

**HANOI TRANSFORMER AND ELECTRICAL MATERIALS MANUFACTURING
JOINT STOCK COMPANY**

Address: No. 55, K2 Street, Tu Liem Ward, Hanoi
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FINANCIAL REPORT

Q2/2026

HANOI, JULY 2026

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FINANCIAL STATEMENT REPORT*By June 30, 2026*

Cod e	ASSET	Note	30/06/2026 VND	January 1, 2026 VND
100	A. SHORT-TERM ASSETS		588.795.217.903	589.533.024.282
110	I. Cash and cash equivalents	3	1.467.702.095	3.956.234.391
111	1. Cash		1.467.702.095	3.956.234.391
112	1. Cash equivalents			
120	II. Short-term investments	4	487.604.653.966	459.164.250.433
123	1. Held to maturity investments		487.604.653.966	459.164.250.433
130	III. Short-term receivables		25.786.747.266	38.010.649.157
131	1. Short-term trade receivables	5	25.485.916.326	37.212.947.056
132	2. Short-term prepayments to suppliers	6		82.593.000
135	3. Other short-term receivables	7	300.830.940	715.109.101
140	IV. Inventories	8	73.923.037.183	88.384.967.200
141	1. Inventories		73.923.037.183	88.384.967.200
160	VI. Other short-term assets		13.077.393	16.923.101
161	1. Short-term deferred costs	16	13.077.393	16.923.101
162	1. VAT is deductible.			
200	B. LONG-TERM ASSETS		81.103.737.666	82.164.291.056
220	II. Fixed assets		-	7.971.916
221	1. Tangible fixed assets	11	-	7.971.916
222	- <i>Historical costs</i>		<i>82.492.929</i>	<i>82.492.929</i>
223	- <i>Accumulated depreciation</i>		<i>(82.492.929,00)</i>	<i>(74.521.013,00)</i>
240	IV. Investment properties	11	78.785.128.639	79.719.339.649
241	- Historical costs		82.521.972.679	82.521.972.679
242	- Accumulated depreciation		(3.736.844.040)	(2.802.633.030)
250	V. Long-term work-in-progress assets		-	-
252	0. Construction in progress			
270	VII. Other long-term assets		2.318.609.027	2.436.979.491
271	1. Long-term deferred costs	13	2.318.609.027	2.436.979.491
280	TOTAL ASSETS		669.898.955.569	671.697.315.338

FINANCIAL STATEMENT REPORT

By June 30, 2026

(next)

Code nu	FUNDING	Note	30/06/2026 VND	January 1, 2026 VND
300	C. LIABILITIES		107.125.092.156	187.045.781.498
310	I. Current liabilities		106.157.867.316	186.122.556.658
311	1. Short-term trade payables	14	6.174.129.106	7.953.332.047
312	2. Short-term prepayments from customers	15	18.377.926.653	53.940.336.263
313	3. Dividends and profits must be paid.		81.117.800	121.968.800
314	4. Taxes and other payables to State budget	16	13.702.002.488	43.799.269.774
	- Value added tax		52.467.544	4.160.561.924
	- Payables to employees		13.614.906.577	38.537.631.761
	- Short-term deferred revenue		34.628.367	1.101.076.089
315	7. Short-term prepayments from customers		-	-
319	8. Provisions for short-term payables	17		429.732.227
320	9. Bonus and welfare fund	18	5.744.830.520	811.560.295
321	9. Short-term borrowings and finance lease liabilities		-	
322	10. Provisions for short-term payables	19	47.805.104.753	66.079.879.714
323	11. Bonus and welfare fund	20	14.272.755.996	12.986.477.538
330	II. Non-current liabilities		967.224.840	923.224.840
338	1. Other long-term payables	18	967.224.840	923.224.840
400	D. OWNER'S EQUITY		562.773.863.413	484.651.533.840
410	I. Equity	21	562.773.863.413	484.651.533.840
411	1. Owner's equity contribution		250.000.000.000	250.000.000.000
412	2. Undistributed after-tax profit		4.115.775.000	4.115.775.000
418	3. Capital surplus		4.028.775.960	4.028.775.960
420	4. Undistributed after-tax profit		304.629.312.453	226.506.982.880
420a	Undistributed net profit accumulated up to the end of the previous period.		224.646.444.474	40.453.142.282
420b	Undistributed net profit for this period		79.982.867.979	186.053.840.598
440	TOTAL CAPITAL		669.898.955.569	671.697.315.338

Le Thi Thu Huong
Preparer

Le Thi Thu Huong
Chief Accountant



Thach Anh Duc
General Director
Approved, July 8, 2026

REPORT ON BUSINESS PERFORMANCE

Q2/2026

Co de	TARGETS	Note	Q2/2026	Q2/2025	Cumulative figures from the beginning of the year to the end of Q2/2026	Cumulative figures from the beginning of the year to the end of Q2/2025
			VND	VND	VND	VND
01	1. Revenue from sales of goods and rendering of services		45.888.088.300	5.494.696.733	85.566.427.827	17.529.574.068
02	2. Revenue deductions		-	-	-	-
10	3. Net revenue from sales of goods and rendering of services		45.888.088.300	5.494.696.733	85.566.427.827	17.529.574.068
11	4. Cost of goods sold		10.068.195.450	1.007.919.022	18.368.653.934	7.482.742.961
20	5. Gross profit from sales of goods and rendering of services		35.819.892.850	4.486.777.711	67.197.773.893	10.046.831.107
22	7. Financial operating revenue		9.200.849.077	11.160.922.936	16.810.611.537	22.881.414.900
23	8. Financial expense		97.118.725	1.161.024.779	379.212.140	3.505.068.584
24	In which: Interest expenses		97.118.725	786.485.223	379.212.140	2.714.237.004
25	9. Cost of goods sold		(19.235.801.634)	63.251.048	(17.888.570.700)	547.350.954
26	10. General and administrative expense		800.297.575	1.366.851.239	1.578.981.433	2.477.450.951
30	12. Net profit from business operations		63.359.127.261	13.056.573.581	99.938.762.557	26.398.375.518
31	13. Other income		960.000	71.934.303	39.864.080	73.934.303
32	14. Other expenses		33.331	233.130.000	33.331	233.130.000
40	15. Other profits		926.669	(161.195.697)	39.830.749	(159.195.697)
50	16. Total accounting profit before tax		63.360.053.930	12.895.377.884	99.978.593.306	26.239.179.821
51	17. Current corporate income tax expense	29	12.672.017.452	2.625.701.577	19.995.725.327	5.294.461.964
52	18. Deferred corporate income tax expense		-	-	-	-
60	19. Profit after corporate income tax		50.688.036.478	10.269.676.307	79.982.867.979	20.944.717.857
70	22. Earnings per share		2.028	411	3.199	838



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Approved, July 8, 2026

Compare the test with 4212 on the technical certificate.

