

HANOI TRADE JOINT STOCK CORPORATION
SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026, reviewed by

NHAN TAM VIET AUDITING COMPANY LIMITED

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REPORT OF THE BOARD OF MANAGEMENT

The Board of Management of Hanoi Trade Joint Stock Corporation (hereinafter referred to as "the Company") presents its Report together with the reviewed Separate Interim Financial Statements for the six-month period of the financial year ending 31 December 2026.

Overview of the Company

Hanoi Trade Joint Stock Corporation was formerly a State-owned Enterprise, established under Decision No. 129/2004/QĐ-TTĐ dated 14 July 2004 of the Prime Minister and Decision No. 125/2004/QĐ-UBND dated 11 August 2004 of the People's Committee of Hanoi City. The Corporation operates under Enterprise Registration Certificate No. 0100101273, 36th amendment dated 25 July 2025, issued by the Department of Finance of Hanoi City.

Charter capital under the 36th Business Registration Certificate: VND 2,200,000,000,000

Actual contributed charter capital as at 30 June 2026: VND 2,200,000,000,000

Head office:

Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

Tax code: 0100101273

Financial position and business operations

The Company's Separate interim financial position as at 30 June 2026, interim business results and interim cash flows for the six-month period of the financial year ending 31 December 2026 are presented in the Separate Interim Financial Statements attached to this Report (from page 06 to page 62).

Events after the accounting period end date

The Board of Management of the Company confirms that no other events occurred up to the date of preparation of this Report that have not been considered for adjustment or disclosure in the Separate Interim Financial Statements.

Board of Directors and Management

Members of the Board of Directors and the Board of Management of the Company during the period and up to the date of preparation of these Separate Interim Financial Statements are as follows:

Board of Directors

Full name	Position	Date of appointment/removal
Mr. Nguyen Thai Dung	Chairman of the Board of Directors	
Ms. Tran Thi Tuyet Nhung	Member	
Ms. Tran Hue Linh	Member	

Board of Management

Full name	Position	Date of appointment/removal
Ms. Duong Thi Lam	General Director	
Ms. Do Tue Tam	Deputy General Director	

Supervisory Board

Full name	Position	Date of appointment/removal
Ms. Nguyen Hong Hai	Head of the Supervisory Board	
Ms. Vu Thi Quynh Trang	Member	

HANOI TRADE JOINT STOCK CORPORATION
REPORT OF THE BOARD OF MANAGEMENT (continued)

Full name	Position	Date of appointment/removal
Mr. Nguyen Trong Hien	Member	

Auditor

Nhan Tam Viet Auditing Company Limited has reviewed the Separate Interim Financial Statements for the six-month period of the financial year ending 31 December 2026.

Confirmation of the Board of Management

The Board of Management of the Company is responsible for the preparation of the Separate Interim Financial Statements which give a true and fair view of the Company's interim financial position, interim business results and interim cash flows. In preparing these Separate Interim Financial Statements, the Board of Management confirms that it has complied with the following requirements:

- Designing and maintaining internal controls that the Board of Management and the Board of Directors of the Company determine to be necessary to ensure that the preparation and presentation of the Separate Interim Financial Statements are free from material misstatement, whether due to fraud or error;
- Selecting appropriate accounting policies and applying them consistently;
- Making reasonable and prudent judgements and estimates;
- Stating whether the applicable accounting standards have been complied with, and whether any material departures have been disclosed and explained in the Separate Interim Financial Statements;
- Preparing and presenting the Financial Statements on the basis of compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the legal regulations on the preparation and presentation of Separate Interim Financial Statements;
- Preparing the Separate Interim Financial Statements on a going concern basis, unless it is inappropriate to presume that the Company will continue its business operations.

The Board of Management of the Company ensures that accounting records are maintained to reflect the financial position of the Company, with reasonable accuracy, at any point in time, and ensures that the Separate Interim Financial Statements comply with the State's applicable regulations. It is also responsible for safeguarding the assets of the Company and for taking appropriate measures to prevent and detect fraud and other irregularities of the Company, and confirms that the interim financial position as at 30 June 2026, the interim business results and interim cash flows for the six-month period of the financial year ending 31 December 2026, are presented in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and in compliance with the relevant legal regulations on the preparation and presentation of Separate Interim Financial Statements.

Other commitments

The Board of Management confirms that the Company complies with Securities Law No. 54/2019/QH14 dated 26 November 2019, the amended Securities Law No. 56/2024/QH15 dated 29 November 2024, and the relevant circulars and decrees guiding their implementation and information disclosure in the securities market.

Hanoi, 27 August 2026

General Director



Dương Thị Lam

INDEPENDENT AUDITOR'S REVIEW REPORT**On the Separate Interim Financial Statements****For the six-month period of the financial year ending 31 December 2026**

To : **The Shareholders, the Board of Directors and the Board of Management**
Hanoi Trade Joint Stock Corporation

We have reviewed the accompanying separate interim financial statements of Hanoi Trade Joint Stock Corporation, prepared on 27 August 2026 and set out on pages 06 to 62, which comprise the separate interim statement of financial position as at 30 June 2026, the separate interim statement of profit or loss, the separate interim statement of cash flows for the first 6 months of the fiscal year ending 31 December 2026, and the notes to the separate interim financial statements.

Management's responsibility

The Board of Management of Hanoi Trade Joint Stock Corporation is responsible for the preparation and fair presentation of the separate interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of separate interim financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of separate interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibility

Our responsibility is to express a conclusion on the separate interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and, consequently, does not enable us to obtain assurance that we would become aware of all significant matters that might be identified in an audit. Accordingly, we do not express an audit opinion.

Basis for qualified conclusion

+ During 2024, the Corporation recognized Business Cooperation Revenue amounting to VND 263 billion. As at the date of this report, we have not obtained sufficient documentation and, accordingly, we do not have sufficient basis to assess the appropriateness of recognizing this Business Cooperation Revenue.

+ As at the date of issuance of this report, we have not received the financial statements for the accounting period from 01 January 2026 to 30 June 2026 of the companies in which Hanoi Trade Joint Stock Corporation has invested, including: Cointra Trading Construction Investment Joint Stock Company (for which a 100% impairment provision for the investment has been made) and Nga Tu So Trade Center Joint Venture (for which a 100% impairment provision for the investment has been made). Accordingly, we are unable to assess the impact of the above matter on the Corporation's separate interim financial statements for the first 6 months of the fiscal year ending 31 December 2026.

