPANY**

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**INCOME STATEMENT**

*For the period from January 1, 2026 to March 31, 2026*

Currency unit: VNĐ

Items	Code	Note	Quarter I 2026	Quarter IV 2025	Accumulated from the beginning of the year to the end of this quarter (This year)	Accumulated from the beginning of the year to the end of this quarter (Last year)
1. Revenue from sales and service provision	01	5.1	3,812,756,000	69,102,790	3,812,756,000	69,102,790
2. Revenue deductions	02		-	-	-	-
<b>3. Net revenue from sales and service provision (10=01-02)</b>	<b>10</b>		<b>3,812,756,000</b>	<b>69,102,790</b>	<b>3,812,756,000</b>	<b>69,102,790</b>
4. Cost of goods sold	11	5.2	3,788,695,990	66,058,970	3,788,695,990	66,058,970
<b>5. Gross profit from sales and service provision (20=10-11)</b>	<b>20</b>		<b>24,060,010</b>	<b>3,043,820</b>	<b>24,060,010</b>	<b>3,043,820</b>
6. Financial operating revenue	21	5.3	375,617,473	2,658	375,617,473	2,658
7. Financial costs	22	5.4	31,173,370	-	31,173,370	-
- Including: Interest expense	23		31,173,370	-	31,173,370	-
8. Share of profits and losses in joint ventures and associates	24		-	-	-	-
9. Selling expenses	25		-	-	-	-
10. Business management costs	26		339,052,373	148,556,019	339,052,373	148,556,019
<b>11. Net profit from business operations {30=20+(21-22)+24-(25+26)}</b>	<b>30</b>		<b>29,451,740</b>	<b>(145,509,541)</b>	<b>29,451,740</b>	<b>(145,509,541)</b>
12. Other income	31		-	-	-	-
13. Other costs	32	5.5	4,666,503	3,175,146	4,666,503	3,175,146
<b>14. Other profit (40=31-32)</b>	<b>40</b>		<b>(4,666,503)</b>	<b>(3,175,146)</b>	<b>(4,666,503)</b>	<b>(3,175,146)</b>
<b>15. Total accounting profit before tax (50=30+40)</b>	<b>50</b>		<b>24,785,237</b>	<b>(148,684,687)</b>	<b>24,785,237</b>	<b>(148,684,687)</b>
16. Current corporate income tax expense	51		0	-	0	-

17. Deferred corporate income tax expense	52		0	-	0	-
18. Profit after corporate income tax (60=50-51-52)	60		24,785,237	(148,684,687)	24,785,237	(148,684,687)
19. Basic earnings per share (*)	70		1	(9)	1	(9)
20. Diluted earnings per share	71		1	(9)	1	(9)

The explanatory notes from page 08 to page 19 are an integral part of the financial statements./.

Preparer



NGUYEN THI ANH THO

Chief Accountant



NGUYEN THI ANH THO



Hanoi, April 14, 2026  
**General Director**  
**CÔNG TY CỔ PHẦN PIX**  
**THÀNH PHỐ HÀ NỘI**

NGUYEN THI THU HIEN



**PIV JOINT STOCK COMPANY**

No. 6 Manor 1, Sunrise A, The Manor Central Park  
Urban Area, Dinh Cong Ward, Hanoi City, Vietnam

