

HANOI TRADE JOINT STOCK CORPORATION
SEPARATE FINANCIAL STATEMENTS

Q2 2026



HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

SEPARATE STATEMENT OF FINANCIAL POSITION
As at 30/06/2026
Unit: VND

ASSETS	Codes	Notes	Ending Balance (As at 30/06/2026)	Beginning Balance (As at 01/01/2026)
A. CURRENT ASSETS	100		722.708.461.923	1.061.934.636.253
I. Cash and cash equivalents	110	V.01	30.321.663.182	24.698.402.671
1. Cash	111		30.321.663.182	24.698.402.671
2. Cash equivalents	112		-	-
II. Short-term financial investments	120	V.02	138.592.969.710	138.842.969.710
1. Short-term held-to-maturity investments	123		138.592.969.710	138.842.969.710
III. Short-term account receivables	130		490.425.045.834	836.124.665.969
1. Short-term trade receivables	131	V.03	306.925.985.055	301.800.700.639
2. Short-term advances to suppliers	132	V.04	328.607.561.043	327.078.636.235
3. Other short-term receivables	135	V.05	82.536.404.212	428.527.341.450
4. Provision for short-term doubtful debts	136	V.06	(227.644.904.476)	(221.282.012.355)
IV. Inventories	140		34.799.784.961	34.738.120.142
1. Inventories	141	V.07	34.799.784.961	34.738.120.142
V. Short-term biological assets	150		-	-
VI. Other current assets	160	V.08	28.568.998.236	27.530.477.761
1. Short-term prepayments	161		15.747.405.232	13.598.590.395
2. Value added tax deductibles	162		11.962.890.667	13.253.290.048
3. Taxes and other receivables from State Budget	163		858.702.337	678.597.318
B. NON-CURRENT ASSETS	200		1.931.953.028.914	1.924.075.523.886
I. Long-term receivables	210		8.207.856.218	4.585.730.771
1. Long-term receivables from customers	211	V.03	6.933.364.591	7.055.855.252
2. Other long-term receivables	215	V.05	4.847.412.748	1.102.796.640
3. Provision for long-term doubtful debts	216		(3.572.921.121)	(3.572.921.121)
II. Fixed assets	220		512.192.227.807	506.251.233.605
1. Tangible fixed assets	221	V.09	466.195.124.590	460.212.030.392
- Cost	222		767.141.638.813	751.925.860.511
- Accumulated depreciation	223		(300.946.514.223)	(291.713.830.119)
2. Intangible fixed assets	227	V.10	45.997.103.217	46.039.203.213
- Cost	228		49.002.192.011	49.002.192.011
- Accumulated depreciation	229		(3.005.088.794)	(2.962.988.798)
III. Long-term biological assets	230		-	-
IV. Investment property	240	V.11	88.995.658.837	90.832.576.603
- Cost	241		131.527.016.822	131.527.016.822
- Accumulated depreciation	242		(42.531.357.985)	(40.694.440.219)
V. Long-term assets in progress	250		887.101.093.539	886.445.009.587
1. Long-term assets in progress	251	V.12	558.866.406.067	556.119.126.034
2. Construction in progress	252	V.13	328.234.687.472	330.325.883.553

VI. Long-term financial investments	260		340.025.166.345	340.025.166.345
1. Investments in subsidiaries	261	V.14	144.994.927.755	144.994.927.755
2. Investment in associates, affiliates	262	V.15	130.932.302.987	130.932.302.987
3. Equity investments in other entities	263	V.16	77.247.472.782	77.247.472.782
4. Allowance for diminution in the value of long-term financial investments	264		(13.149.537.179)	(13.149.537.179)
VII. Other long-term assets	270		95.431.026.168	95.935.806.975
1. Long-term prepayments	271	V.17	95.431.026.168	95.935.806.975
TOTAL ASSETS	280		2.654.661.490.837	2.986.010.160.139

		<i>Unit: VND</i>		
RESOURCES	Codes	Notes	Ending Balance (As at 30/06/2026)	Beginning Balance (As at 01/01/2026)
C. LIABILITIES	300		469.042.643.120	793.076.032.485
I. Current liabilities	310		272.383.195.438	605.813.508.560
1. Short-term trade payable	311	V.18	16.696.207.970	17.531.864.717
2. Short-term advances from customers	312	V.19	1.336.625.235	711.143.372
3. Dividends and profits payable	313	V.20	24.331.200	24.331.200
4. Short-term taxes and amounts payable to State Budget	314		550.146.656	390.585.909
5. Payables to employees	315		2.425.961.736	4.361.723.891
6. Short-term accrued expenses	316	V.21	2.789.396.385	6.801.611.836
7. Short-term unearned revenue	319	V.22	12.332.521.019	9.503.780.043
8. Other current payables	320	V.23	47.080.415.788	41.586.501.205
9. Short-term loans and obligations under finance leases	321	V.24	189.096.824.170	524.804.415.394
10. Bonus and welfare funds	323		50.765.279	97.550.993
II. Long-term liabilities	330		196.659.447.682	187.262.523.925
1. Long-term trade payables	331		-	-
2. Long-term advance from customers	332	V.19	16.763.699.694	16.763.699.694
3. Long-term unrealized income	337	V.22	88.934.088.740	90.843.298.994
4. Other long-term payables	338	V.23	39.168.188.959	26.103.303.896
5. Long-term loans and obligations under finance leases	339	V.24	51.793.470.289	53.552.221.341
D. EQUITY	400		2.185.618.847.717	2.192.934.127.654
1. Owners' contributed capital	411	V.25	2.200.000.000.000	2.200.000.000.000
- Ordinary shares with voting rights	411a		2.200.000.000.000	2.200.000.000.000
- Preference shares	411b		-	-
2. Share premium	412		71.428.267	71.428.267
3. Treasury shares	415		(529.920.000)	(529.920.000)
4. Investment and development fund	418		33.381.940.928	33.381.940.928
5. Retained earnings	420		(47.304.601.478)	(39.989.321.541)
- Retained earnings accumulated to the prior year end	420a		-39989321541	-17100745829
- Retained earnings of the current year	420b		(7.315.279.937)	(22.888.575.712)
TOTAL RESOURCES	440		2.654.661.490.837	2.986.010.160.139