Qualified conclusion

Based on our review, except for the matter described in the "Basis for qualified conclusion" paragraph, the accompanying separate interim financial statements present fairly, in all material respects, the separate interim financial position of Hanoi Trade Joint Stock Corporation as at 30 June 2026, and its separate interim results of operations and separate interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and the relevant statutory requirements applicable to the preparation and presentation of separate interim financial statements.

Hanoi, 27 August 2026

**NHAN TAM VIET AUDITING COMPANY
LIMITED**

Deputy General Director



Pham Van Tuan

Audit Practising Registration Certificate No.:
4497-2023-124-1

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

SEPARATE INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

Item	Cod e	Note	Ending balance	Beginning balance
A - SHORT-TERM ASSETS	100		717,739,576,291	1,061,934,636,253
I. Cash and cash equivalents	110	V.1	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		292,610,585,879	287,188,980,324
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities	122		-	-
3. Held-to-maturity investments (short-term)	123	V.2	297,493,096,692	292,071,491,137
4. Provision for held-to-maturity investments (short-term)	124	V.2	(4,882,510,813)	(4,882,510,813)
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments	126		-	-
III Short-term receivables	130		336,407,433,265	687,778,655,355
1. Short-term trade receivables	131	V.3a	154,527,680,829	155,074,001,968
2. Short-term advances to suppliers	132	V.4	328,607,561,043	327,078,636,235
3. Short-term intercompany receivables	133		-	-
4. Progress billings receivable under construction contracts	134		-	-
5. Other short-term receivables	135	V.5a	76,034,585,056	422,025,518,694
6. Provision for doubtful short-term receivables	136	V.6	(222,762,393,663)	(216,399,501,542)
7. Assets awaiting resolution	137		-	-
IV. Inventories	140		34,799,784,961	34,738,120,142
1. Inventories	141	V.7	34,799,784,961	34,738,120,142
2. Provision for diminution in value of inventories	142		-	-
V. Short-term biological assets	150		-	-
1. Short-term livestock raised for one-time products	151		-	-
2. Short-term seasonal crops or crops harvested once	152		-	-
3. Provision for losses on short-term biological assets	153		-	-
VI. Other short-term assets	160		23,600,109,004	27,530,477,761
1. Short-term prepaid expenses	161	V.8a	10,778,519,600	13,598,590,395
2. Deductible value-added tax	162		11,962,890,667	13,253,290,048
3. Taxes and other receivables from the State	163	V.16	858,698,737	678,597,318
4. Government bond repurchase transactions	164		-	-
5. Other short-term assets	165		-	-

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

For the six-month period of the financial year ending 31 December 2026

Separate Interim Statement of Financial Position (continued)

Item	Cod e	Note	Ending balance	Beginning balance
B - LONG-TERM ASSETS	200		1,936,921,914,546	1,924,075,523,886
I. Long-term receivables	210		8,207,856,218	4,585,730,771
1. Long-term trade receivables	211	V.3b	6,933,364,591	7,055,855,252
2. Long-term advances to suppliers	212		-	-
3. Working capital provided to affiliated units	213		-	-
4. Long-term intercompany receivables	214		-	-
5. Other long-term receivables	215	V.5b	4,847,412,748	1,102,796,640
6. Provision for doubtful long-term receivables	216	V.6	(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.9	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. Financial lease fixed assets	224		-	-
- Cost	225		-	-
- Accumulated depreciation	226		-	-
3. 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 amortization	229		(3,005,088,794)	(2,962,988,798)
III Long-term biological assets	230		-	-
1. Livestock raised for periodic products	231		-	-
a) Livestock raised for periodic products not yet mature	232		-	-
b) Livestock raised for periodic products, matured	233		-	-
- Cost	234		-	-
- Accumulated depreciation	235		-	-
2. Long-term livestock raised for one-time products	236		-	-
3. Long-term seasonal crops or crops harvested once	237		-	-
4. Provision for losses on long-term biological assets	238		-	-
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 work in progress	250		887,101,093,539	886,445,009,587
1. Long-term work in progress – production and business costs	251	V.12a	558,866,406,067	556,119,126,034
2. Construction in progress	252	V.12b	328,234,687,472	330,325,883,553
VI. Long-term financial investments	260	V.13	340,025,166,345	340,025,166,345
1. Investments in subsidiaries	261		144,994,927,755	144,994,927,755
2. Investments in joint ventures and associates	262		130,932,302,987	130,932,302,987
3. Investments in equity of other entities	263		77,247,472,782	77,247,472,782
4. Provision for losses on long-term investments in other entities	264		(13,149,537,179)	(13,149,537,179)
5. Held-to-maturity investments (long-term)	265		-	-
6. Provision for held-to-maturity investments (long-term)	266		-	-
VII Other long-term assets	270		100,399,911,800	95,935,806,975
1. Long-term prepaid expenses	271	V.8b	100,399,911,800	95,935,806,975
2. Deferred tax assets	272		-	-
3. Long-term spare equipment, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS	280		2,654,661,490,837	2,986,010,160,139

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

For the six-month period of the financial year ending 31 December 2026

Separate Interim Statement of Financial Position (continued)

Item	Cod e	Note	Ending balance	Beginning balance
C - LIABILITIES	300		469,042,643,120	793,076,032,485
I. Short-term liabilities	310		275,900,697,542	605,813,508,560
1. Short-term trade payables	311	V.14	16,696,207,970	17,531,864,717
2. Short-term advances from customers	312	V.15a	1,336,625,235	711,143,372
3. Dividends and profits payable	313		24,331,200	24,331,200
4. Taxes and amounts payable to the State (short-term)	314	V.16	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.17	2,789,396,385	6,801,611,836
7. Short-term intercompany payables	317		-	-
8. Payables under construction contract progress billings (short-term)	318		-	-
9. Short-term unearned revenue	319	V.18a	12,332,521,019	9,503,780,043
10. Other short-term payables	320	V.19a	47,080,415,788	41,586,501,205
11. Short-term loans and finance lease liabilities	321	V.20a	192,614,326,274	524,804,415,394
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		50,765,279	97,550,993
14. Price stabilization fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Long-term liabilities	330		193,141,945,578	187,262,523,925
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332	V.15b	16,763,699,694	16,763,699,694
3. Taxes and amounts payable to the State (long-term)	333		-	-
4. Long-term accrued expenses	334		-	-
5. Internal payables for working capital	335		-	-
6. Long-term intercompany payables	336		-	-
7. Long-term unearned revenue	337	V.18b	88,934,088,740	90,843,298,994
8. Other long-term payables	338	V.19b	39,168,188,959	26,103,303,896
9. Long-term loans and finance lease liabilities	339	V.20b	48,275,968,185	53,552,221,341
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