HANOI TRANSFORMER AND ELECTRICAL MATERIALS MANUFACTURING JOINT STOCK COMPANY
No. 55, K2 Street, Tu Liem Ward, Hanoi City

Code	Target	Note	Q2 2026	Q2 2025	Cumulative figures from the beginning of the year to the end of Q2 2026	Cumulative figures from the beginning of the year to the end of Q2 2025
	I Cash flow from operating activities					
01	1. Cash receipts from sales of goods and rendering of services and other revenues		34.465.777.968	115.665.476.156	63.545.366.594	120.016.788.583
02	2. Cash payments to suppliers of goods and services		(2.839.089.890)	(5.468.029.298)	(5.681.852.117)	(31.301.186.395)
03	3. Cash payments to employees		(360.855.849)	(739.585.817)	(535.933.613)	(1.221.726.419)
04	4. Interest paid		(97.118.725)	(1.161.024.779)	(379.212.140)	(3.505.068.584)
05	5. Payment of corporate income tax.		(6.000.000.000)		(44.537.631.761)	(77.278.591.201)
06	6. Other receipts from operating activities		5.897.190.351	17.685.771.941	7.424.112.311	27.367.120.685
07	7. Other payments on operating activities		(3.848.012.657)	(452.734.989)	(9.892.517.664)	(2.165.719.219)
20	Net cash flow from operating activities		27.217.891.198	125.529.873.214	9.942.331.610	31.911.617.450
	II Cash flow from investing activities					
21	1. Purchase or construction of fixed assets and other long-term assets			(126.582.348)		(311.163.853)
22	2. Proceeds from disposals of fixed assets and other long-term assets					
23	3. Loans and purchase of debt instruments from other entities		(242.658.961.289)	(443.038.444.874)	(254.658.961.289)	(705.758.444.874)
24	4. Collection of loans and resale of debt instrument of other entities		233.819.661.913	520.645.500.967	233.819.661.913	814.445.500.967
25	5. Cash payments on equity investments in other entities					
26	6. Cash receipts from equity investment in other entities					
27	7. Cash receipts from loans interest, dividends and profit distributions.		8.406.342.448	2.219.624.903	8.408.435.470	4.711.133.266
30	Net cash flows from investing activities		(432.956.928)	79.700.098.648	(12.430.863.906)	113.087.025.506
	III Cash flow from financing activities					
31	1. Cash receipts from issuance of shares and receipt of contributed capital					
32	2. Repayment of contributions capital to owners and repurchase of the Company's share issued					
33	3. Short-term and long-term loans received				27.018.547.815	71.307.036.432
34	4. Loan principal repayment		(27.018.547.815)	(202.387.381.765)	(27.018.547.815)	(212.808.302.313)
35	5. Payments for financial lease debt					
36	5. Dividends, profits paid to the owners.					
40	Net cash flows from financing activities		(27.018.547.815)	(202.387.381.765)	-	(141.501.265.881)
50	Net cash flow during the period		(233.613.545)	2.842.590.097	(2.488.532.296)	3.497.377.075
60	Cash and cash equivalents at the beginning of the period		1.701.315.640	1.035.429.068	3.956.234.391	380.642.090
61	The impact of changes in foreign exchange rates					
70	Cash and cash equivalents at the end of the period		1.467.702.095	3.878.019.165	1.467.702.095	3.878.019.165



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General Director
Approved, July 8, 2026

NOTES TO THE FINANCIAL STATEMENTS

Q2/2026

1 . CHARACTERISTICS OF BUSINESS OPERATIONS

Forms of capital ownership

Hanoi Transformer and Electrical Materials Manufacturing Joint Stock Company is a joint stock company operating under a Business Registration Certificate initially registered on September 28, 2005, and amended for the 14th time on December 26, 2024, with business registration number 0100779340 issued by the Hanoi Department of Planning and Investment.

The company's charter capital, as stated in the Certificate of Business Registration Amendment No. 14 dated December 26, 2024, is VND 250,000,000,000 (Two hundred and fifty billion Vietnamese Dong).

The total number of employees of the Company as of June 30, 2026 is 6 people.

The company's head office is located at: 55 K2 Street, Tu Liem Ward, Hanoi.

Business field

The company's business activities include manufacturing, trading, and real estate investment.

The company's main activity in the current period is real estate business.

Normal production and business cycle

The company's typical production and business cycle is 12 months.

2 . ACCOUNTING SYSTEM AND POLICIES APPLIED AT THE COMPANY

2.1 . Accounting period, currency used in accounting

The company's accounting year follows the calendar year, beginning on January 1st and ending on December 31st each

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

2.2 . Applicable Accounting Standards and Regulations

The Company's financial statements are presented in Vietnamese Dong ("VND") at historical cost and in accordance with the Vietnamese Corporate Accounting System and Vietnamese Accounting Standards issued by the Ministry of Finance, as follows:

- ▶ Decision No. 149/2001/QĐ-BTC dated December 31, 2001, on the promulgation of four Vietnamese Accounting Standards (Phase 1);
- ▶ Decision No. 165/2002/QĐ-BTC dated December 31, 2002, on the promulgation of six Vietnamese Accounting Standards (Phase 2);
- ▶ Decision No. 234/2003/QĐ-BTC dated December 30, 2003, on the promulgation of six Vietnamese Accounting Standards (Phase 3);
- ▶ Decision No. 12/2005/QĐ-BTC dated February 15, 2005, on the promulgation of six Vietnamese Accounting Standards (Phase 4); and
- ▶ Decision No. 100/2005/QĐ-BTC dated December 28, 2005, on the promulgation of four Vietnamese Accounting Standards (Phase 5).