Preparers



CAO MANH TUAN

Chief Accountant



NGUYEN THI DUYEN

Hanoi, July 2026

General Director



DUONG THI LAM

SEPARATE INCOME STATEMENT

Q2 2026

Unit: VND

ITEMS	Codes	Notes	Quarter 2		Cumulative	
			Current year	Previous year	Current year	Previous year
1. Revenue from goods sold and services rendered	1	VI.26	104.392.501.222	101.236.813.795	192.725.264.636	218.774.610.750
2. Deductions	2		-	-	-	-
3. Net revenue from goods sold and services rendered	10	VI.27	104.392.501.222	101.236.813.795	192.725.264.636	218.774.610.750
4. Cost of goods sold and services rendered	11	VI.28	76.168.493.831	74.554.677.559	134.556.452.470	164.449.932.935
5. Gross profit from goods sold and services rendered	20		28.224.007.391	26.682.136.236	58.168.812.166	54.324.677.815
6. Gain/(loss) from sale and disposal of investment property	21					
7. Financial income	22	VI.29	8.963.809.911	19.682.054.259	17.555.038.312	37.445.181.226
8. Financial expenses	23	VI.30	8.357.797.502	15.015.884.920	16.324.041.306	31.319.773.341
- Of which: Loan interest charged	24		8.124.149.480	14.701.495.094	15.490.882.392	30.382.546.069
9. Selling expenses	25	VI.31	11.425.574.594	7.855.914.879	19.824.049.345	15.283.353.901
10. General and administration expenses	26	VI.32	28.727.117.891	21.594.490.987	47.375.687.727	52.730.384.903
11. Operating profit	30		(11.322.672.685)	1.897.899.709	(7.799.927.900)	(7.563.653.104)
12. Other income	31	VI.33	523.859.550	1.216.306.985	549.794.598	1.216.514.170
13. Other expenses	32	VI.34	12.530.062	14.015	65.146.635	637.534.252
14. Profit from other activities	40		511.329.488	1.216.292.970	484.647.963	578.979.918
15. Accounting profit before tax	50		(10.811.343.197)	3.114.192.679	(7.315.279.937)	(6.984.673.186)
16. Current corporate income tax expense	51	VI.35	-	15.967.785	-	58.426.582

17. Deferred tax expense	52	-	-	-
18. Net profit after corporate income tax	60	(10.811.343.197)	3.098.224.894	(7.315.279.937) (7.043.099.768)

Hanoi, 30 July 2026

M.S.D.N.: 0100101273
T.C.P.

General Director

Chief Accountant

Preparer



Handwritten signature of NGUYEN THI DUYEN

NGUYEN THI DUYEN

Handwritten signature of CAO MANH TUAN

CAO MANH TUAN

Handwritten signature of DUONG THI LAM

DUONG THI LAM

HANOI TRADE JOINT STOCK CORPORATION

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SEPARATE CASH FLOW STATEMENT

(Indirect method)

For the period from January 01, 2026 to June 30, 2026

Unit: VND

Items	Codes	Curent year	Previous year
I. Cash flows from operating activities			
<i>1. Profit before tax</i>	01	(7.315.279.937)	(6.984.673.186)
<i>2. Adjustments for:</i>			
Depreciation of fixed assets and investment properties	02	12.529.663.020	12.399.814.799
Provisions	03	6.362.892.121	10.679.712.318
Exchange gains, losses arising from revaluation of monetary items denominated in foreign currency	04	(29.345.643)	(219.872.893)
(Gain)/Loss from investing activities	05	(13.771.127.391)	(16.748.545.826)
Interest expenses	06	15.490.882.392	30.382.546.069
Other adjustments	07	-	-
<i>3. Operating profit before movements in working capital</i>	08	13.267.684.562	29.508.981.281
Increase, decrease in receivables	09	342.557.199.970	20.762.883.175
Increase, decrease in inventories	10	(2.808.944.852)	(862.691.900)
Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	6.124.170.405	(8.601.043.760)
Increase, decrease in prepayments and others	12	(1.644.034.030)	11.623.253.924
Increase, decrease in trading securities	13	-	-
Interest paid	14	(7.988.045.251)	(39.543.966.493)
Corporate income tax paid	15	(110.993.089)	(169.023.629)
Other proceeds from operating activities	16	-	-
Other payments for operating activities	17	(46.785.714)	-
<i>Net cash generated by operating activities</i>	20	349.350.252.001	12.718.392.598
II. Cash flows from investing activities			
Acquisition and construction of fixed assets and other long-term assets	21	(14.596.973.971)	(6.511.889.560)
Proceed from sales, disposal of fixed assets and other long-term assets	22	1.818.382	3.181.818
Cash outflow for lending, selling debt instruments of other entities	23	-	(10.300.000.000)
Cash recovered from lending, selling debt instruments of other entities	24	250.000.000	44.490.000.000
Payments for investments in other entities	25	-	(45.698.920.000)
Proceeds from disposal of investments in other entities	26	-	-
Interest earned, dividends and profits received	27	8.091.436.564	10.519.995.476
<i>Net cash flows from investing activities</i>	30	(6.253.719.025)	(7.497.632.266)
III. Cash flows from financing activities			
Proceeds from share issuance, capital contribution	31	-	-
Repayments of capital contributions to owners and	32	-	-
Drawdown of borrowings	33	60.662.074.226	500.027.686.317
Repayments of borrowings	34	(398.128.416.502)	(519.724.552.200)

Repayments of finance lease	35	-	-
Dividends, profits paid to shareholders	36	-	-
<i>Net cash flows from financing activities</i>	40	(337.466.342.276)	(19.696.865.883)
Net cash flows during the year (50 = 20+30+40)	50	5.630.190.700	(14.476.105.551)
Cash and cash equivalents at the beginning of year	60	24.698.402.671	51.757.199.535
Effect of exchange rate fluctuations on cash and cash equivalents	61	(6.930.189)	122.032.973
Cash and cash equivalents at the end of the year (70 = 50+60+61)	70	30.321.663.182	37.403.126.957

Preparer



CAO MANH TUAN

Chief Accountant



NGUYEN THI DUYEN



NOTES TO THE SEPARATE FINANCIAL STATEMENTS

Q2 2026

I. OPERATION FEATUES

1. Ownership form

Hanoi Trade Corporation - Joint Stock Company is an equitized enterprise from Hanoi Trade Corporation. The Corporation operates under Business Registration Certificate No. 0100101273, 36th change dated July 25, 2025 issued by Hanoi Department of Finance

Accordingly, the Corporation's charter capital is: 2,200,000,000,000 VND (Two thousand two hundred billion VND).