For the six-month period of the financial year ending 31 December 2026

Separate Interim Statement of Financial Position (continued)

Item	Cod e	Note	Ending balance	Beginning balance
D - OWNERS' EQUITY	400		2,185,618,847,717	2,192,934,127,654
1. Owner's contributed capital	411	V.21	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. Convertible bond conversion options	413		-	-
4. Other capital of owners	414		-	-
5. Treasury shares	415		(529,920,000)	(529,920,000)
6. Asset revaluation differences	416		-	-
7. Foreign exchange differences	417		-	-
8. Development investment fund	418		33,381,940,928	33,381,940,928
9. Other funds belonging to owner's equity	419		-	-
10. Undistributed after-tax profit	420		(47,304,601,478)	(39,989,321,541)
Undistributed after-tax profit accumulated up to the end of the				
- previous period	420a		(39,989,321,541)	(17,100,745,829)
- Undistributed after-tax profit for the current period	420b		(7,315,279,937)	(22,888,575,712)
TOTAL LIABILITIES AND EQUITY	440		2,654,661,490,837	2,986,010,160,139

Prepared on 27 August 2026

Preparer



Cao Manh Tuan

Chief Accountant



Nguyen Thi Duyen

General Director



Duong Thi Lam

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

SEPARATE INTERIM INCOME STATEMENT

For the six-month period of the financial year ending 31 December 2026

Currency: VND

Cumulative from the beginning of the
year to the end of this period

Item	Code	Note	Current year	Previous year
1. Revenue from sale of goods and rendering of services	01	VI.1	192,720,808,300	218,774,610,750
2. Deductions from revenue	02		-	-
3. Net revenue from sale of goods and rendering of services	10		192,720,808,300	218,774,610,750
4. Cost of goods sold	11	VI.2	134,550,269,467	164,449,932,935
5. Gross profit from sale of goods and rendering of services	20		58,170,538,833	54,324,677,815
6. Gain/loss from disposal of investment property	21		-	-
7. Financial income	22	VI.3	17,555,038,312	37,445,181,226
8. Financial expenses	23	VI.4	16,324,041,306	31,319,773,341
Of which: interest expense	24		15,490,882,392	30,382,546,069
9. Selling expenses	25	VI.5	19,784,854,667	15,283,353,901
10. General and administrative expenses	26	VI.6	47,416,609,072	52,730,384,903
11. Net profit from operating activities	30		(7,799,927,900)	(7,563,653,104)
12. Other income	31	VI.7	549,794,598	1,216,514,170
13. Other expenses	32	VI.8	65,146,635	637,534,252
14. Other profit	40		484,647,963	578,979,918
15. Total accounting profit before tax	50		(7,315,279,937)	(6,984,673,186)
16. Current corporate income tax expense	51		-	58,426,582
17. Deferred corporate income tax expense	52		-	-
18. Profit after corporate income tax	60		<u>(7,315,279,937)</u>	<u>(7,043,099,768)</u>

Prepared on 27 August 2026

Preparer



Cao Manh Tuan

Chief Accountant



Nguyen Thi Duyen



General Director

Duong Thi Lam

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38-40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

SEPARATE INTERIM CASH FLOW STATEMENT

(Indirect method)

For the six-month period of the financial year ending 31 December 2026

Currency: VND

Cumulative from the beginning of the year to
the end of this period

ITEMS	Code	Notes	Current year	Previous year
I. Cash flows from operating activities				
1. Profit before tax	01		(7,315,279,937)	(6,984,673,186)
2. Adjustments for:				
- Depreciation of fixed assets and investment property	02		12,529,663,020	12,399,814,799
- Provisions	03		6,362,892,121	10,679,712,318
- Foreign exchange gains, losses arising from revaluation of monetary items denominated in foreign currency	04		124,567,189	(219,872,893)
- Gains, losses from investing and financing activities	05		(13,771,127,191)	(16,748,545,826)
- Interest expense	06		15,490,882,392	30,382,546,069
- Other adjustments	07		-	-
3. Operating profit before changes in working capital	08		13,421,597,594	29,508,981,281
- Increase, decrease in receivables	09		342,546,365,273	20,762,883,175
- Increase, decrease in inventories	10		(2,808,944,852)	(862,691,900)
- Increase, decrease in payables	11		13,337,448,987	(8,601,043,760)
- Increase, decrease in prepaid expenses	12		(1,644,034,030)	11,623,253,924
- Increase, decrease in trading securities	13		-	-
- Interest paid	14		(15,367,165,151)	(39,543,966,493)
- Corporate income tax paid	15		(110,993,089)	(169,023,629)
- Other cash inflows from operating activities	16		-	-
- Other cash outflows for operating activities	17		(46,785,714)	-
Net cash flows from operating activities	20		349,327,489,018	12,718,392,598
II. Cash flows from investing activities				
1. Payments for purchases, construction of fixed assets and other long-term assets	21		(14,596,973,971)	(6,511,889,560)
2. Proceeds from disposal of fixed assets and other long-term assets	22		1,818,182	3,181,818
3. Payments for loans granted, purchases of debt instruments of other entities	23		-	(10,300,000,000)
4. Proceeds from collection of loans, resale of debt instruments of other entities	24		250,000,000	44,490,000,000
5. Payments for equity investments in other entities	25		-	(45,698,920,000)
6. Proceeds from recovery of equity investments in other entities	26		-	-
7. Interest, dividends and profits received	27		8,152,134,050	10,519,995,476
Net cash flows from investing activities	30		(6,193,021,739)	(7,497,632,266)

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38–40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Separate Interim Cash Flow Statement (Continued)