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To March 31, 2026

**CASH FLOW STATEMENT**

*For the period from January 1, 2026 to March 31, 2026*

Currency unit: VND

Items	Codes	Notes	Accumulated from the beginning of the year to the end of this year	Accumulated from the beginning of the year to the end of the previous year
<b>I. Cash flows from operating activities</b>				
1. Proceeds from sales, provision of services and other revenues	1		7,230,700,450	76,015,727
2. Payments to suppliers of goods and services	2		(9,744,856,781)	(72,204,210,347)
3. Payments to employees	3		(66,020,244)	(18,520,000)
4. Loan interest paid	4		(54,657,535)	
5. Corporate income tax paid	5			
6. Other cash inflows from operating	6			
7. Other cash outflows from operating activities	7		(16,511,375)	(42,647,052)
<b>Net cash flows from operating activities</b>	<b>20</b>		<b>(2,651,345,485)</b>	<b>(72,189,361,672)</b>
<b>II. Cash flows from investing activities</b>				
1. Payments for purchase and construction of fixed assets and other long-term assets	21			
2. Receipts from disposal of fixed assets and other long-term assets	22			
3. Money spent on loans, purchasing debt instruments of other entities	23			
4. Loan recovery, resale of debt instruments of the entities	24			
5. Payments of investment in other entities	25			
6. Collection from investment in other entities	26			
7. Receipts of interest and dividends	27			
<b>Net cash flows from investing activities</b>	<b>30</b>			
<b>III. Cash flows from financial activities</b>				
1. Proceeds from share issuance, capital contribution from owners	31			
2. Return of capital contribution to the owners, repurchase of shares issued by the enterprise	32			
3. Proceeds from borrowings	33			72,029,716,000
4. Payments to settle loan principals	34		(17,500,000,000)	
5. Principal repayment of finance lease	35			
6. Dividends, profits paid to owners	36			
<b>Net cash flows from financial activities</b>	<b>40</b>		<b>(17,500,000,000)</b>	<b>72,029,716,000</b>
<b>Net increase/ (decrease) in cash</b>	<b>50</b>		<b>(20,151,345,485)</b>	<b>(159,645,672)</b>
<b>Cash and cash equivalents at the beginning of the period</b>	<b>60</b>		<b>25,530,160,089</b>	<b>471,426,136</b>
Effect of changes in foreign exchange rates	61			
<b>Cash and cash equivalent at the end of the period (70=50+60+61)</b>	<b>70</b>	<b>VIII</b>	<b>5,378,814,604</b>	<b>311,780,464</b>



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**Preparer**



**NGUYEN THI ANH THO**

**Chief Accountant**



**NGUYEN THI ANH THO**

*Hanoi, April 14, 2026*

**General Director**



**NGUYEN THI THU HIEN**

## **NOTE TO FINANCIAL STATEMENT**

### **1. GENERAL INFORMATION**

#### **Ownership structure**

PIV Joint Stock Company was established according to Business Registration Certificate No. 0102636059 issued by the Hanoi Department of Planning and Investment for the first time on January 29, 2008, with the 29th amendment registered on December 4, 2025, by the Hanoi Department of Finance

Head office: No. 6 Manor 1, Sunrise A The Manor Central Park Urban Area, Dinh Cong Ward, Hanoi City, Vietnam

Charter capital: 173,249,420,000 VND (In words: One hundred seventy-three billion, two hundred forty-nine million, four hundred twenty thousand VND), equivalent to 17,324,942 shares.

The number of employees of the Company as of March 31, 2026, is 5 people.

#### **Business sector: Wholesale and services**

#### **Business Activities and Main Operations**

The Company's business activities include:

- Coffee production; Roasting and filtering coffee caffeine; Production of coffee products such as: Instant coffee, drip coffee, coffee extracts, and condensed coffee; Production of coffee substitutes.
- Wholesale of other specialized trades not elsewhere classified; Wholesale of industrial chemicals; wholesale of textile yarns, wholesale of pulp; Wholesale of scrap, recycling materials; Wholesale of metal and non-metal scrap and waste (excluding wholesale of scrap types on the list causing environmental pollution), paper raw materials; Wholesale of metal and non-metal scrap and waste (except state-prohibited chemicals); Wholesale of scrap; metal and non-metal waste.
- Activities providing information services on the Internet, focusing on searching, processing, synthesizing, and disseminating electronic data from various sources. Data analysis and digital information synthesis activities serve research, communication, marketing, and e-commerce.
- Publish video games
- Publishing other software
- Other computer and information technology services
- Development of electronic games, electronic game software, and electronic game software tools
- Computer programming and others
- Computer consulting and computer infrastructure management
- Retail of information technology and communication equipment
- Intermediary services for real estate activities; Real estate brokerage services business.
- Other real estate activities on a fee or contract basis; real estate consulting and management services business.
- Other professional, scientific and technological activities not elsewhere classified. Consulting, installation of laboratory, chemical, biological, and physical equipment; Technology transfer consulting.
- Wholesale of motorcycles, motorbikes, parts and auxiliary components of motorcycles and motorbikes (excluding auction activities)
- Administrative activities and office support
- Intermediary service activities for accommodation services.