The accompanying financial statements are not intended to reflect the financial position, business performance, and cash flow situation in accordance with generally accepted accounting principles and practices in countries other than Vietnam.

2.3 . Cash and cash equivalents

Cash equivalents are short-term investments with a recovery period of no more than 3 months from the date of investment, which are highly liquid, easily convertible into specific amounts of cash, and do not involve significant conversion risks.

2.4 . Inventory

Inventory is recorded at the lower of the cost to bring each product to its current location and condition and its net realizable value.

Net realizable value is the estimated selling price of inventory under normal business conditions minus the estimated costs to complete and the estimated selling expenses.

The company uses the perpetual inventory method to account for inventory, with the value determined as follows:

Raw materials, fuel, materials, tools, equipment, goods	- Purchase costs calculated using the weighted average method.
Finished goods and work-in-progress production costs	- The cost of raw materials and direct labor, plus related manufacturing overhead, is allocated based on normal operating conditions using the weighted average method.

Provision for inventory devaluation

The provision for inventory devaluation is established for the expected loss in value due to impairment (due to devaluation, damage, deterioration, etc.) that may occur to raw materials, supplies, and goods inventory owned by the Company, based on reasonable evidence of impairment at the end of the accounting period.

Any increase or decrease in the provision for inventory devaluation is accounted for in the cost of goods sold on the income statement.

2.5 . Accounts receivable

Accounts receivable are presented in financial statements at their book value, including accounts receivable from customers and other receivables, after deducting any provisions made for doubtful accounts.

The provision for doubtful receivables represents the portion of receivables that the Company anticipates will be uncollectible at the end of the accounting period. Increases or decreases in the balance of the provision account are accounted for as administrative expenses on the income statement.

Businesses must disclose accounting policies relating to accounts receivable and the significant basis for estimates used in the policy on provisions for doubtful receivables.

2.6 . Tangible fixed assets

Tangible fixed assets are represented at their original cost minus accumulated depreciation.

The original cost of tangible fixed assets includes the purchase price and all costs directly related to bringing the asset into operation as intended.

Costs for purchasing, upgrading, and renewing fixed assets are recorded as an increase in the asset's original cost, while maintenance and repair costs are accounted for in the income statement when incurred.

When tangible fixed assets are sold or liquidated, the gains or losses arising from the liquidation of the asset (the difference between the net proceeds from the sale of the asset and its remaining value) are accounted for in the income statement.

2.7 . Property leasing

Determining whether an agreement is a lease agreement depends on the nature of the agreement at the time of its commencement: whether the performance of the agreement is dependent on the use of a particular asset and whether the agreement includes a provision for the right to use the asset.

A lease agreement is classified as a finance lease if, under the lease contract, the lessor transfers the majority of the risks and benefits associated with ownership of the asset to the lessee. All other lease agreements are classified as operating leases.

In the case where the Company is the lessee.

Lease payments under operating leases are accounted for in the income statement using the straight-line method for the duration of the lease.

In the case where the Company is the lessor

Assets under an operating lease are recognized as fixed assets on the balance sheet. The initial direct costs incurred to negotiate the operating lease agreement are recognized in the operating results when they are incurred.

Income from operating leases is accounted for in the income statement using the straight-line method for the duration of the lease.

2.8 . Intangible fixed assets

Intangible fixed assets are recorded at their original cost less accumulated depreciation.

The initial cost of intangible fixed assets includes the purchase price and any costs directly related to bringing the asset into intended use.

Costs for upgrading and renewing intangible fixed assets are recorded as an increase in the asset's original cost, and other expenses are accounted for in the income statement when incurred.

When intangible fixed assets are sold or liquidated, the gains or losses arising from the liquidation of the asset (the difference between the net proceeds from the sale of the asset and its remaining value) are accounted for in the income statement.

Land use rights

Land lease payments made in advance for land lease contracts effective before 2003 and for which land use right certificates have been issued are recorded as intangible fixed assets in accordance with Circular No. 45/2013/TT-BTC issued by the Ministry of Finance on April 25, 2013, guiding the management, use, and depreciation of fixed assets ("Circular 45").

2.9 . Depreciation and wear and tear

Depreciation of tangible fixed assets and wear and tear of intangible fixed assets are recorded using the straight-line depreciation method over the estimated useful life of the assets as follows:

Management equipment and tools 2-3 years

2.10 . Investment properties

Investment properties are presented at their original cost, including related transaction costs, minus accumulated depreciation. For investment properties held for appreciation, the Company does not depreciate but determines losses due to impairment.

Expenses related to investment properties that arise after initial recognition are accounted for in the residual value of the investment property when the Company is able to obtain future economic benefits exceeding the initially assessed level of operation of that investment property.

Depreciation of investment properties is calculated using the straight-line method over the estimated useful life of the properties as follows:

Houses, buildings 44 years

Investment properties are no longer presented on the balance sheet after they have been sold or after they have ceased to be in use and it is deemed that no future economic benefit will be obtained from their disposal. The difference between the net proceeds from the sale of the asset and the remaining value of the investment property is recognized in the income statement during the period of disposal.

The conversion of owner-occupied or inventory real estate to investment real estate only occurs when there is a change in intended use, such as when the owner ceases using the property and begins leasing it to another party, or when construction is completed. The conversion of investment real estate to owner-occupied or inventory real estate only occurs when there is a change in intended use, such as when the owner begins using the property or begins developing it for sale. The conversion of investment real estate to owner-occupied or inventory real estate does not change the original cost or residual value of the property at the date of conversion.