ITEMS	Code	Notes	Cumulative from the beginning of the year to the end of this period	
			Current year	Previous year
III. Cash flows from financing activities				
1. Proceeds from issuance of shares, capital contributions from owners	31		-	-
2. Payments for capital returned to owners, repurchase of shares already issued	32		-	-
3. Proceeds from borrowings	33		60,635,083,412	500,027,686,317
4. Repayments of loan principal	34		(398,106,780,653)	(519,724,552,200)
5. Repayments of finance lease principal	35		-	-
6. Dividends and profits paid to owners	36		-	-
<i>Net cash flows from financing activities</i>	40		<u>(337,471,697,241)</u>	<u>(19,696,865,883)</u>
Net cash flows during the year	50		5,662,770,038	(14,476,105,551)
Cash and cash equivalents at the beginning of the year	60	V.1	24,698,402,671	51,757,199,535
Effect of foreign exchange rate changes on translation of foreign currency	61		(39,509,527)	122,032,973
Cash and cash equivalents at the end of the year	70	V.1	<u>30,321,663,182</u>	<u>37,403,126,957</u>

Preparer



Cao Manh Tuan

Chief Accountant



Nguyen Thi Duyen

Prepared on 27 August 2026

General Director



Duong Thi Lam

HANOI TRADE JOINT STOCK CORPORATION

Address: No. 38 – 40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

NOTES TO THE SEPARATE INTERIM FINANCIAL STATEMENTS For the six-month period of the financial year ending 31 December 2026

I. OPERATING CHARACTERISTICS OF THE COMPANY

1. **Form of capital ownership:** Joint Stock Company

2. **Overview of the Company:**

Hanoi Trade Joint Stock Corporation was formerly a State-owned Enterprise established under Decision No. 129/2004/QĐ-TTg dated 14 July 2004 of the Prime Minister and Decision No. 125/2004/QĐ-UBND dated 11 August 2004 of the Hanoi People's Committee. The Corporation operates under Business Registration Certificate No. 0100101273, the 36th amendment of which was issued by the Department of Finance of Hanoi City on 25 July 2025.

Charter capital under the 36th Business Registration Certificate: VND 2,200,000,000,000

Actual contributed charter capital as at 30 June 2026: VND 2,200,000,000,000

Head office:

Address: No. 38 – 40, Le Thai To Street, Hoan Kiem Ward, Hanoi City

Tax code: 0 1 0 0 1 0 1 2 7 3

3. **Principal business activities during the period:** General trading; import and export of goods traded by the Corporation; and entrusted import and export of goods.

4. **Business sector:**

The Corporation's business sector is as follows:

- Retail sale of food in specialised stores; retail sale of foodstuffs in specialised stores; retail sale of tobacco and cigarette products in specialised stores, specifically: retail sale of domestic tobacco and cigarette products in specialised stores; retail sale of household electrical appliances, beds, cabinets, tables, chairs and similar furniture, lamps and lighting fixtures, and other household goods not elsewhere classified, in specialised stores; retail sale of books, newspapers, magazines and stationery in specialised stores; retail sale of other goods in specialised stores, specifically: retail sale of gold, silver, gemstones and semi-precious stones, and jewellery in specialised stores; retail sale of souvenirs, wickerwork and handicraft products in specialised stores; retail sale of paintings, photographs and other works of art (excluding antiques) in specialised stores; duty-free trading - retail sale of flowers and ornamental plants - retail sale of watches and eyewear (excluding optical services) - retail sale of cameras, film and photographic materials - retail sale of bicycles and accessories;
- Processing and preservation of aquatic products and products thereof; production of wine; production of non-alcoholic beverages and mineral water; production of flour-based confectionery; retail sale of beverages in specialised stores; production of prepared meals and ready-to-eat food; provision of non-regular catering services under contract to customers (parties, meetings, weddings, etc.); beverage-serving services (excluding bar operations);
- Retail sale of garments, footwear, leather and imitation leather goods in specialised stores; processing and preservation of meat and meat products; processing and preservation of vegetables and fruit; production of macaroni, noodles and similar products; restaurants and mobile food service activities, specifically: restaurants, eateries and food service outlets (excluding bar operations, karaoke rooms and dance halls);
- Warehousing and storage of goods; organisation of trade introduction and promotion activities; manufacture of wooden packaging; manufacture of animal, poultry and aquatic feed; manufacture of footwear; manufacture of sugar;

HANOI TRADE JOINT STOCK CORPORATION

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SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

- Short-term accommodation services, specifically: hotels, guest houses and motels providing short-term accommodation services;
- Inland waterway freight transport; support activities directly related to water transport; specialised design activities (excluding construction design services); holding company activities of the Corporation; packaging services; agency, brokerage and auction activities, specifically: agency services; manufacture of cocoa, chocolate and confectionery; road freight transport; support activities directly related to rail and road transport; advertising (excluding tobacco advertising); market research and public opinion polling; real estate trading involving land use rights owned, used or leased, specifically: real estate trading; real estate consultancy, brokerage and auction, and auction of land use rights, specifically: real estate consultancy and brokerage;
- Other business support service activities not elsewhere classified, specifically: import and export of goods traded by the Corporation; entrusted import and export of goods; wholesale of agricultural and forestry raw materials (excluding wood, bamboo and rattan) and live animals (excluding types prohibited by the State); wholesale of rice; other specialised wholesale not elsewhere classified, specifically: - wholesale of fertilisers; - wholesale of other chemicals (excluding those used in agriculture); - wholesale of primary-form plastics; - wholesale of rubber; - wholesale of silk, fibres and yarns; - wholesale of garment and footwear accessories; - wholesale of scrap and waste metal and non-metal materials;
- Other mining and quarrying not elsewhere classified, specifically: recovery mining of minerals (excluding minerals prohibited by the State); wholesale of other construction materials and installation equipment, specifically: wholesale of bamboo, rattan, round wood and processed timber; milling and production of crude flour; manufacture of starch and starch products; retail sale of carpets, mattresses, blankets, mosquito nets, curtains, and wall and floor coverings in specialised stores, specifically: retail sale of carpets, mattresses, blankets, mosquito nets, curtains, and wall and floor coverings; retail sale of games and toys in specialised stores (excluding toys harmful to children's education, personality development and health, or affecting social order, security and safety);
- Retail sale of pharmaceuticals, medical equipment, cosmetics and toiletries in specialised stores, specifically: retail sale of perfume, cosmetics and toiletries; retail sale of second-hand goods in specialised stores, specifically: retail sale of second-hand garments and other second-hand goods (excluding relics, antiques and national treasures);
- General wholesale; sale of motorcycles; cultivation of cashew trees; cultivation of pepper; cultivation of coffee; cultivation of tea; cultivation of spice and medicinal plants; wholesale of food; wholesale of beverages; wholesale of other machinery, equipment and spare parts, specifically: wholesale of electrical machinery, equipment and materials (generators, electric motors, wires and other equipment used in electrical circuits); wholesale of machinery, equipment and spare parts for the textile, garment and footwear industries; wholesale of office machinery, equipment and spare parts (excluding computers and peripheral equipment); wholesale of tobacco and cigarette products, specifically: wholesale of domestic tobacco and cigarette products; wholesale of electronic and telecommunications equipment and components; wholesale of other household goods (excluding pharmaceuticals); wholesale of computers, peripheral equipment and software; retail sale predominantly of food, beverages and tobacco in non-specialised stores, specifically: retail sale predominantly of food, beverages and domestic tobacco products in non-specialised stores; other retail sale in non-specialised stores; retail sale of computers, peripheral equipment, software and telecommunications equipment in specialised stores; retail sale of fabric, wool, yarn, sewing thread and other textiles in specialised stores; retail sale of hardware, paint, glass and other construction installation equipment in specialised stores; retail sale of sports and gymnastics equipment in specialised stores; wholesale of fabric, ready-made garments and footwear; manufacture of corrugated paper, corrugated board, and paper and board packaging, specifically: manufacture of paper and board packaging.