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- Other accommodation facilities
- Managing tour operations
- Other activities related to tourism
- Retail sale of fabric, wool, yarn, sewing thread, and other textiles in specialized stores;
- Retail sale of carpets, mattresses, blankets, mosquito nets, curtains, wall and floor coverings in specialized stores;
- Wholesale of electronic and telecommunications equipment and components;
- Retail sale of hardware, paint, glass, and other construction installation equipment in specialized stores;
- Wholesale of computer equipment, peripheral devices, and software;
- Manufacture of clothing (except clothing made from fur);
- Wholesale of other construction materials and installation equipment (details: construction materials, elevators);
- General wholesale, details: chemicals, construction additives, and construction materials;
- Wholesale of other machinery, equipment, and machine parts, details: - Wholesale of electrical machinery, equipment, and electrical materials (generators, electric motors, wires, and equipment used in circuits); - Wholesale of mining and construction machinery, equipment, and parts; - Wholesale of office machinery, equipment, and parts (except computers and peripheral devices); Wholesale of medical machinery and equipment; - Wholesale of school machinery and equipment; Wholesale of laboratory, chemical, biological, chemical engineering, and physics equipment;;
- Completion of construction works;
- Installation of electrical systems;
- Other telecommunications activities, details: Agency providing telecommunications services;
- Warehousing and storage of goods, details: Warehousing services;
- Other support service activities related to transportation (excluding air transport business);
- Pipeline transport;
- Freight transport by road;
- Installation of other construction systems, details: - Manufacture, supply, installation, and trading of interior and exterior equipment and products used for office buildings, apartments, hotels, restaurants; - Buying and selling, installing equipment serving information, telecommunications, and television systems; - Installation of elevators; - Installation of sound and lighting systems;
- Organize trade introduction and promotion, details: Sponsorship organization services, event organization on economic, social, entertainment, sports, television issues; Develop and implement communication projects, cultural, entertainment, and tourism services;
- Management consulting activities, in detail: - Consulting and providing business administration services (Excluding legal, financial, accounting, auditing, and tax consulting); - Consulting and providing economic and market information (Excluding investigation services and providing information prohibited by the State); - Consulting on equitization, corporate restructuring, and mergers and acquisitions (Excluding legal and financial consulting); - Bidding consulting (Excluding determining bid package prices and contract prices in construction activities);
- Real estate business, land use rights belonging to the owner, user, or leased, details: Real estate business, renting houses, offices, warehouses;
- Film, video, and television program production activities, details: Production of advertising films, advertising

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marketing, multimedia marketing advertising (television, internet, print publications, live broadcasting) (excluding film production);

- Other business support service activities not elsewhere classified, details: - Production, business, import and export of buoys, life buoys, tents, tarpaulins, various fabrics, textile products; - Import and export of items the company trades in;
- Site preparation;
- Other specialized construction activities;
- Machinery and equipment repair;
- Repair of fabricated metal products;
- Repair of electronic and optical equipment;
- Demolition;
- Electrical equipment repair;
- Basic chemical production;
- Food wholesale, details: Wholesale of meat and meat products; Wholesale of seafood; Wholesale of vegetables and fruits; Wholesale of tea, coffee; Wholesale of sugar, milk and dairy products, confectionery, and products processed from cereals, flour, starch;
- Wholesale of agricultural, forestry, and raw materials (except wood, bamboo, rattan) and live animals;
- Other road passenger transport, details: Passenger transport by car;
- Installation of industrial machinery and equipment;
- Other manufacturing not elsewhere classified, details: Manufacture of teaching equipment, vocational training equipment, and educational research equipment;
- Headquarters activities;
- Wholesale of metals and metal ores;
- Architectural and related technical consultancy activities;
- Travel agency;
- Courier services;
- Wholesale of solid, liquid, gas fuels and related products;
- Cultivation of fiber plants; Cultivation of oilseed plants; Fruit tree cultivation; Cashew tree cultivation; Pepper cultivation; Rubber tree cultivation; Coffee cultivation; Tea cultivation;
- Forestry service activities;
- Manufacture of cosmetics, soap, detergents, polish, and sanitary products;
- Manufacture of chemical products not elsewhere classified;
- Wholesale of other household goods;
- Maintenance and repair of transport equipment (except cars, motorcycles, mopeds, and other motor vehicles);
- Manufacture of carpets, blankets, mattresses;
- Manufacture of ready-made textile products (except clothing);
- Construction of other civil engineering works;
- Installation of water supply and drainage systems, heating, and air conditioning systems;
- Agency, brokerage, and auction of goods;