The Corporation is headquartered at No. 30-40 Le Thai To, Hoan Kiem Ward, Hanoi City.

2. The Corporation operates in the fields of production, commercial business, and real estate.

3. Business profession:

- Wholesale of food and beverages;
- Wholesale of machinery, electrical equipment, electrical materials (generators, electric motors, wires and other equipment used in electrical circuits); Wholesale of machinery, equipment and spare parts for textile, garment and footwear machines;
- Wholesale of domestic tobacco products and pipe tobacco.
- Wholesale of electronic and telecommunications equipment and components;
- Wholesale of other household appliances (Except pharmaceuticals).
- Wholesale of computers, peripherals and software.
- Retailing of food, beverages, domestic tobacco products, and waterpipe tobacco accounts for a large proportion of general stores.
- Other retail in general stores.
- Retail of computers, peripherals, software and telecommunications equipment in specialized stores.
- Retailing of fabrics, wool, yarn, sewing threads and other textiles in specialized stores.
- Retailing of hardware, paint, glass and other installation equipment in the construction of specialized stores
- Wholesale of fabrics, ready-made garments, shoes.
- Production of paper and cardboard packaging.
- Retailing of domestic food, beverages, tobacco products. Pipe tobacco in specialized stores.
- Producing wooden packaging, producing animal, poultry and aquatic feed, producing shoes, sugar, short-term accommodation services, transporting goods by inland waterways;
- Retail sale of household electrical appliances, beds, cabinets, tables, chairs and similar furniture, lamps and electric light sets, other household appliances not elsewhere classified in specialized stores.
- Bán lẻ sách, báo, tạp chí văn phòng phẩm trong các cửa hàng chuyên doanh. Retailing books, newspapers, magazines and stationery in specialized stores.
- Retailing gold, silver, precious and semi-precious stones, and jewelry in specialized stores;

4. The Corporation's organizational structure at the time of reporting includes:

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38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

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Board of Directors

Mr Nguyen Thai Dung	Chairman of the Board of Directors;
Mrs Tran Thi Tuyet Nhung	Member of the Board of Director
Mrs Tran Hue Linh	Member of the Board of Director

Board of Supervisors

Mrs Nguyen Hong Hai	Head of the Board of Supervisors
Mrs Vu Thi Quynh Trang	Member of Supervisory Board
Mr Nguyen Trong Hien	Member of Supervisory Board

Board of Management

Mrs Duong Thi Lam	General Director
Mrs Do Tue Tam	Deputy General Director

Chief Accountant

Mrs Nguyen Thi Duyen	Chief Accountant	appointed on 04 May 2026
Mrs Nguyen Thu Hang	Chief Accountant	dismissed on 04 May 2026

5 Normal production and business operating cycle: business operating cycle is 12 months

6 List of affiliated units of the Corporation

Unit name	Headquarters
1 Corporation Office	30-40 Le Thai To, Hoan Kiem Ward, Hanoi
2 Branch of Hanoi Trading Corporation - Joint Stock Company - Northern Import-Export Center	30-40 Le Thai To, Hoan Kiem Ward, Hanoi
3 Duty-Free Business Center	C4 Giang Vo, Giang Vo Ward, Hanoi
4 Branch of Hanoi Trading Corporation - Joint Stock Company - Hapromart Supermarket Business Center	30-40 Le Thai To, Hoan Kiem Ward, Hanoi
5 Bac Thang Long Wholesale Market Business Center	Vinh Thanh Ward, Hanoi
6 Southern Wholesale Market Business Center	Den Lu, Hoang Mai Ward, Hanoi
7 Branch of Hanoi Trade Corporation Branch - Joint Stock Company - Export Processing Center	Group 47, Thu Lam commune, Hanoi
8 Branch of Hanoi Trading Corporation - Joint Stock Company in Ho Chi Minh City	77 - 79 Pho Duc Chinh, Sai Gon Ward, Ho Chi Minh city
9 Thuong Dinh Market Business Center	Thuong Dinh, Thanh Xuan Ward, Hanoi
10 Branch of Hanoi Trading Corporation - Joint Stock Company in Dong Thap province	Group 10, Tan Thuan B Hamlet, Tan Duong Commune, Dong Thap Province
11 Branch of Hanoi Trading Corporation - Joint Stock Company in Hung Yen province	Trai Residential Group, Duong Hao Ward, Hung Yen Province

II. ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

The Corporation's accounting period is based on the calendar year, starting on January 1 and ending on December 31 every year.

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he currency used in accounting is Vietnamese Dong ("VND"), accounting is based on the principle of historical cost, in accordance with the Accounting Law, accounting standards, Vietnamese corporate accounting regime and other regulations. Legal regulations related to the preparation and presentation of consolidated financial statements.

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting system

The Corporation applies the enterprise accounting regime issued under Circular No. 99/2025/TT-BTC dated October 27, 2025, of the Ministry of Finance, which provides guidance on the enterprise accounting system.

2. Applied accounting form: The Corporation applies computerized accounting software.

3. Declaration of compliance with Accounting Standards and Accounting Regime:

The Board of Directors of Hanoi Trading Corporation declares that the General Financial Statements are prepared and presented in accordance with Vietnamese Accounting Standards, Vietnamese Enterprise Accounting Regime and relevant legal regulations. to the preparation and presentation of issued financial statements in accordance with the characteristics of production and business activities of the Corporation.