5. Normal operating cycle: Within 12 months

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SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

6. Corporate structure:***Subsidiaries:***

No.	Company name	Ownership ratio	Voting rights ratio	Address
1	Hapro Liquor Joint Stock Company	54.58%	54.58%	Hapro Industrial Zone, Thuan An Commune, Hanoi City, Vietnam
2	Hapro Trader Handicraft Import-Export and Tourism Joint Stock Company	52.50%	52.50%	No. 11B Trang Thi, Hoan Kiem Ward, Hanoi City, Vietnam
3	Hai Duong Technology Products Joint Stock Company	93.51%	93.51%	House No. 150, Chi Lang Street, Thanh Dong Ward, Hai Phong City, Vietnam
4	Binh Phuoc Cashew Nut Production, Processing, Import and Export Joint Stock Company	83.69%	83.69%	No. 551, Group 1, Tan Phuoc Hamlet, Phu Rieng Commune, Dong Nai Province, Vietnam
5	Hanoi Trade Infrastructure Investment and Development Joint Stock Company	92.41%	92.41%	No. 38 - 40 Le Thai To, Hoan Kiem Ward, Hanoi City, Vietnam
6	Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	60.97%	60.97%	Commercial Lot, Bac Giang City Cultural-Sports-Service Center, Hoang Van Thu Street, Bac Giang Ward, Bac Ninh, Vietnam

All subsidiaries are operating normally

(1) Hapro Liquor Joint Stock Company was established and operates under Business Registration Certificate No. 0102164984, first issued by the Department of Planning and Investment of Hanoi City on 07 February 2007, the 6th amendment of which was issued on 07 June 2024.

Charter capital under the business registration: VND 32,978,600,000 (*Thirty-two billion, nine hundred and seventy-eight million, six hundred thousand dong*), divided into 3,297,860 shares with a par value of VND 10,000 per share.

(2) Hapro Trader Handicraft Import-Export and Tourism Joint Stock Company was established and operates under Business Registration Certificate No. 0102333368, first issued by the Department of Planning and Investment of Hanoi City on 24 July 2007, the 8th amendment of which was issued on 02 December 2015.

Charter capital under the business registration: VND 10,000,000,000 (*Ten billion dong*), divided into 1,000,000 shares with a par value of VND 10,000 per share.

(3) Hai Duong Technology Products Joint Stock Company was established and operates under Business Registration Certificate No. 0800009770, first issued by the Department of Planning and Investment of Hai Duong Province on 05 January 2005, the 8th amendment of which was issued on 09 January 2015.

Charter capital under the business registration: VND 2,250,000,000 (*Two billion, two hundred and fifty million dong*), divided into 22,500 shares with a par value of VND 100,000 per share.

(4) Binh Phuoc Cashew Nut Production, Processing, Import and Export Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 3801099028, first issued by the Department of Planning and Investment of Binh Phuoc Province on 24 April 2015, the 6th amendment of which was issued on 15 August 2024.

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For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

Charter capital under the business registration: VND 60,000,000,000 (*Sixty billion dong*), divided into 6,000,000 shares with a par value of VND 10,000 per share.

(5) Hanoi Trade Infrastructure Investment and Development Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102544224, first issued by the Department of Planning and Investment of Hanoi City on 23 November 2006, the 18th amendment of which was issued on 18 March 2025. Charter capital under the business registration: VND 54,500,000,000 (*Fifty-four billion, five hundred million dong*), divided into 5,450,000 shares with a par value of VND 10,000 per share.

(6) Bac Giang Trade Infrastructure Investment and Development Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 2401008722, first issued by the Department of Finance of Hanoi City on 18 January 2025. Charter capital under the business registration: VND 39,400,000,000 (*Thirty-nine billion, four hundred million dong*), divided into 3,940,000 shares with a par value of VND 10,000 per share.

Joint ventures and associates:

No.	Company name	Owners hip ratio	Voting rights ratio	Address
1	Chu Dau Ceramics Joint Stock Company	30.00%	30.00%	Chu Dau Hamlet, Thai Tan Commune, Hai Phong City, Vietnam
2	An Phu Hung Import-Export Trading Joint Stock Company	40.00%	40.00%	No. 5C/1, Group 8, Quarter 1A, An Phu Ward, Thuan An City, Binh Duong Province, Vietnam
3	Hapro Information Joint Stock Company	26.77%	26.77%	No. 38-40 Le Thai To, Hoan Kiem Ward, Hanoi
4	Long Bien Trading and Investment Joint Stock Company	30.94%	30.94%	No. 561, Nguyen Van Linh Street, Phuc Loi Ward, Hanoi City, Vietnam
5	Asia Tower Company Limited	40.00%	40.00%	No. 6 Nha Tho Street, Hoan Kiem Ward, Hanoi
6	Trang Thi Hotel Joint Stock Company	30.00%	30.00%	No. 11B Trang Thi, Cua Nam Ward, Hanoi City, Vietnam
7	Hanoi Trade and Tourism Development Joint Stock Company	40.00%	40.00%	No. 7 Dinh Tien Hoang, Hoan Kiem Ward, Hanoi City, Vietnam
8	Hanoi Agricultural Products Import-Export Service Joint Stock Company	42.38%	42.38%	No. 210 Nguyen Trai, Thanh Xuan Ward, Hanoi
9	Cho Bui Trading and Service Investment Joint Stock Company	30.00%	30.00%	Cho Bui Market, Tay Ho Ward, Hanoi City, Vietnam
10	Hanoi Food Joint Stock Company	20.00%	20.00%	No. 24-26 Tran Nhat Duat, Hoan Kiem Ward, Hanoi City
11	Thuy Ta Joint Stock Company	30.00%	30.00%	No. 6 Le Thai To - Hoan Kiem Ward - Hanoi
12	Thuy Ta Food Joint Stock Company	30.00%	30.00%	No. 6 Le Thai To - Hoan Kiem Ward - Hanoi

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SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

13	Livestock and Poultry Production and Trading Joint Stock Company	42.33%	42.33%	Hapro Industrial Zone, Thuan An Commune, Hanoi City, Vietnam
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(1) Chu Dau Ceramics Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0800889229, first issued by the Department of Planning and Investment of Hai Duong Province on 12 January 2011, the 4th amendment of which was issued on 12 August 2019.

Charter capital under the business registration: VND 20,000,000,000 (*Twenty billion dong*), divided into 2,000,000 shares with a par value of VND 10,000 per share.

(2) An Phu Hung Import-Export Trading Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 3701669394, first issued by the Department of Planning and Investment of Binh Duong Province on 14 January 2010, the 2nd amendment of which was issued on 01 December 2011.

Charter capital under the business registration: VND 10,000,000,000 (*Ten billion dong*), divided into 1,000,000 shares with a par value of VND 10,000 per share.

(3) Hapro Information Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0105702077, first issued by the Department of Planning and Investment of Hanoi City on 07 December 2011, the 5th amendment of which was issued on 18 November 2024.

Charter capital under the business registration: VND 10,000,000,000 (*Ten billion dong*), divided into 1,000,000 shares with a par value of VND 10,000 per share.

(4) Long Bien Trading and Investment Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100596869, first issued by the Department of Planning and Investment of Hanoi City on 05 November 2003, the 13th amendment of which was issued on 18 December 2018.

Charter capital under the business registration: VND 15,000,000,000 (*Fifteen billion dong*), divided into 1,500,000 shares with a par value of VND 10,000 per share.

(5) Asia Tower Company Limited is a Limited Liability Company established and operating under Business Registration Certificate No. 0100145961, first issued by the Department of Planning and Investment of Hanoi City on 24 April 2008, the 3rd amendment of which was issued on 14 August 2019.

Charter capital under the business registration: VND 12,636,225,000 (*Twelve billion, six hundred and thirty-six million, two hundred and twenty-five thousand dong*).

(6) Trang Thi Hotel Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0107528836, first issued by the Department of Planning and Investment of Hanoi City on 04 August 2016.

Charter capital under the business registration: VND 10,000,000,000 (*Ten billion dong*), divided into 1,000,000 shares with a par value of VND 10,000 per share.

(7) Hanoi Trade and Tourism Development Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102048258, first issued by the Department of Planning and Investment of Hanoi City on 11 October 2006, the 4th amendment of which was issued on 03 June 2015.

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SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

Charter capital under the business registration: VND 6,000,000,000 (*Six billion dong*), divided into 600,000 shares with a par value of VND 10,000 per share.

(8) Hanoi Agricultural Products Import-Export Service Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100107589, first issued by the Department of Planning and Investment of Hanoi City on 07 June 1993, the 13th amendment of which was issued on 01 December 2015.

Charter capital under the business registration: VND 40,000,000,000 (*Forty billion dong*), divided into 4,000,000 shares with a par value of VND 10,000 per share.

(9) Cho Buoi Trading and Service Investment Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102137243, first issued by the Department of Planning and Investment of Hanoi City on 05 January 2007, the 11th amendment of which was issued on 29 March 2023.

Charter capital under the business registration: VND 50,000,000,000 (*Fifty billion dong*), divided into 5,000,000 shares with a par value of VND 10,000 per share.

(10) Hanoi Food Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100106803, first issued by the Department of Planning and Investment of Hanoi City on 30 June 2005, the 16th amendment of which was issued on 28 June 2022.

Charter capital under the business registration: VND 145,000,000,000 (*One hundred and forty-five billion dong*), divided into 14,500,000 shares with a par value of VND 10,000 per share.

(11) Thuy Ta Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0100107268, first issued by the Department of Planning and Investment of Hanoi City on 30 March 2006, the 15th amendment of which was issued on 13 June 2023.

Charter capital under the business registration: VND 15,000,000,000 (*Fifteen billion dong*), divided into 1,500,000 shares with a par value of VND 10,000 per share.

Thuy Ta Joint Stock Company was demerged into 02 companies: Thuy Ta Joint Stock Company and Thuy Ta Food Joint Stock Company

(12) Thuy Ta Food Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0109987899, first issued by the Department of Planning and Investment of Hanoi City on 06 May 2022, the 2nd amendment of which was issued on 09 June 2023.

Charter capital under the business registration: VND 15,000,000,000 (*Fifteen billion dong*), divided into 1,500,000 shares with a par value of VND 10,000 per share.

(13) Livestock and Poultry Production and Trading Joint Stock Company is a Joint Stock Company established and operating under Business Registration Certificate No. 0102144804, first issued by the Department of Planning and Investment of Hanoi City on 17 January 2007, the 5th amendment of which was issued on 14 July 2016.

Charter capital under the business registration: VND 47,250,000,000 (*Forty-seven billion, two hundred and fifty million dong*), divided into 4,725,000 shares with a par value of VND 10,000 per share.