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- Leasing of machinery, equipment, and other tangible items without operators;
- Construction of residential buildings; Construction of non-residential buildings; Construction of railway works; Construction of road works; Construction of electrical works; Construction of water supply and drainage works; Construction of telecommunication and information communication works;
- Afforestation, forest care, and nursery of forestry seedlings; Growing vegetables, beans, and various flowers; Growing perennial spice plants, medicinal plants, and aromatic plants;
- Exploitation of other forest products except timber; Collection of other forest products except timber;
- Retail sale of food in specialized stores; Retail sale of food, foodstuffs, beverages, tobacco, and traditional tobacco in mobile form or at markets; Retail sale of food, foodstuffs, beverages, tobacco, and traditional tobacco accounting for a large proportion in general stores;
- Processing and preserving aquatic products and products from aquatic resources;
- Marine fisheries exploitation; Inland fisheries exploitation;
- Marine aquaculture; Inland aquaculture;
- Wholesale of automobiles and other motor vehicles (excluding auction activities);
- Wholesale of beverages; Beverage serving services;
- Support activities for financial services not elsewhere classified;
- Market research and public opinion polling;
- Hotels and accommodation services;
- Restaurants and mobile food services;
- Manufacture of bicycles and vehicles for persons with disabilities; Manufacture of motorcycles;
- Retail sale of new goods (except automobiles, motorcycles, and their auxiliary parts); Retail sale of bicycles (including electric bicycles) and bicycle parts;
- Repair of bicycles, watches, personal and household goods not elsewhere classified;
- Retail sale of pharmaceuticals, medical equipment, cosmetics, and sanitary products.

**Normal production and business cycle: 12 months****1. ACCOUNTING PERIOD, CURRENCY UNIT USED IN ACCOUNTING****Accounting period**

The Company's fiscal year according to the calendar year starts on January 1 and ends on December 31 each year..

**Currency unit**

The currency used in accounting records is the Vietnamese Dong (VND)

**2. ACCOUNTING STANDARDS AND REGIMES****Accounting regime**

The company applies the Enterprise Accounting Regime issued according to Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance and the supplementary and amended guiding Circulars..

**Declaration on Compliance with Accounting Standards and Accounting Regime**

The company has applied Vietnamese Accounting Standards and the guiding documents of the Standards issued by the State. The financial statements are prepared and presented in accordance with the regulations of the standards, circulars guiding the implementation of the standards, and the current

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accounting regime in use.

### **3. APPLIED ACCOUNTING POLICIES**

The following are the main accounting policies applied by the Company in preparing the financial statements:

#### **Cash and cash equivalents**

Cash includes cash on hand, demand deposits in banks, and monetary gold used for value storage purposes, excluding types of gold classified as inventory used for the purpose of raw materials for producing products or goods for sale.

Cash equivalents are short-term investments with a maturity of no more than 3 months, highly liquid, easily convertible into a known amount of cash, and carry little risk in conversion to cash..

#### **Receivables**

Accounts receivable are monitored in detail according to the receivable period, the receivable entity, the type of original currency receivable, and other factors according to the Company's management needs..

Provisions for doubtful debts must be made for receivables: overdue receivables recorded in economic contracts, loan agreements, contract commitments or debt commitments, and receivables not yet due but unlikely to be collected. In this case, the provision for overdue receivables is based on the repayment period of the principal according to the original sales contract, without considering any debt extension between the parties, and receivables not yet due but where the debtor has gone bankrupt, is in the process of dissolution, missing, or absconded..

#### **Inventories**

Inventories are initially recognized at cost, which includes: purchase costs, processing costs, and other directly attributable costs incurred to bring the inventories to their location and condition at the time of initial recognition. After initial recognition, at the time of preparing the financial statements, if the net realizable value of the inventories is lower than the cost, the inventories are recognized at net realizable value.

The ending inventory value is determined using the weighted average method. Inventory is accounted for using the perpetual inventory method.

Method for determining the ending work-in-progress value:

Work-in-progress production costs are accumulated according to: Main material costs for each type of unfinished product.

Provision for inventory devaluation is made at the end of the year based on the difference between the cost of inventory and the net realizable value.