2.11 . Borrowing costs

Borrowing costs include interest on loans and other expenses directly related to the Company's borrowings. Borrowing costs are accounted for as expenses incurred during the period, except for those capitalized as described in the following paragraph.

Borrowing costs directly related to the purchase, construction, or formation of a specific asset require a sufficiently long period of time to be put into use for its intended purpose or to allow the seller to capitalize the cost of that asset.

2.12 . Pending costs

Deferred expenses include short-term or long-term deferred expenses on the balance sheet and are allocated over the period of their deferral or the period during which the corresponding economic benefits are generated from these expenses.

The following types of expenses are accounted for as long-term deferred expenses to be gradually allocated to the income statement:

- ▶ Pending costs related to infrastructure leasing;
- ▶ The tools and equipment exported were used for many years and had a high value;
- ▶ The cost of repairing fixed assets is excessively high; and
- ▶ Other expenses.

Land lease fees awaiting allocation

Land lease fees awaiting allocation include the unallocated balance of land lease fees paid under land lease contracts (signed after 2003) with terms ranging from XX to XX years. According to Circular 45, the aforementioned land lease fees awaiting allocation are recorded as long-term pending expenses and are allocated to expenses over the remaining term of the lease contract.

2.13 . Investments

Investment held until maturity

Investments held to maturity are recorded at cost. After initial receipt, these investments are recorded at recoverable value. Any impairment of the investment, if it occurs, is accounted for as financial expense in the year in the income statement and directly deducted from the investment value.

2.14 . Accounts payable and expenses accrued

Accrued liabilities and expenses are recognized for future amounts due relating to goods and services received, regardless of whether the Company has received an invoice from the supplier.

2.15 . Provisions

A company recognizes a provision when a present liability (legal or joint liability) arises as a result of a past event. Settlement of this liability may result in a decrease in economic benefits, and the company can make a reliable estimate of the value of that liability.

2.16 . Revenue awaiting allocation

Unallocated revenue includes revenue received in advance, such as amounts paid by customers for one or more accounting periods for property leases. Unallocated revenue is transferred to Sales Revenue and Services Provided in amounts determined appropriately for each accounting period.

2.17 . Foreign currency transactions

Transactions arising in currencies other than the Company's accounting currency (VND) are accounted for according to the accounting policy currently applied by the entity as stipulated in Article 69, Account 413 Exchange Rate Differences - Circular 99/2025/TT-BTC:

At the end of the accounting period, the enterprise must revalue the balances of monetary items denominated in foreign currencies using the average buying and selling exchange rates of the commercial banks where the Company regularly conducts transactions.

All actual exchange rate differences arising during the period and differences resulting from the revaluation of foreign currency-denominated cash balances at the end of the period are accounted for in the income statement.

2.18 . Equity

Owner's investment capital is recorded based on the actual capital contributed by the owner.

Share premium reflects the difference between the par value, direct costs associated with issuing shares, and the issue price of shares (including cases of reissuing treasury shares) and can be a positive premium (if the issue price is higher than the par value and direct costs associated with issuing shares) or a negative premium (if the issue price is lower than the par value and direct costs associated with issuing shares).

Other equity funds reflect the current balance and the increase or decrease in other equity funds. These other equity funds are formed from undistributed after-tax profits. The allocation and use of other equity funds must comply with the current financial mechanisms for each type of enterprise or the decision of the owner.

Shares repurchased by the company reflect the current value and fluctuations (increases or decreases) in the value of treasury shares or shares issued by the joint-stock company and repurchased by the company itself.

Revaluation differences reflect the differences arising from the parent company's recognition of increased value of investments in subsidiaries and associated companies when determining the enterprise value for equitization and when revaluing at the time of transfer to the joint-stock company. This difference is recorded as a reduction in the revaluation differences item on the consolidated financial statements in accordance with Circular 202/2014/TT-BTC dated December 22, 2014.

Undistributed after-tax profit reflects the business results (profit, loss) after corporate income tax and the situation of profit distribution or loss handling of the Company. Profit distribution is carried out when the Company's undistributed after-tax profit does not exceed the undistributed after-tax profit shown in the consolidated financial statements after excluding the impact of gains recognized from bargain purchase transactions. In the case of dividend payments, profits to owners exceeding the undistributed after-tax profit are recorded as a reduction in capital contribution. Undistributed after-tax profit may be distributed to investors based on their capital contribution ratio after approval by the General Meeting of Shareholders and after allocating funds in accordance with the Company's charter and Vietnamese law.

2.19 . Profit sharing

Net profit after corporate income tax may be distributed to investors/shareholders after approval by competent authorities/general shareholders' meeting and after setting aside reserve funds in accordance with the Company's and subsidiaries' charters and the provisions of Vietnamese law.

The Company sets aside the following reserve funds from its net profit after corporate income tax, as proposed by the Board of Directors and approved by shareholders at the annual general meeting:

► Investment and Development Fund

This fund is set aside to support the expansion of the Company's operations or in-depth investment.

► Reward and welfare fund

This fund is established for rewarding, incentivizing, providing general benefits, and improving the welfare of employees, and is presented as a liability on the balance sheet.

► Dividends

Dividends payable to shareholders are recognized as liabilities on the Company's Balance Sheet after the Company's Board of Directors and subsidiaries announce the dividend distribution and the Vietnam Securities Depository Center announces the record date for receiving dividends.

2.20 . Revenue recognition

Revenue is recognized when the Company is likely to receive identifiable economic benefits. Revenue is determined at the fair value of amounts received or to be received after deducting trade discounts, sales allowances, and sales returns. The following specific recognition conditions must also be met when recognizing revenue:

Sales revenue

Sales revenue is recognized when the following conditions are met simultaneously:

- Most of the risks and benefits associated with ownership of a product or commodity have been transferred to the buyer;
- The company no longer holds the right to manage the goods as the owner or the right to control the goods;

Bu Revenue is determined with relative certainty;

Bu The company has obtained or will obtain economic benefits from the sales transaction;

Bu Identify the costs associated with the sales transaction.