HANOI TRADE JOINT STOCK CORPORATION

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SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

Affiliated units:

No.	Affiliated unit	Address
1	Northern Import-Export Center – Branch of Hanoi Trade Joint Stock Corporation	6th Floor, No. 38-40 Le Thai To, Hoan Kiem Ward, Hanoi
2	Duty-Free Goods Trading Center	C4 Giang Vo, Giang Vo Ward, Hanoi
3	Hapromart Supermarket Business Center – Branch of Hanoi Trade Joint Stock Corporation	6th Floor, No. 38-40 Le Thai To, Hoan Kiem Ward, Hanoi
4	Bac Thang Long Wholesale Market Business Center	Hai Boi - Vinh Thanh Commune - Hanoi
5	Southern Wholesale Market Business Center	Den Lu Urban Area, Hoang Mai Ward, Hanoi City
6	Export Goods Processing Center – Branch of Hanoi Trade Joint Stock Corporation	Group 47, Thu Lam Commune, Hanoi City, Vietnam
7	Branch of Hanoi Trade Joint Stock Corporation in Ho Chi Minh City	77-79 Pho Duc Chinh, Ben Thanh Ward, Ho Chi Minh City, Vietnam
8	Thuong Dinh Market Business Center	Thuong Dinh – Thanh Xuan – Hanoi
9	Branch of Hanoi Trade Joint Stock Corporation in Dong Thap Province	Group 10, Tan Thuan B Hamlet, Tan Duong Commune, Dong Thap Province, Vietnam
10	Branch of Hanoi Trade Joint Stock Corporation in Hung Yen Province	Trai Residential Group, Duong Hao Ward, Hung Yen Province, Vietnam

7. Statement on comparability in the Separate Interim Financial Statements:

As presented in Note III.1, from 01 January 2026 the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. The provisions of this new Enterprise Accounting System do not have a material effect on the Company's figures, and the Company has restated the comparative figures in the Separate Statement of Financial Position as at 01 January 2026; accordingly, the Separate Financial Statement figures for the six-month period of the financial year ending 31 December 2026 are fully consistent and comparable with the Separate Interim Financial Statement figures for the six-month period of the financial year ended 31 December 2025 and the Separate Financial Statements for the financial year ended 31 December 2025.

8. Employees

As at 30/6/2026, the Company had 294 employees (295 employees as at 31/12/2025).

II. FINANCIAL YEAR, CURRENCY USED IN ACCOUNTING**1. Financial year**

The Company's financial year begins on 01 January and ends on 31 December each year.

2. Currency used in accounting

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

HANOI TRADE JOINT STOCK CORPORATION

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SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting system applied

The Company applies accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025.

1. Statement of compliance with Vietnamese Accounting Standards and Accounting System

The Board of Management confirms that it has complied with the requirements of accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025.

2. Accounting form applied

The Company uses the general journal accounting form, computerised.

IV. SIGNIFICANT ACCOUNTING POLICIES APPLIED

1. Basis of preparation of the Separate Financial Statements

The Separate Financial Statements are prepared on an accrual accounting basis (except for information relating to cash flows).

2. Cash and cash equivalents

Cash comprises cash on hand, demand deposits at banks, and monetary gold held for value-storage purposes, excluding gold classified as inventory held as raw material for manufacturing products or as goods for sale.

Cash equivalents are short-term investments with a recovery or maturity term not exceeding 3 months from the date of purchase, which are readily convertible into a determinable amount of cash and are not subject to significant risk of change in value upon conversion.

3. Financial investments

Held-to-maturity investments

An investment is classified as held-to-maturity when the Company has both the intention and the ability to hold it to maturity. Held-to-maturity investments comprise term deposits at banks (including treasury bills and promissory notes), bonds, preference shares which the issuer is obliged to redeem at a specified future date, and loans held to maturity for the purpose of earning periodic interest, as well as other held-to-maturity investments.

Held-to-maturity investments are initially recognised at cost, comprising the purchase price and costs directly attributable to the purchase transaction. After initial recognition, these investments are stated at recoverable value. Interest income from held-to-maturity investments after the purchase date is recognised in the Statement of Business Results on an accrual basis. Interest accrued prior to the Company's acquisition of the investment is deducted from the cost at the time of purchase.

Where there is objective evidence that part or all of an investment may not be recoverable and the loss can be reliably determined, the loss is recognised in financial expenses for the year and is deducted directly from the carrying value of the investment.

HANOI TRADE JOINT STOCK CORPORATION

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SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

Investments in subsidiaries, joint ventures and associates

Subsidiaries

A subsidiary is an enterprise controlled by the Company. Control is achieved when the Company has the ability to govern the financial and operating policies of the investee so as to obtain economic benefits from its activities.

Associates

An associate is an enterprise over which the Company has significant influence but not control over its financial and operating policies. Significant influence is evidenced by the power to participate in the financial and operating policy decisions of the investee, without having control over those policies.

Investments in subsidiaries, joint ventures and associates are initially recognised at cost, comprising the purchase price or capital contribution plus costs directly attributable to the investment. Where the investment is made using non-monetary assets, the cost of the investment is recognised at the fair value of the non-monetary assets at the time the investment arises.

Dividends and profits from periods prior to the acquisition of the investment are recorded as a reduction in the carrying value of that investment. Dividends and profits from periods after the acquisition of the investment are recognised as revenue. Stock dividends received are recorded only in terms of the increase in the number of shares, without recognising the value of the shares received/recognised at par value.

A provision for diminution in the value of investments in subsidiaries, joint ventures and associates is made when the subsidiary, joint venture or associate incurs a loss, at a level equal to the difference between the actual contributed capital of the parties in the subsidiary, joint venture or associate and its actual owners' equity, multiplied by the Company's capital contribution ratio to the total actual contributed capital of the parties in the subsidiary, joint venture or associate. Where the subsidiary, joint venture or associate is required to prepare consolidated financial statements, the basis for determining the provision is its consolidated financial statements.

Increases or decreases in the provision for diminution in the value of investments in subsidiaries, joint ventures and associates required to be made at the end of the financial year are recognised in financial expenses.

4. Receivables

The classification of receivables into trade receivables, intercompany receivables and other receivables is made based on the following principles:

- Trade receivables reflect receivables of a commercial nature arising from purchase-sale transactions between the enterprise and buyers that are independent of the enterprise, including receivables for goods exported on a consignment basis through another entity.
- Other receivables reflect receivables that are not of a commercial nature and are not related to purchase-sale transactions.