#### **Fixed assets and Finance-Leased Fixed assets**

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

Depreciation of tangible and intangible fixed assets is recorded using the straight-line method. The depreciation period is estimated as follows:

- Office equipment	05 year
- Computer software	05 year



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Gains and losses arising from the liquidation or sale of assets are the difference between the income from liquidation and the remaining value of the assets and are recorded in the Income Statement..

**Prepaid Expenses**

Costs that have been incurred related to the business production activities of multiple accounting periods are recorded as prepaid expenses to be gradually allocated to the business results in subsequent accounting periods.

The calculation and allocation of long-term prepaid expenses to production and business costs for each accounting period are based on the nature and level of each type of expense to select a reasonable method and allocation criteria. Prepaid expenses are gradually allocated to production and business costs using the straight-line method.

Business advantages arise when State-owned enterprise shares are gradually allocated over a maximum of 3 years.

**Liabilities**

Payables are monitored according to the due period, the entity to be paid, the type of original currency to be paid, and other factors according to the Company's management needs.

**Equity**

Owner's equity is recognized based on the owner's contributed capital.

Undistributed after-tax profit reflects the business results (profit or loss) after corporate income tax and the situation of profit distribution or loss handling of the Company. In the case of dividend payment, profit for owners exceeding the amount of undistributed after-tax profit is recorded as a case of capital reduction. Undistributed after-tax profit can be distributed to investors based on their capital contribution ratio after being approved by the General Meeting of Shareholders/Board of Directors and after allocating funds in accordance with the Company's Charter and the provisions of Vietnamese law.

The company allocates the following funds from the Company's net profit after corporate income tax according to the proposal of the Board of Directors and approved by the shareholders at the Annual General Meeting of Shareholders.

- Development investment fund: This fund is allocated to serve the expansion of operations or deep investment of the Company.
- Bonus and welfare fund and Executive Board reward fund: This fund is set aside to reward, provide material incentives, bring common benefits, and enhance the welfare of employees and is presented as a payable item on the Balance Sheet.

Dividends payable to shareholders are recognized as liabilities in the Company's Balance Sheet after the Company's Board of Directors announces the dividend distribution and the record date for the dividend entitlement is announced by the Vietnam Securities Depository.

**Revenue Recognition*****Sales Revenue***

Revenue from sales is recognized when the following conditions are simultaneously satisfied:

- The majority of risks and rewards associated with ownership of the goods have been transferred to the buyer;
- The company no longer retains management rights over the goods as the owner or control over the goods;
- Revenue can be determined with relative certainty;

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- The company has received or will receive economic benefits from the sales transaction;
- The costs associated with the sales transaction can be determined

***Services rendered Revenue***

Revenue from service provision is recognized when the following conditions are simultaneously satisfied:

- Revenue can be determined with relative certainty;
- There is a possibility of obtaining economic benefits from providing that service;
- The portion of work completed as of the balance sheet date can be determined;
- The costs incurred for the transaction and the costs to complete the service provision can be determined.

The portion of service work completed is determined using the stage of completion method.

***Financial Income***

Revenue arising from interest, royalties, dividends, profit sharing, and other financial operating income is recognized when both of the following two (2) conditions are met:

- There is a likelihood of receiving economic benefits from the transaction;
- Revenue can be reliably measured.
- Dividends and profit shares are recognized when the Company has the right to receive dividends or the right to receive profit from capital contributions.

Common shares or stock dividends: Income is not recognized when the right to receive common shares or stock dividends is established; the number of common shares or stock dividends received is disclosed in the relevant financial statements.

***Cost of Goods Sold***

The cost of goods sold during the year is recognized in line with the revenue generated during the year and ensures compliance with the prudence principle. Cases of material and goods losses exceeding the standard, costs exceeding the normal standard, inventory losses after deducting the responsibility of the relevant collective and individuals, etc., are fully and timely recognized in the cost of goods sold during the year..

***Financial Expenses***

The costs recorded under financial expenses include:

- Expenses or losses related to financial investment activities;
- Borrowing costs;
- Losses from the liquidation or transfer of short-term securities, transaction costs from selling securities;
- Provision for devaluation of trading securities, provision for losses on investments in other entities, losses incurred from foreign currency sales, exchange rate losses...

The above items are recorded based on the total amount incurred during the year, without offsetting against financial income..