Revenue from providing services

Revenue from service transactions is recognized when the outcome of that transaction can be reliably determined. If a service transaction spans multiple periods, revenue is recognized in the period based on the portion of work completed as of the balance sheet date of that period. The outcome of a service transaction is determined when all of the following conditions are met:

- Revenue is determined with relative certainty;
- There is potential to obtain economic benefits from the transaction of providing that service;
- Determine the portion of work completed as of the date the Balance Sheet is prepared;
- There is potential to obtain economic benefits from the transaction of providing that service;

Financial operating revenue

Revenue is recognized when interest accrues on an accrual basis (taking into account the income generated by the asset) unless the recovery of the interest is uncertain.

Dividends

Revenue is recognized when the right to receive the Company's dividend payment is established.

Rental income

Income from leasing assets under operating lease agreements is accounted for in operating results using the straight-line method throughout the lease term.

Construction contract

When the outcome of a construction contract can be reliably estimated, revenue and related costs are recognized in proportion to the work completed at the end of the accounting period by [comparing the ratio of contract costs incurred for the work completed up to that date to the total contract costs/or based on the actual volume of work completed on the project,] unless this ratio does not represent the degree of completion. Contract gains and losses, bonuses, and other payments are only recognized as revenue when agreed upon with the client.

When the outcome of a construction contract cannot be reliably estimated, revenue is recognized only in proportion to the contract costs incurred that are relatively certain to be repaid. Contract costs are recognized as expenses only in the period in which they have been incurred.

2.21 . Tax

Current income tax

Income tax assets and income tax payable for the current and prior periods are determined by the amount expected to be recovered from or payable to the tax authorities, based on tax rates and tax laws in effect up to the end of the accounting period.

Current income tax is recognized in the operating results except when income tax arises in relation to an item directly recorded in equity, in which case the current income tax is also directly recorded in equity.

company may only offset current income tax assets and current income tax payable when it has a legal right to offset current income tax assets against current income tax payable and intends to settle current income tax payable and current income tax assets on a net basis.

Deferred income tax

Deferred income tax is determined for temporary differences at the end of an accounting period between the tax basis of assets and liabilities and their book value in the financial statements.

Deferred income tax payable is recognized for all taxable temporary differences, except for:

- ▶ Deferred income tax liability arises from the initial recognition of an asset or liability from a transaction that does not affect accounting profit and taxable income (or taxable loss) at the time the transaction occurs;
- ▶ Temporary differences subject to tax are associated with investments in associate companies and joint venture capital contributions when the Company has control over the timing of the reversal of the temporary difference and is certain that the temporary difference will not be reversed in the foreseeable future.

Deferred income tax assets should be recognized for all deductible temporary differences, the carry-forward of tax losses, and unused tax credits, when it is certain that tax profits will be available in the future to utilize these deductible temporary differences, tax losses, and unused tax credits, except for:

- ▶ Deferred tax assets arise from the initial recognition of an asset or liability from a transaction that does not affect accounting profit and taxable income (or taxable loss) at the time the transaction occurs;
- ▶ For deductible temporary differences arising from investments in associates and joint ventures, deferred income tax assets are recognized when it is certain that the temporary difference will be reversed in a foreseeable future and there is taxable profit available to utilize that temporary difference.

The carrying value of deferred income tax assets must be reviewed at the end of the accounting period and reduced to a level that ensures sufficient taxable income will be available to utilize the benefit of part or all of the deferred income tax asset. Previously unrecognized deferred income tax assets are reviewed at the end of the accounting period and recognized when it is certain that sufficient future taxable income will be available to utilize these previously unrecognized deferred income tax assets.

Deferred income tax assets and deferred income tax liabilities are determined at the tax rate expected to apply to the accounting period when the asset is recovered or the liability is settled, based on the tax rates and tax laws in effect at the end of the accounting period.

Deferred income tax is recognized in operating results except when the income tax arising relates to an item directly recognized in equity; in this case, the deferred income tax is also directly recognized in equity.

A company may only offset deferred income tax assets and deferred income tax liabilities when it has a legal right to offset current income tax assets against current income tax payable, and these deferred income tax assets and deferred income tax liabilities relate to corporate income tax administered by the same tax authority.

- ▶ for the same taxable entity; or
- ▶ The company intends to settle current income tax payable and current income tax assets on a net basis or by asset recovery concurrently with the settlement of liabilities in each future period when material amounts of deferred income tax payable or deferred income tax assets are settled or recovered.

2.22 . Earnings per share

Earnings per share are calculated by dividing the after-tax profit or loss attributable to shareholders holding common stock of the Company (after adjusting for provisions for bonuses and welfare funds) by the weighted average number of common shares outstanding during the period.

Dilutive earnings per share are calculated by dividing the after-tax profit or loss attributable to shareholders holding common stock of the Company (after adjusting for dividends on convertible preferred stock) by the weighted average number of common shares outstanding during the period and the weighted average number of common shares that would be issued if all potentially dilutive common shares were converted into common stock.

2.23 . Stakeholders

Parties are considered related parties of the Company if one party has the ability, directly or indirectly, to control or significantly influence the other party in making financial and operational decisions, or when the Company and the other party are under common control or significant common influence. Related parties may be companies or individuals, including close family members of individuals considered related.

3 . CASH AND CASH EQUIVALENTS

	30/06/2026	01/01/2026
	VND	VND
Cash on hand	614.517	614.517
Demand deposits	1.467.087.578	3.955.619.874
Cash in transit	-	-
Cash equivalents	-	-
	1.467.702.095	3.956.234.391

	30/06/2026	01/01/2026
	VND	VND
Demand deposits:		
<i>[Details of the bank name representing more than 10% of the total balance of the demand deposit account]</i>		
VIETINBANK - Thanh Xuan Branch (Account 154)	512.753.385	2.414.098.395
VIETINBANK - Thanh Xuan Branch (Account 469)	180.886.040	554.671.421
VIETINBANK - Thanh Xuan Branch (Account 052)	700.991.284	840.100.159
Other banks	72.456.869	146.749.899
	1.467.087.578	3.955.619.874
	-	-