IV. APPLICABLE ACCOUNTING POLICIES

The following are the main accounting policies that the Corporation has applied to record books and prepare consolidated financial statements:

1. Exchange rates applied in accounting:

Economic transactions arising in foreign currency are accounted for at the actual exchange rate of the transaction bank at the time the transaction arises. At the end of the period, cash assets and liabilities denominated in foreign currencies are converted at the buying exchange rate of the commercial bank where the Corporation opens its account on the end of the accounting period.

2. Principles for recording cash and cash equivalents:

Principles for determining amounts:

Cash is a general indicator that reflects all available cash of the Corporation in the report, including cash in the enterprise's fund, demand deposits in banks, recorded and reported in Vietnamese Dong, Vietnam ("VND"), in accordance with the provisions of Accounting Law No. 03/2003/QH11 dated June 17, 2003.

Principles for determining cash equivalents:

Cash equivalents are short-term investments with a maturity of no more than 3 months from the date of investment, are easily convertible into a known amount of cash and have no risk of conversion into cash. at the time of reporting, in accordance with the provisions of Vietnamese Accounting Standard No. 24 - Cash flow reporting.

3 Principles of accounts receivable accounting:

Receivables are amounts that can be recovered from customers or other entities. Receivables include accounts receivable from customers and other receivables. Receivables are presented at book value less provisions for doubtful debts. Accounts receivable must not be recorded higher than the value to be recovered.

Receivables from customers: reflects debts receivable and the payment status of debts receivable from the business to customers regarding proceeds from sales of products, goods, investment real estate, fixed assets, and financial investments. , providing services.

Internal receivables: reflects receivables and the payment situation of receivables between the enterprise and its subordinate units or between subordinate units.

Other receivables: reflects receivables beyond the scope reflected in customer receivables, internal receivables and the payment situation of these receivables.

Receivables from customers, internal receivables, and other receivables at the time of reporting, based on the remaining term of the receivables, if:

With a collection or payment period of no more than 12 months (or within one production and business cycle) is classified as short-term.

- Having a collection or payment term of more than 12 months (or within a production and business cycle) is classified as long-term.

At the time of preparing the Financial Statement, receivables denominated in foreign currency are re-evaluated according to the actual exchange rate of the commercial bank where the enterprise appoints the customer to pay.

4 Principles for recording inventory:

Principles for evaluating inventory and methods for determining the value of ending inventory:

- * Inventories are determined on the basis of cost. Original cost of inventory includes: Purchase costs, processing costs and other directly related costs incurred to bring the inventory to its current location and condition.

Unaccounted costs and original cost of inventory:

- Trade discounts and rebates due to improperly purchased goods.
- Raw material costs, labor costs and other production and business costs arise above normal levels
- Inventory preservation costs exclude inventory preservation costs necessary for the next production process and inventory preservation costs incurred during the purchasing process
- Sales expenses.
- Business management costs.

Method for determining the value of inventory at the end of the period: Value of inventory at the end of the period = Value of inventory at the beginning of the period + Value of goods imported during the period - Value of goods exported during the period. (Inventory price calculation method is based on the Weighted Average method).

General inventory accounting method: According to the regular declaration method.

Method for determining the value of unfinished products at the end of the period: Unfinished production and business costs are gathered according to each unfinished project or revenue that has not been recorded, corresponding to the volume of unfinished work at the end of the period. .

5 Principles of accounting and depreciation of fixed assets:

Principles for recording tangible fixed assets:

Fixed assets are initially recorded at cost. During the course of operations, the Company's fixed assets are accounted for according to three criteria: original price, accumulated depreciation and remaining value.

The original cost of a fixed asset is determined as the entire cost that the unit has spent to acquire that asset up to the time the asset is placed in a ready-to-use position.

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The recognition of tangible fixed assets and depreciation of fixed assets are carried out in accordance with Vietnamese accounting standards No. 03 - Tangible fixed assets, Circular No. 99/2025/TT-BTC dated October 27, 2025 of the Ministry of Finance guiding the corporate accounting regime, Circular 45/2013/TT-BTC dated April 25, 2013 guiding the management, use and deduction regime Depreciation of fixed assets and Circular 147/2016/TT-BTC dated October 13, 2016 on amending and supplementing a number of articles of Circular 45/2013/TT-BTC dated April 25, 2013.

Depreciation method for intangible fixed assets:

The recognition of intangible fixed assets and depreciation of intangible fixed assets is carried out in accordance with Vietnamese Accounting Standards No. 04 - Intangible fixed assets, Circular No. 99/2025/TT-BTC dated October 27, 2025 of Ministry of Finance guides corporate accounting regime, Circular 45/2013/TT-BTC dated April 25, 2013 of the Ministry of Finance guides management regime management, use and depreciation of fixed assets and Circular 147/2016/TT-BTC dated October 13, 2016 of the Ministry of Finance on amending and supplementing a number of articles of Circular 45/2013/TT- BTC on April 25, 2013.

Intangible fixed assets are recorded at their original cost and are reflected on the Balance Sheet according to the criteria of original price, accumulated depreciation and residual value.

7. Principles of recognition and depreciation methods of investment real estate

Principles of recognition of investment real estate

Investment real estate of the Corporation is real estate held by the Corporation for the purpose of earning profits from operating leases. Investment real estate for lease is stated at cost less accumulated depreciation.

The original cost of purchased investment real estate includes the purchase price and directly related costs such as related legal consulting service fees, registration fees and other related transaction costs. The original price of self-built investment real estate is the final settlement value of the project or directly related costs of the investment real estate.

Depreciation method of investment real estate

Rental investment properties are depreciated using the straight-line method over an estimated useful life equivalent to fixed assets of the same type.

8. Principles for recording construction in progress costs

Construction in progress costs are investment costs of construction projects recorded at original cost. This cost includes necessary costs to form assets including construction costs, equipment, other costs and related interest costs in accordance with the Corporation's accounting policies. These costs will be converted to the original cost of fixed assets according to the provisional price (if there is no approved settlement) when the assets are handed over for use.