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**Earnings Per Share (EPS)**

Basic earnings per share are calculated by dividing profit or loss after tax attributable to the Company's common shareholders (after adjustments for allocations to the reward and welfare fund and the Executive Board's reward fund) by the weighted average number of common shares outstanding during the year.

Diluted earnings per share are calculated by dividing profit or loss after tax attributable to the Company's common shareholders (after adjustments for allocations to the reward and welfare fund, the Executive Board's reward fund, and dividends on convertible preferred shares) by the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common shares..

**Related Parties**

Parties are considered related if that party has the ability to control or has significant influence over the other party in making decisions regarding financial and operational policies. The related parties of the Company include:

- Enterprises directly or indirectly through one or more intermediaries that have the right to control the Company or are subject to the control of the Company, or share control with the Company, including parent companies, subsidiaries, and associates;
- Individuals who directly or indirectly hold voting rights of the Company and have significant influence on the Company, key management personnel of the Company, and close family members of these individuals;
- Enterprises in which the aforementioned individuals directly or indirectly hold a significant portion of voting rights or have significant influence over the enterprise.

In examining each relationship of related parties, attention must be paid to the nature of the relationship, not just the legal form of the relationship..

**Financial Instruments**

Based on Circular No. 75/2015/TT-BTC dated May 18, 2015, of the Ministry of Finance, before the Accounting Standard on financial instruments and the guiding documents were promulgated, the Company's Board of General Directors decided not to present and disclose financial instruments according to Circular No. 210/2009/TT-BTC in the Company's financial statements.

**4. SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE STATEMENT  
OF FINANCIAL POSITION**

**Currency unit: VNĐ**

**4.1 Cash and cash equivalents**

	<b>31/03/2026</b>	<b>01/01/2026</b>
Cash	381,976,285	435,537,885
Cash in banks	4,996,838,319	25,094,622,204
<b>Total</b>	<b>5,378,814,604</b>	<b>25,530,160,089</b>

**4.2 Financial investments**

	<b>31/03/2026</b>	<b>01/01/2026</b>
Trading securities	3,022,026,244	
<b>Total</b>	<b>3,022,026,244</b>	

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**4.3 Advances to suppliers**

	31/03/2026	01/01/2026
<b>Short-term</b>		
<b>Advances to other parties</b>		
Southern auditing and Accounting financial consulting services Company Limited		60,000,000
Other parties	9,450,000	9,450,000
<b>Total</b>	<b>9,450,000</b>	<b>69,450,000</b>

**4.4 Fixed assets****4.4.1. Tangible fixed asset**

Items	Machinery and equipment	Transmission media	Management equipment and too	Total
<b>Cost</b>				
As at the beginning of year		-	36,818,182	36,818,182
Purchases		-	-	-
As at the end of year		-	36,818,182	36,818,182
<b>Depreciation</b>				
As at the beginning of year		-	20,249,988	20,249,988
Charge for the period		-	1,840,908	1,840,908
As at the end of year		-	22,090,896	22,090,896
<b>Net book value</b>		-		-
As at the beginning of year		-	16,568,194	16,568,194
As at the end of period		-	14,727,286	14,727,286

**4.4.2. Intangible fixed asse**

Items	ISO Certificate	Land use rights	Management software	Total
<b>Cost</b>				
As at the beginning of year	-	-	153,600,000	153,600,000
Purchases	-	-	-	-
As at the end of year	-	-	153,600,000	153,600,000
<b>Depreciation</b>				
As at the beginning of year	-	-	79,295,007	79,295,007
Charge for the period	-	-	7,680,000	7,680,000
As at the end of year	-	-	86,975,007	86,975,007
<b>Net book value</b>				
As at the beginning of year	-	-	73.304.993	73.304.993
As at the end of period	-	-	66.624.993	66.624.993



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**4.5 Accounts payable to sellers**

	<b>31/03/2026</b>	<b>01/01/2026</b>
<b>Short-term</b>		
Nhat Nam Investment and Construction One Member Limited Liability Company	78,236,382	78,236,382
Southern auditing and Accounting financial consulting services Company Limited	69,600,000	
DUY ANH Import-Export Trade Service Limited Liability Company	180,000,003	
Other parties	826.804	
<b>Cộng</b>	<b>328,663,189</b>	<b>78,236,382</b>