4 . SHORT-TERM FINANCIAL INVESTMENTS

Details in Appendix 1

5 . TRADE RECEIVABLES

	30/06/2026	01/01/2026
	VND	VND
Short term		
Accounts receivable from external customers	25.485.916.326	37.212.947.056
- <i>[Details by customer receivables category: accounts receivable exceeding 10% of total receivables]</i>		-
- <i>Accounts receivable from customers purchasing apartments and townhouses</i>	25.453.778.836	37.196.959.566
- <i>Other accounts receivable from customers</i>	32.137.490	15.987.490
Receivables from related parties		
	25.485.916.326	37.212.947.056

6 . PREPAYMENTS TO SUPPLIERS

	30/06/2026	01/01/2026
	VND	VND
Short term		
Pay the seller in advance.	75.600.000	82.593.000
- <i>[Details of down payments exceeding 10% of total down payments]</i>		-
- <i>AASC Auditing Firm Co., Ltd.</i>	-	75.600.000
- <i>Other upfront payments</i>		6.993.000
	-	82.593.000

7 . OTHER RECEIVABLES

	30/06/2026		01/01/2026	
	Value	Preventive	Value	Preventive
	VND	VND	VND	VND
Short term				
- Advance			40.000.000	
- Corporate income tax of 1% based on the payment	198.492.351		579.311.101	
- Other receivables	102.338.589		95.798.000	
	300.830.940	-	715.109.101	-

8 . INVENTORY

	30/06/2026		01/01/2026	
	Original price	Preventive	Original price	Preventive
	VND	VND	VND	VND
Work-in-progress production costs	73.923.037.183		88.384.967.200	
	73.923.037.183	-	88.384.967.200	-

LONG-TERM UNFINISHED ASSETS

	30/06/2026	01/01/2026
	VND	VND
a) Long-term work-in-progress production and business costs (Details for each type)		
b) Construction in progress (Details for projects accounting for 10% or more of the total construction value)		
- Construction investment project		
	-	-

10 . TANGIBLE FIXED ASSETS

Details in Appendix 2

11 . INVESTMENT PROPERTIES

	Car parking lot	Commercial and office area	Add
	VND	VND	VND
Historical cost			
Beginning balance of the period	40.136.232.223	42.385.740.456	82.521.972.679
- Increase/decrease due to settlement	-	-	-
Ending balance of the period	40.136.232.223	42.385.740.456	82.521.972.679
<i>In there:</i>			
- Fully depreciated	-	-	-
Accumulated depreciation			
Beginning balance	1.363.117.320	1.439.515.710	2.802.633.030
Bu Depreciation during the period	454.372.440	479.838.570	934.211.010
Ending balance of the period	1.817.489.760	1.919.354.280	3.736.844.040
Net carrying amount			
At the beginning of the period	38.773.114.903	40.946.224.746	79.719.339.649
At the end of the period	38.318.742.463	40.466.386.176	78.785.128.639

LONG-TERM FINANCIAL INVESTMENT

13 . COSTS WAITING FOR ALLOCATION

	30/06/2026	01/01/2026
	VND	VND
Short term		
Cost of tools and equipment	13.077.393	16.923.101
	13.077.393	16.923.101
Long term		
Cost allocation for tools and equipment.	48.285.000	139.681.318
Maintenance fees for commercial and office property	2.270.324.027	2.297.298.173
	2.318.609.027	2.436.979.491

14 . TRADE PAYABLES

	30/06/2026		01/01/2026	
	Value	Number of people capable of repaying the debt	Value	Number of people capable of repaying the debt
	VND	VND	VND	VND
Short term				
Stakeholders				
- <i>VISAHO Joint Stock Company</i>	-	-	1.029.726.239	1.029.726.239
Other side				
- <i>GELEX Group Joint Stock Company</i>	5.763.936.875	5.763.936.875	5.763.936.875	5.763.936.875
- <i>Payment must be made to other</i>	410.192.231	410.192.231	1.159.668.933	1.159.668.933
	6.174.129.106	6.174.129.106	7.953.332.047	7.953.332.047

15 . PREPAYMENTS FROM CUSTOMERS

	30/06/2026	01/01/2026
	VND	VND
Short term		
Stakeholders		
<i>Ms. Nguyen Thi Bich Ngoc</i>	1.564.279.858	1.564.279.858
Other side		
<i>HTP homebuyers pay upfront.</i>	16.761.881.192	52.324.290.802
<i>Other customers</i>	51.765.603	51.765.603
	18.377.926.653	53.940.336.263

DIVIDENDS AND PROFITS TO BE PAID

	30/06/2026	01/01/2026
	VND	VND
Payment must be made to Van Dao Limited Company.		40.851.000
Mr. Nguyen Van Kha must be paid.	75.587.700	75.587.700
Must be paid to other shareholders.	5.530.100	5.530.100
	81.117.800	121.968.800

16 . TAXES AND OTHER PAYMENTS TO THE GOVERNMENT

	the beginning of the year	Amount payable during the period	Amount actually paid during the period	Amount due at the end of the period
Value Added Tax	4.160.561.924	4.002.534.691	8.110.629.071	52.467.544
Corporate Income Tax	38.537.631.761	19.614.906.577	44.537.631.761	13.614.906.577
Personal Income Tax	1.101.076.089	261.787.086	1.328.234.808	34.628.367
	43.799.269.774	23.879.228.354	53.976.495.640	13.702.002.488

17 . REVENUE AWAITING ALLOCATION

	30/06/2026	01/01/2026
	VND	VND
Short term		
- Revenue received in advance from office rentals	-	418.806.302
- Revenue received in advance from parking fees.	-	10.925.925
	-	429.732.227

18 . OTHER PAYMENTS MUST BE MADE

	30/06/2026	01/01/2026
	VND	VND
Short term		
- Social insurance, health insurance, unemployment insurance, and trade union fees.	32.668.703	30.954.271
- Other payables and liabilities	5.712.161.817	780.606.024
	5.744.830.520	811.560.295
Long term		
- Accepting long-term deposits and collateral.	967.224.840	923.224.840
	967.224.840	923.224.840
In there		
- Payment must be made to the related party, Viaaho Joint Stock Company.	14.842.453	86.777.257
- Requires payment to other parties.	6.697.212.907	1.648.007.878