According to the State's regulations on construction investment management, depending on management decentralization, the settlement value of completed basic construction works needs to be approved by competent authorities. Therefore, the final value of the value of capital construction works may change and depends on the settlement approved by the competent authorities.

9. Principles of accounting for prepaid expenses

Prepaid expenses include actual costs incurred but related to production and business activities of many accounting periods, including: Cost of tools, equipment, circulating packaging, and other expenses Other prepaid fees serve business activities of many accounting periods

10. Principles of accounting for liabilities

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Liabilities are payments to suppliers and others. Liabilities include accounts payable to suppliers and other payables. Liabilities are tracked in detail according to the original term, remaining term at the time of reporting, payable objects, payable currency and other factors according to the Corporation's management needs. The classification of payables as payables to sellers, internal payables, and other payables is done according to the principle:

- Payables to sellers include commercial payables arising from buy-sell transactions, including payables upon import through consignees;

- Internal payables include payables between superior units and subordinate units without dependent accounting legal status;

- Other payables include non-commercial payables, not related to transactions of buying, selling or providing goods and services.

The Corporation, based on the remaining term at the time of reporting, classifies liabilities as long-term or short-term.

Liabilities recorded are not lower than payment obligations. Liabilities denominated in foreign currency are re-evaluated by the Corporation according to the foreign currency selling rate of the commercial bank where the Corporation regularly has transactions.

11. Principles for recording loans and financial lease liabilities

Loans and financial lease debt are tracked in detail on repayment terms. Amounts with a repayment period of more than 12 months from the date of preparation of the Financial Statements are presented as long-term loans and financial lease debt. Amounts due within the next 12 months from the date of preparation of the Financial Statements are presented as short-term loans and financial lease liabilities.

Loans and debts in foreign currency are converted into accounting currency according to the actual exchange rate at the time of arising.

Principle of capitalization of borrowing costs

· Borrowing costs directly related to construction investment or production of unfinished assets are included in the value of that asset (capitalized), including loan interest, allocation of discounts Discount or premium when issuing bonds, additional costs incurred related to the loan procedure process.

· Capitalization of borrowing costs will be suspended during periods when construction investment or work in progress is interrupted, unless such interruption is necessary.

· Capitalization of borrowing costs will cease when the principal activity is necessary to prepare the uncompleted asset for use or sale. Borrowing costs incurred will then be recorded as production and business costs in the period in which they arise.

· Income arising from temporary investment or separate loan capital while waiting to be used for the purpose of acquiring unfinished assets must be recorded as a deduction (-) in borrowing costs when capitalized.

· Borrowing costs capitalized during the period must not exceed the total borrowing costs incurred during the period. Loan interests and discounted or premium allocations capitalized in each period must not exceed the actual loan interest amount incurred and the discount or premium allocation in that period.

12. Principles for recording payable expenses

Payable expenses include loan interest, construction costs, and other payable expenses. The costs of construction projects and design consultation have been included in the actual estimates, but not enough records and documents have been collected because the construction projects are far away and scattered in many areas. into production and business costs in the period to ensure the principle of compatibility between revenue and costs. The basis for determining the value of the payable costs of construction works is the temporarily calculated value of the project or the temporary record of volume determination, the basis for determining the value of the payable costs of apartment design consulting activities. Based on the contract and the completed work. When those costs arise, if there is a difference with the deducted amount, the accountant will add or record a decrease in costs corresponding to the difference.

13. Principles and methods of recording revenue and other income:

The Corporation's revenue during the period includes real estate business revenue, trade revenue, service revenue and revenue from deposit interest

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

- The majority of the risks and rewards incidental to ownership of the product or goods have been transferred to the buyer;
- The Company no longer holds the right to manage the goods such as: the owner of the goods or the right to control the goods
- Revenue is determined relatively reliably;
- The Company has obtained or will receive economic benefits from the sales transaction;
- Identify the costs associated with the sales transaction

Real estate business revenue is recognized when the transfer contract or lease contract has been signed by both parties and the premises are handed over.

Revenue from service provision:

Recognized when the outcome of that transaction can be determined reliably. In case the provision of services involves multiple periods, revenue is recognized in the period according to the results of the work completed on the balance sheet date of that period. The result of a service provision transaction is determined when the following conditions are met:

- Revenue is determined relatively reliably;
- There is a possibility of deriving economic benefits from the transaction providing that service;
- Determine the work completed on the balance sheet date
- Determine the costs incurred for the transaction and the costs to complete the service provision transaction;
- The completed work of providing services is determined according to the method of evaluating completed work.

Revenue from financial activities

Revenue arising from interest, dividends, shared profits, realized exchange rate differences and other financial revenue is recorded when the following two (2) conditions are simultaneously satisfied:

- There is a possibility of obtaining economic benefits from that transaction
- Revenue is determined relatively reliably.

Interest revenue is recognized on the basis of time and actual interest rate.

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Other income: other income outside of production and business activities includes: income from sale and liquidation of fixed assets, differences in revaluation of assets contributed as capital, fines, compensation and other revenues enter another.

14. Principles of accounting for cost of goods sold

Cost of goods sold is recorded according to actual revenue in accordance with revenue generated during the year and ensures the principle of prudence. The cost of direct materials consumed in excess of normal levels, labor costs, and fixed general production costs are not allocated to the value of warehoused products (after deducting compensation, if any).

15. Principles of financial cost accounting

Financial costs include: Loan interest. Specifically as follows:

- Interest is recorded according to the actual amount incurred based on the loan balance and actual loan interest rate each period (except for capitalized borrowing costs);

16. Principles and methods for recording sales expenses and business management expenses:

Selling expenses and corporate management expenses are expenses that reflect the costs of distributing products and goods, providing services to the market and general management of the Corporation. arising during the accounting period, including:

- Salary costs for employees of the sales department and business management department (salaries, wages, allowances...); social insurance, health insurance, union dues, unemployment insurance for sales staff and business management staff;

- Cost of office materials and labor tools; Depreciation of fixed assets used for sales and business management departments; land rent, license tax; services purchased from outside (electricity, water, telephone, fax, property insurance, fire and explosion...); Other monetary expenses (receiving guests, customer conferences...)