**4.6 Other current payables**

	<b>31/03/2026</b>	<b>01/01/2026</b>
Trade unions fees	42,090,810	42,090,810
Social, health and unemployment insurance	2,073,824	
Other current payables	2,020	2,020
<b>Total</b>	<b>44,166,654</b>	<b>42,092,830</b>

**4.7 Advances**

<b>4.7.1. Short-term</b>	<b>31/03/2026</b>	<b>01/01/2026</b>
- Short-term prepayments	38,484,898	34,916,735
<b>Total</b>	<b>38,484,898</b>	<b>34,916,735</b>
<b>4.7.2. Long-term</b>	<b>31/03/2026</b>	<b>01/01/2026</b>
- Long-term prepayments	157,128,743	195,725,704
<b>Total</b>	<b>157,128,743</b>	<b>195,725,704</b>

**5 SUPPLEMENTARY INFORMATION TO ITEMS DISCLOSED IN THE INCOME  
STATEMENT****5.1 Proceeds from sales, provision of services**

	<b>Từ 01/01/2026 đến 31/03/2026</b>	<b>Từ 01/01/2025 đến 31/03/2025</b>
- Sales revenue	3,812,756,000	69,102,790
<b>Total</b>	<b>3,812,756,000</b>	<b>69,102,790</b>

**5.2 Cost of goods sold**

	<b>Từ 01/01/2026 đến 31/03/2026</b>	<b>Từ 01/01/2025 đến 31/03/2025</b>
- Cost of goods sold	3,788,695,990	66.058.970
<b>Total</b>	<b>3,788,695,990</b>	<b>66.058.970</b>

**5.3 Other expenses**

	<b>Từ 01/01/2026 đến 31/03/2026</b>	<b>Từ 01/01/2025 đến 31/03/2025</b>
- Interest on deposits and loans	2,923,973	2,658
- Dividends, profits sharing		
- Realized exchange rate gains		



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- Other financial operating revenue	372,693,500	
<b>Total</b>	<b>375,617,473</b>	<b>2,658</b>

**5.4 Financial costs**

	<b>Từ 01/01/2026</b>	<b>Từ 01/01/2025</b>
	<b>đến 31/03/2026</b>	<b>đến 31/03/2025</b>
- Interest on loans	26,301,370	
- Loss from securities trading		
- Other financial costs	4,872,000	
<b>Total</b>	<b>311,73,370</b>	<b>0</b>

**5.5 Other expenses**

	<b>Từ 01/01/2026</b>	<b>Từ 01/01/2025</b>
	<b>đến 31/03/2026</b>	<b>đến 31/03/2025</b>
Interest on late payment of VAT, CIT, PIT, Social insurance, administrative fines		3,175,146
Other expense	4,666,503	
<b>Total</b>	<b>4,666,503</b>	<b>3,175,146</b>

**6 Information on related parties****Transaction with key management members**

Key management members and related individuals include Board of Directors, Board of Management and Board of Supervisors

Significant transactions arising during the year between the Company and key management personnel and related individuals:

Income of the Board of Directors, Executive Board, and Supervisory Board

• Remuneration	Position	From	From
		01/01/2026	01/01/2025
		to 31/03/2026	to 31/03/2025
Tran Anh Tuan	Chairman of the Board of Directors (from 30/11/2025)	9,000,000	
Ngo Le Bao Long	Chairman of the Audit Committee (from 30/11/2025)	6,000,000	
<b>Total</b>		<b>15,000,000</b>	
• Remuneration	Position	From	From
		01/01/2026	01/01/2025
		to 31/03/2026	to 31/03/2025
Nguyen Thi Thu Hien	General Director (from 11/11/2025)	30,000,000	
Nguyen Thi Anh Tho	Chief Accountant (from 11/11/2025)	24,000,000	
<b>Total</b>		<b>85,963,273</b>	

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**7 EVENTS AFTER THE REPORTING PERIOD**

From the end of the operating period to the date of preparing the financial statements, we confirm that no events have occurred that could have a material impact and must be presented in the financial statements for the operating period from 01 January 2026 to 31 March 2026.

*Hanoi, 14 April 2026*

**Preparer**



**NGUYEN THI ANH THO**

**Chief Accountant**



**NGUYEN THI ANH THO**

**General Director**



**NGUYEN THI THU HIEN**