19 . PROVISIONS FOR PAYMENTS

	30/06/2026	01/01/2026
	VND	VND
Short term		
- Provision for warranty on construction quality of apartments and townhouses.	47.805.104.753	66.079.879.714
	47.805.104.753	66.079.879.714

20 . BONUS AND WELFARE FUND

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Beginning of the period	12.986.477.538	-

Provisions for the period	1.860.538.406	17.700.549.917
Use during the period	574.259.948	135.019.479
Ending balance of the period	<u>14.272.755.996</u>	<u>17.565.530.438</u>

BORROWINGS AND FINANCE LWASE LIABILITIES

Explanation of short-term loans

Explanation of long-term loans

Explanation of issued bonds

21 . OWNER'S EQUITY

21.1 Table of changes in equity capital (See equity capital notes)

21.2 Capital transactions with owners and dividend distribution, profit sharing.

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Owner's investment capital	250.000.000.000	250.000.000.000
- <i>Initial capital contribution</i>	250.000.000.000	250.000.000.000
- <i>Ending capital contribution</i>	250.000.000.000	250.000.000.000

21.3 Shares

	30/06/2026	01/01/2026
Number of shares registered to issue	25.000.000	25.000.000
Number of shares sold to the public	25.000.000	25.000.000
- <i>Common shares</i>	25.000.000	25.000.000
Quantity of outstanding shares in circulation	25.000.000	25.000.000
- <i>Common shares</i>	25.000.000	25.000.000
- <i>Preferred shares (classified as equity)</i>	-	-
Par value of outstanding shares (VND)	10.000	10.000

49 . CORPORATE INCOME TAX EXPENSES

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
<i>Corporate income tax from core business activities</i>		
Total accounting profit before tax	99.978.593.306	26.239.179.821
Upward adjustments	33.331	233.130.000
- <i>Invalid expense</i>	33.331	233.130.000
Downward adjustments	-	-
- <i>Adjusting for over-accrued corporate income tax from previous years.</i>	-	-
- <i>Losses carried forward from the previous year.</i>	-	-
- <i>Dividends, distributed profits, and income from other contracts are not subject to corporate income tax.</i>	-	-
Current taxable income		
<i>Income subject to the standard tax rate of 20%</i>	99.978.626.637	26.472.309.821
<i>Income subject to preferential tax rate of Y%</i>		
Corporate income tax expense is calculated based on taxable income for the current year.	19.995.725.327	5.294.461.964
Adjustments to corporate income tax expenses from previous periods are incorporated into the current corporate income tax expense for this period.	(380.818.750)	(77.955.815)
Corporate income tax payable at the beginning of the period	38.537.631.761	77.278.591.201
Provisional income tax of 1% on advance payments from real estate business activities.		1.071.052.243
Corporate income tax paid during the period	(44.537.631.761)	(77.278.591.201)
Corporate income tax payable at the end of the period.	13.614.906.577	6.287.558.392

46 . NET REVENUE FROM SALES AND SERVICES

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Sales revenue of apartments in the Hoang Thanh Pearl project.	79.296.352.097	13.629.139.611
Revenue from providing services	6.270.075.730	3.900.434.457
	85.566.427.827	17.529.574.068

47 . COST OF GOODS SOLD

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Cost of goods sold	15.430.396.651	6.072.897.166
Cost of providing services	2.938.257.283	1.409.845.795
	18.368.653.934	7.482.742.961

48 . FINANCIAL INCOME

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Interest on deposits and loans	16.810.611.537	22.881.414.900
	16.810.611.537	22.881.414.900

49 . FINANCIAL EXPENSES

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Borrowing costs	379.212.140	2.714.237.004
Other financial costs		790.831.580
	379.212.140	3.505.068.584

50 . SELLING EXPENSES

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Cost of raw materials and supplies		13.265.062
Labor costs		
Shipping costs		
Depreciation cost of fixed assets		
Warranty costs	(18.274.774.961)	526.390.892
Outsourced service costs		

Other expenses in cash	386.204.261	7.695.000
	(17.888.570.700)	547.350.954

51 . GENERAL ADMINISTRATIVE EXPENSES

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Cost of raw materials and supplies	12.652.500	9.972.997
Labor costs	703.193.735	1.263.119.805
Depreciation cost of fixed assets		9.720.456
Taxes, fees, charges		58.972.243
Outsourced service costs	857.571.198	1.006.026.686
Other expenses in cash	5.564.000	129.638.764
	1.578.981.433	2.477.450.951

The income of the Company's Executive Board for the year is as follows:

	From January 1, 2026 to June 30, 2026	From January 1, 2025 to June 30, 2025
	VND	VND
Company Management Board	749.332.631	1.148.011.450

EVENTS OCCURRING AFTER THE END DATE

No material events occurred after the end of the accounting year that would require adjustments or disclosures in these Financial Statements.

SEGMENT REPORTING

COMPARATIVE FIGURES

The comparative figures are those from the Balance Sheet of the Financial Statements for the fiscal year ended December 31, 2025, audited by AASC Auditing Firm Co., Ltd.