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET

Unit: VND

1. Cash and Cash equivalents	Ending balance	Beginning balance		
Cash on hand	1.081.928.829	1.147.371.337		
Bank demand deposits	29.239.734.353	23.551.031.334		
Total	30.321.663.182	24.698.402.671		
2. Short-term financial investments	Ending balance	Beginning balance		
Held-to-maturity investments	138.592.969.710	138.842.969.710		
Total	138.592.969.710	138.842.969.710		
3. Trade receivables	Ending balance	Beginning balance		
Short-term trade receivables	306.925.985.055	301.800.700.639		
Long-term trade receivables	6.933.364.591	7.055.855.252		
Total	313.859.349.646	308.856.555.891		
4. Short-term advances to suppliers	Ending balance	Beginning balance		
Total	328.607.561.043	327.078.636.235		
5. Other receivables	Ending balance	Beginning balance		
Other short-term receivables	82.536.404.212	428.527.341.450		
Other long-term receivables	-	-		
Total	82.536.404.212	428.527.341.450		
6. Provision for doubtful debts	Ending balance	Beginning balance		
Provision for short-term doubtful debts	(227.644.904.476)	(221.282.012.355)		
Provision for long-term doubtful debts	(3.572.921.121)	(3.572.921.121)		
Total	(231.217.825.597)	(224.854.933.476)		
7. Inventories	Ending balance		Beginning balance	
	Original price	Preventive	Original price	Preventive
Goods in transit	-	-	-	-
Raw Material	221.797.503	-	34.501.490	-
Tools and supplies	-	-	-	-
Work in progress	-	-	-	-
Finished goods	19.460.620.434	-	19.980.027.095	-
Goods	13.906.433.691	-	13.512.658.224	-
Goods sent for sale	-	-	-	-
Real estate goods	1.210.933.333	-	1.210.933.333	-

Total	34.799.784.961	-	34.738.120.142	-
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The value of inventory is used as mortgage or pledge to secure payable debts:

None

8. Other short-term assets	Ending balance	Beginning balance
Short-term prepayments	15.747.405.232	13.598.590.395
Value added tax deductibles	11.962.890.667	13.253.290.048
Taxes and other receivables from the State budget (*)	858.702.337	678.597.318
Total	28.568.998.236	27.530.477.761

(*) Taxes and other receivables from the State budget:

	Beginning balance	Payable during the year	Paid during the year	Ending balance
Corporate income tax	484.210.567		110.993.089	595.203.656
Import and export duties	-			-
Value added tax	37.108.013	37.108.013		-
Special consumption tax	-			-
Personal income tax	-		6.134.325	6.134.325
Land rent	1.013.797		100.085.618	101.099.415
Other taxes	156.264.941		-	156.264.941
Total	678.597.318	37.108.013	217.213.032	858.702.337

9. Tangible fixed assets <Details in Appendix No. 01>

10. Increases, decreases in intangible assets

	Land use rights	Computer Software	Total
Cost			
<i>Opening balance</i>	<i>45.845.913.581</i>	<i>3.156.278.430</i>	<i>49.002.192.011</i>
Additions			-
Another increases	-		-
Another decreases		-	-
Liquidation and sale	-	-	-
<i>Closing balance</i>	<i>45.845.913.581</i>	<i>3.156.278.430</i>	<i>49.002.192.011</i>
Accumulated amortisation			
<i>Opening balance</i>	<i>31.243.704</i>	<i>2.931.745.094</i>	<i>2.962.988.798</i>
Depreciation during the period	-	42.099.996	42.099.996
Liquidation and sale		-	-
Another decreases	-	-	-
<i>Closing balance</i>	<i>31.243.704</i>	<i>2.973.845.090</i>	<i>3.005.088.794</i>
Net book value			
<i>Opening balance</i>	<i>45.814.669.877</i>	<i>224.533.336</i>	<i>46.039.203.213</i>
<i>Closing balance</i>	<i>45.814.669.877</i>	<i>182.433.340</i>	<i>45.997.103.217</i>

11. Increases, decreases in investment properties

Items	Beginning balance	Increased during the period	Decreased during the period	Ending balance
<i>a) Rental real estate</i>				
Cost	131.527.016.822	-	-	131.527.016.822
- Land use rights	97.669.924.568	-	-	97.669.924.568

- Infrastructure	33.857.092.254	-	-	33.857.092.254
Accumulated Depreciation	40.694.440.219	1.836.917.766	-	42.531.357.985
- Land use rights	21.877.746.710	1.374.024.384	-	23.251.771.094
- Infrastructure	18.816.693.509	462.893.382	-	19.279.586.891
Net book value	90.832.576.603	-	-	88.995.658.837
- Land use rights	75.792.177.858	-	-	74.418.153.474
- Infrastructure	15.040.398.745	-	-	14.577.505.363

12. Long-term assets in progress	Ending balance	Beginning balance
Le Chi housing and auxiliary area project, Gia Lam, Hanoi	558.866.406.067	556.119.126.034
Total	558.866.406.067	556.119.126.034

13. Construction in progress	Ending balance	Beginning balance
Total	328.234.687.472	330.325.883.553

14. Investments in subsidiaries (Details in Appendix No. 02)

15. Investment in associates, affiliates (Details in Appendix No. 02)

16. Equity investments in other entities (Details in Appendix No. 02)

17. Long-term prepayments	Ending balance	Beginning balance
Long-term prepayments	95.431.026.168	95.935.806.975
Total	95.431.026.168	95.935.806.975

18. Short-term trade payables	Ending balance	Beginning balance
Total	16.696.207.970	17.531.864.717

19. Advances from customers	Ending balance	Beginning balance
<i>Short-term advances from customers</i>	<i>1.336.625.235</i>	<i>711.143.372</i>
<i>Long-term advances from customers</i>	<i>16.763.699.694</i>	<i>16.763.699.694</i>
Total	18.100.324.929	17.474.843.066

20. Taxes and amounts payable to the State budget

	Beginning balance	Amount payable during the period	Amount paid during the period	Ending balance
Value added tax	178.217.817	4.445.390.135	4.151.806.217	471.801.735
Special consumption tax	-	3.449.344	2.914.963	534.381
Import and export duties	-	102.537.897	102.537.897	-
Personal income tax	60.806.832	450.694.325	433.690.617	77.810.540
Corporate income tax	-	-	-	-
Land rent	-	36.993.589.303	36.993.589.303	-
Other taxes	151.561.260	-	151.561.260	-
Total	390.585.909	41.996.534.155	41.836.973.408	550.146.656

21. Short-term accrued expenses	Ending balance	Beginning balance
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	Value	Capable of repaying debt	Value	Capable of repaying debt
Other accruals	2.425.961.736	2.425.961.736	4.361.723.891	4.361.723.891
Total	2.425.961.736	2.425.961.736	4.361.723.891	4.361.723.891
22. Unrealized revenues			Ending balance	Beginning balance
<i>Short-term unrealized revenues</i>			<i>12.332.521.019</i>	<i>9.503.780.043</i>
<i>Long-term unrealized revenues</i>			<i>88.934.088.740</i>	<i>90.843.298.994</i>
Total			101.266.609.759	100.347.079.037
23. Other current payables			Ending balance	Beginning balance
<i>Short-term other current payables</i>			<i>47.080.415.788</i>	<i>41.586.501.205</i>
<i>Long-term other current payables</i>			<i>39.168.188.959</i>	<i>26.103.303.896</i>
Total			86.248.604.747	67.689.805.101
24. Loans and obligations under finance leases			Ending balance	Beginning balance
<i>Short-term loans and obligations under finance leases</i>			<i>189.096.824.170</i>	<i>524.804.415.394</i>
<i>Long-term loans and obligations under finance leases</i>			<i>51.793.470.289</i>	<i>53.552.221.341</i>
Total			240.890.294.459	578.356.636.735
25. OWNERS' EQUITY: Reconciliation table of equity fluctuations				
<Details in Appendix No. 03>				

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE INCOME STATEMENT <Unit: VND>

26. Gross revenue from good sold and services rendered	Current period	Previous period
Sales revenue	52.737.386.099	61.649.038.289
Revenue from providing services and finished products	51.222.424.518	39.276.489.890
Real estate business revenue	432.690.605	311.285.616
Total	104.392.501.222	101.236.813.795
Revenue deductions	0	0
Trade discount	-	-
Sales returned	-	-
Reduced sales price	-	-
27. Net revenue from good sold and services rendered	Current period	Previous period
Revenue from finished goods sold	52.737.386.099	61.649.038.289
Revenue from service provision	51.222.424.518	39.276.489.890
Real estate business revenue	432.690.605	311.285.616
Total	104.392.501.222	101.236.813.795
28. Cost of sales	Current period	Previous period
Cost of goods sold	40.493.959.279	49.684.285.832
Cost of services and finished products provided	35.442.737.861	24.638.945.036
Cost of real estate business	231.796.691	231.446.691

Recorded reductions in cost of capital	-	-
Total	76.168.493.831	74.554.677.559
29. Financial income	Current period	Previous period
Interest on deposit, margin	2.972.097.436	2.985.599.222
Interest on exchange rate difference	177.615.910	1.057.805.406
Dividends and profits are distributed	5.814.096.565	6.880.307.163
Profits from business cooperation	-	8.758.342.468
Total	8.963.809.911	19.682.054.259
30. Financial expenses	Current period	Previous period
Loan interest expenses	8.124.149.480	14.701.495.094
Exchange rate difference loss	233.648.022	314.389.826
Total	8.357.797.502	15.015.884.920
31. Selling expenses	Current period	Previous period
Employee expenses	2.522.895.534	2.399.831.291
Cost of packaging materials	48.276.260	172.927.660
Cost of tools and supplies	3.646.533.984	291.662.132
Fixed asset depreciation expense	305.846.595	315.655.447
Cost of hired services	4.294.657.340	3.967.183.036
Other costs	607.364.881	708.655.313
Total	11.425.574.594	7.855.914.879
32. General and administrative expenses	Current period	Previous period
Employee expenses	5.775.525.190	5.723.182.170
Material costs	16.260.807	15.632.059
Cost of office supplies	233.995.871	144.008.668
Fixed asset depreciation expense	1.596.783.122	1.176.564.619
Taxes, charges and fees	308.376.880	302.764.458
Cost of hired services	2.607.540.487	1.839.874.587
Setting up provisions for bad debts	6.362.892.121	-
Other costs	11.825.743.413	12.392.464.426
Total	28.727.117.891	21.594.490.987
33. Other incomes	Current period	Previous period
Liquidation of fixed assets, tools and equipment	-	3.181.818
Other incomes	523.859.550	1.213.125.167
Total	523.859.550	1.216.306.985
34. Other expenses	Current period	Previous period

Residual value of fixed assets, liquidated tools and equipment

-

-

Other expenses

12.530.062

14.015

Total

12.530.062

14.015

35. Current corporate income tax expenses

Current period

Previous period

Corporate income tax must be paid

-

15.967.785

Preparer

Chief accountant



CAO MANH TUAN

NGUYEN THI DUYEN



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Appendix No. 01: Tangible fixed assets