	Code number	Adjust	As presented in last year's report.
		VND	VND
a) Balance Sheet			
- Investment held until maturity	123	459.164.250.433	455.072.439.995
- Other short-term receivables	135	715.109.101	4.806.919.539
- Dividends and profits must be paid.		121.968.800	-
- Other short-term payables		811.560.295	933.529.095

 Le Thi Thu Huong Preparer	 Le Thi Thu Huong Chief Accountant	  Thach Anh Duc General Director <i>Approved, July 8, 2026</i>
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HANOI TRANSFORMER AND ELECTRICAL MATERIALS MANUFACTURING JOINT STOCK COMPANY

Financial statements

No. 55, K2 Street, Tu Liem Ward, Hanoi

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4 . FINANCIAL INVESTMENTS

b) Investment held until maturity

	30/06/2026			January 1, 2026		
	Original price	Fair value	Preventive	Original price	Fair value	Preventive
	VND	VND	VND	VND	VND	VND
- Short-term investment	478.771.919.871	-	-	459.164.250.433	-	-
<i>Time deposits at Global Petroleum Commercial Bank Limited.</i>	<i>142.779.580.514</i>	-	-	<i>143.394.589.704</i>	-	-
<i>Time deposits at Vietnam Prosperity Commercial Bank (VPBANK)</i>	<i>146.154.699.891</i>	-	-	<i>106.124.858.260</i>	-	-
<i>Time deposits at VIETINBANK Commercial Joint Stock Bank - VNDIRECT Securities Joint Stock Company</i>	<i>79.063.581.392</i>			<i>77.878.799.609</i>		
	<i>67.448.961.289</i>			<i>65.603.620.943</i>		
<i>Time deposits at other banks</i>	<i>52.157.830.880</i>	-	-	<i>66.162.381.917</i>	-	-
	487.604.653.966	-	-	459.164.250.433	-	-

As of June 30, 2026, the Company held an investment in IPA12402 bonds of IPA Investment Group Joint Stock Company, totaling 601 bonds, through a bond purchase agreement between the Company and VNDIRECT Securities Joint Stock Company. The bond interest rate was 9.5% per annum. The Company has the right and will repay these bonds on August 10, 2026, with an investment yield of 8.5% per annum.

27 . OWNER'S EQUITY

a) Table of changes in equity

	Owner's investment capital	Share premium	Other owner's equity	Treasury stock	Exchange rate difference	Development Investment Fund	Undistributed profits	Non-controlling shareholder interests	Add
	VND	VND	VND	VND	VND	VND	VND	VND	VND
<i>From January 1, 2025 to June 30, 2025</i>									
Beginning balance of the previous year	250.000.000.000	4.115.775.000	-	-	-	4.028.775.960	683.153.692.199	-	941.298.243.159
Capital increase in the previous period	-	-	-	-	-	-	-	-	-
Profit/loss in the previous period	-	-	-	-	-	-	20.944.717.857	-	20.944.717.857
Profit distribution	-	-	-	-	-	-	-	-	-
Dividend payment	-	-	-	-	-	-	(625.000.000.000)	-	(625.000.000.000)
From the Reward and Welfare Fund	-	-	-	-	-	-	(17.700.549.917)	-	(17.700.549.917)
Previous closing balance	250.000.000.000	4.115.775.000	-	-	-	4.028.775.960	61.397.860.139	-	319.542.411.099
<i>From January 1, 2026 to June 30, 2026</i>									
Beginning balance this year	250.000.000.000	4.115.775.000	-	-	-	4.028.775.960	226.506.982.880	-	484.651.533.840
Capital increase during this period	-	-	-	-	-	-	-	-	-
The subsidiary increased its capital during this period.	-	-	-	-	-	-	-	-	-
Net profit for this period	-	-	-	-	-	-	79.982.867.979	-	79.982.867.979
Dividends announced	-	-	-	-	-	-	-	-	-
Allocation from the investment and development fund.	-	-	-	-	-	-	-	-	-
Allocation from the reward and welfare fund.	-	-	-	-	-	-	(1.860.538.406)	-	(1.860.538.406)
This ending balance	250.000.000.000	4.115.775.000	-	-	-	4.028.775.960	304.629.312.453	-	562.773.863.413

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11 . TANGIBLE FIXED ASSETS

	Houses, buildings	Machinery and equipment	Transportation and transmission	Management equipment and tools	Other fixed assets	Add
	VND	VND	VND	VND	VND	VND
Historical cost						
Beginning balance	-	-	-	38.881.818	43.611.111	82.492.929
- Purchase in the period	-	-	-	-	-	-
- Completed construction investment	-	-	-	-	-	-
Ending balance	-	-	-	38.881.818	43.611.111	82.492.929
Accumulated depreciation						
Beginning balance	-	-	-	38.881.818	35.639.195	74.521.013
- Depreciation during the period	-	-	-	-	7.971.916	7.971.916
Ending balance	-	-	-	38.881.818	43.611.111	82.492.929
Remaining value						
As at the opening of the year	-	-	-	-	7.971.916	7.971.916
As at the closing of the period	-	-	-	-	-	-

HANOI TRANSFORMER AND ELECTRICAL MATERIALS MANUFACTURING JOINT STOCK COMPANY

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20 . TAX AND OTHER PAYABLES TO THE STATE BUDGET

	Beginning receivables	Amount payable at the beginning of the year	Amount payable during the period	Amount actually paid during the period	Ending balance	Amount due at the end of the period
	VND	VND	VND	VND	VND	VND
Value Added Tax	-	4.160.561.924	4.002.534.691	8.110.629.071	-	52.467.544
Corporate Income Tax	-	38.537.631.761	19.614.906.577	44.537.631.761	-	13.614.906.577
Personal Income Tax	-	1.101.076.089	261.787.086	1.328.234.808	-	34.628.367
	-	43.799.269.774	23.879.228.354	53.976.495.640	-	13.702.002.488

Appendix 4 : LOANS AND FINANCIAL LEASING DEBTS

	1/1/2026		During the period		30/6/2026	
	Value	Number of people capable of repaying	Increase	Reduce	Value	Number of people capable of repaying
	VND	VND	VND	VND	VND	VND
Short-term loans						
- Short-term loans			27.018.547.815	27.018.547.815	-	-
- Long-term loans and debts due for repayment						
	-	-	27.018.547.815	27.018.547.815	-	-

Appendix 4: LOANS AND FINANCIAL LEASING DEBTS

Details regarding short-term loans:

Lender	Loan type	Loan term	Annual interest rate	Purpose of the loan	Form of guarantee	30/06/2026	01/01/2026
						VND	VND
I. Short-term loans						-	-
- BIDV Bank - Ha Thanh Branch	VND	January 20, 2026 - May 14,	6,80%	Supplementing working capital	Mortgage secured by property	-	-
						-	-
						-	-