Items	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Others	Total
Cost						
Opening balance	711.978.564.888	27.481.957.626	6.773.302.741	2.968.793.221	2.723.242.035	751.925.860.511
Buy during the period						-
Basic construction completed	16.688.170.052					16.688.170.052
Other increase						-
Liquidation and sale		138.971.750				138.971.750
Other decrease	1.150.000.000			183.420.000		1.333.420.000
Closing balance	727.516.734.940	27.342.985.876	6.773.302.741	2.785.373.221	2.723.242.035	767.141.638.813
Accumulated depreciation						
Opening balance	273.308.468.569	9.473.277.690	5.315.446.591	2.052.617.082	1.564.020.187	291.713.830.119
Depreciation during the period	9.604.422.168	807.519.810	117.360.504	98.960.916	22.381.860	10.650.645.258
Other increase						-
Liquidation and sale		84.541.154				84.541.154
Other decrease	1.150.000.000			183.420.000		1.333.420.000
Closing balance	281.762.890.737	10.196.256.346	5.432.807.095	1.968.157.998	1.586.402.047	300.946.514.223
Net book value						
Opening balance	438.670.096.319	18.008.679.936	1.457.856.150	916.176.139	1.159.221.848	460.212.030.392
Closing balance	445.753.844.203	17.146.729.530	1.340.495.646	817.215.223	1.136.839.988	466.195.124.590

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Appendix No. 02: Long-term financial investments**I Investments in subsidiaries**

Company	Proportion (%)	Ending balance	Beginning balance
Hapro Vodka Joint Stock Company	54,58%	12.296.331.337	12.296.331.337
Hapro Handicrafts Import Export and Trader Tourism Joint Stock Company	52,50%	711.610.898	711.610.898
Binh Phuoc Cashew Production Processing Import Export Joint Stock Company	83,69%	44.135.128.820	44.135.128.820
Hanoi Trade Infrastructure Development Investment Joint Stock Company	92,41%	48.566.301.620	48.566.301.620
Bac Giang Trade Infrastructure Development Investment Joint Stock Company	60,97%	17.344.555.080	17.344.555.080
Hai Duong Technology Joint Stock Company	93,51%	21.941.000.000	21.941.000.000
Total		144.994.927.755	144.994.927.755

II Investment in associates, affiliates

Company	Proportion (%)	Ending balance	Beginning balance
Chu Dau Ceramic Joint Stock Company	30,00%	7.167.297.628	7.167.297.628
Livestock Production and Trading Joint Stock Company	42,33%	7.479.953.666	7.479.953.666
An Phu Hung Import Export Trading Joint Stock Company	40,00%	4.000.000.000	4.000.000.000
Hapro Information Joint Stock Company	26,77%	739.026.324	739.026.324
Long Bien Joint Stock Company	30,94%	8.888.625.561	8.888.625.561
Asia Tower Company Limited	40,00%	18.496.560.817	18.496.560.817
Hanoi Agricultural Import Export Service Joint Stock Company	42,38%	22.261.258.758	22.261.258.758
Trang Thi Hotel Joint Stock Company	30,00%	3.000.000.000	3.000.000.000
Hanoi Trade and Tourist Development Joint Stock Company	40,00%	1.304.547.750	1.304.547.750
Buoi Market Services and Trading Investment Joint Stock Company	30,00%	15.132.143.040	15.132.143.040
Hanoi FoodStuff Joint Stock Company	20,00%	28.426.598.108	28.426.598.108
Thuy Ta Food Joint Stock Company	30,00%	7.018.145.668	7.018.145.668
Thuy Ta Joint Stock Company	30,00%	7.018.145.667	7.018.145.667
Total		130.932.302.987	130.932.302.987

III Equity investments in other entities

Công ty	Proportion (%)	Ending balance	Beginning balance
Hanoi Trading Service Fashion Joint Stock Company	15,00%	8.577.173.184	17.154.346.367
Yen My Textile And Garment Export Joint Stock Company	15,00%	8.577.173.183	-
VNN Trading and Investment Joint Stock Company	6,11%	1.295.000.000	1.295.000.000
Hanoi Milk Joint Stock Company	0,23%	788.160.603	788.160.603
Global Property Investment Corporation	2,40%	32.203.288.931	32.203.288.931
Construction Investment And Trading - Cointra Joint Stock Company	10,00%	1.000.000.000	1.000.000.000
Trang Tien Investment and Trading Company Limited	10,00%	10.065.485.897	10.065.485.897
Chu Dau Hai Duong Porcelain Ceramics Joint Stock Company	2,67%	-	-
Tan My Production Trading and Services Joint Stock Company	5,57%	7.082.706.930	7.082.706.930
Nga Tu So Market Trade Center Joint Venture		5.550.000.000	5.550.000.000
Lang Yen Trading Joint Stock Company	5,00%	2.108.484.054	2.108.484.054
Viet Ha Cashew Import Export Joint Stock Company	5,00%	-	-
Total		77.247.472.782	77.247.472.782

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Appendix No. 03: Owners' equity

Movement in owner's equity

Unit: VND

Items	Owners' contributed capital	Share capital surplus	Treasury shares	Exchange rate difference	Investment and development fund	Retained earnings	investment capital for basic construction	Total
Prior year's opening balance	2.200.000.000.000	71.428.267	(529.920.000)	-	33.381.940.928	(17.100.745.829)	-	2.215.822.703.366
- Capital increase during the period			-	-			-	-
Profit for the year	-		-	-	-	-	-	-
Distributions to bonus and welfare fund	-		-	-			-	-
+ Deduction for development investment fund								-
+ Deduction to reward and welfare fund					-			-
+ Dividends paid by cash								-
Loss for the year			-			(22.888.575.712)		(22.888.575.712)
Other decreases	-		-				-	-
Prior year's closing balance	2.200.000.000.000	71.428.267	(529.920.000)	-	33.381.940.928	(39.989.321.541)	-	2.192.934.127.654
Current year's opening balance	2.200.000.000.000	71.428.267	(529.920.000)	-	33.381.940.928	(39.989.321.541)	-	2.192.934.127.654
- Capital increase during the period				-			-	-
Profit for the year	-		-	-	-	-	-	-
Other increases	-			-	-		-	-
Distributions to bonus and welfare fund	-		-	-		-	-	-
Loss for the year			-			(7.315.279.937)		(7.315.279.937)
Other decreases	-						-	-
Current year's closing balance	2.200.000.000.000	71.428.267	(529.920.000)	-	33.381.940.928	(47.304.601.478)	-	2.185.618.847.717