Provision for doubtful debts is made for each doubtful receivable, based on the overdue age of the debt or the estimated loss expected to arise, specifically as follows:

- For overdue receivables:
 - 30% of the value for receivables overdue from over 6 months to less than 1 year;
 - 50% of the value for receivables overdue from 1 year to less than 2 years;
 - 70% of the value for receivables overdue from 2 years to less than 3 years;
 - 100% of the value for receivables overdue by 3 years or more.
- For receivables not yet overdue but considered doubtful of recovery: provision is made based on the estimated loss expected to arise.

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SEPARATE INTERIM FINANCIAL STATEMENTS

For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

5. Inventories

Inventories are stated at the lower of cost and net realisable value.

The cost of inventories is determined as follows:

- Raw materials and goods: comprise the purchase cost and other directly attributable costs incurred in bringing the inventories to their present location and condition.
- Finished goods: comprise the cost of raw materials, direct labour and related overheads, allocated based on the normal level of operating capacity/the cost of land use rights, direct costs and related overheads incurred during the construction of finished real estate properties.
- Work in progress: comprises only the cost of the main raw materials (or other cost elements, as appropriate).

Net realisable value is the estimated selling price of inventories in the ordinary course of production and business less the estimated costs of completion and the estimated costs necessary to make the sale.

The value of inventories is determined using the weighted average method and is accounted for using the perpetual method.

Provision for diminution in the value of inventories is made for each item of inventory whose cost exceeds its net realisable value. For work in progress on services, the provision is calculated for each type of service with a distinct price. Increases or decreases in the provision for diminution in the value of inventories required to be made at the end of the financial year are recognised in cost of goods sold.

6. Tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all costs incurred by the Company to bring the asset to the condition and location necessary for it to be capable of operating in the manner intended. Costs incurred after initial recognition are added to the cost of the fixed asset only if they will probably increase the future economic benefits expected from the use of the asset. Costs that do not meet the above criteria are recognised as production and business expenses in the period.

When tangible fixed assets are sold or disposed of, the cost and accumulated depreciation are derecognised, and any gain or loss arising from the disposal is recognised as income or expense in the year.

Tangible fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation periods of tangible fixed assets are as follows:

Buildings and structures	05 - 50 years
Machinery and equipment	05 - 08 years
Means of transportation and transmission equipment	06 - 10 years
Office equipment	03 - 10 years
Other tangible fixed assets	03 - 20 years

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For the six-month period of the financial year ending 31 December 2026

Notes to the Separate Interim Financial Statements (continued)

7. Intangible fixed assets

Intangible fixed assets are stated at cost less accumulated amortisation.

The cost of an intangible fixed asset comprises all costs incurred by the enterprise to bring the asset to the condition and location necessary for it to be capable of operating in the manner intended. Costs relating to an intangible fixed asset incurred after initial recognition are recognised as production and business expenses in the period, unless such costs are attributable to a specific intangible fixed asset and increase the economic benefits derived from that asset.

When intangible fixed assets are sold or disposed of, the cost and accumulated amortisation are derecognised, and any gain or loss arising from the disposal is recognised as income or expense in the year.

The Company's intangible fixed assets comprise:

Land use rights

Land use rights comprise the actual costs incurred by the Company directly related to the land use, including: amounts paid to obtain land use rights, compensation and site clearance costs, land levelling costs, registration fees, etc. As land use rights have an indefinite life, they are not amortised

Computer software

Costs relating to computer software programs that are not an integral part of the related hardware are capitalised. The cost of computer software comprises all costs incurred by the enterprise up to the time the software is brought into use. Computer software is amortised on a straight-line basis over 03-08 years.

8. Investment property

Investment property comprises land use rights, buildings, part of a building, or infrastructure owned by the Company or held under a finance lease, which is held to earn rentals or for capital appreciation. Investment property is stated at cost less accumulated depreciation. The cost of investment property comprises all costs incurred by the Company, or the fair value of consideration given in exchange, to acquire the investment property up to the date of purchase or completion of construction.

Costs relating to investment property incurred after initial recognition are recognised as an expense, unless it is probable that such costs will enable the investment property to generate future economic benefits in excess of its originally assessed standard of performance, in which case they are added to the cost of the asset.

When investment property is sold, the cost and accumulated depreciation are derecognised, and any resulting gain or loss is recognised as income or expense in the year.

A transfer from owner-occupied property or inventory to investment property is made only when the owner ceases to use the asset and begins to lease it out under an operating lease, or upon completion of construction. A transfer from investment property to owner-occupied property or inventory is made only when the owner begins to use the asset or commences development of the asset for sale. A transfer from investment property to owner-occupied property or inventory does not change the cost or the carrying amount of the property at the date of transfer.

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Investment property held for lease is depreciated on a straight-line basis over its estimated useful life. The depreciation periods of investment property are as follows:

<u>Type of fixed asset</u>	<u>Number of years</u>
Buildings and structures	25 - 50
Industrial cluster infrastructure	36 - 40

9. Construction in progress

Construction in progress reflects costs directly related (including related borrowing costs, in accordance with the Company's accounting policy) to assets under construction and machinery and equipment under installation for production, leasing and management purposes, as well as costs relating to fixed assets under repair. These assets are stated at cost and are not depreciated.

10. Deferred expenses

Deferred expenses comprise actual expenses incurred which relate to the results of production and business activities of multiple accounting periods. The Company's deferred expenses comprise the following:

Tools and instruments

Tools and instruments put into use are allocated to expenses on a straight-line basis over a period not exceeding 12 months.

Goodwill

Goodwill arising on the equitisation of the State-owned enterprise is allocated to expenses over a period of 10 years.

Other deferred expenses

These are expenses that serve multiple production and business periods and are allocated over a period not exceeding 03 years.

11. Payables and accrued expenses

Payables and accrued expenses are recognised for amounts to be paid in the future in respect of goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses, intercompany payables and other payables is made based on the following principles:

- Trade payables reflect payables of a commercial nature arising from purchase transactions of goods, services or assets where the seller is an entity independent of the enterprise, including payables for imports through an entrusted importer.
- Accrued expenses reflect amounts payable for goods and services received from sellers or provided to buyers, but not yet paid due to the absence of an invoice or insufficient accounting records, as well as amounts payable to employees for leave pay and other production and business expenses required to be accrued.
- Other payables reflect amounts payable that are not of a commercial nature and are not related to the purchase, sale or provision of goods and services.



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12. Loans and finance lease liabilities

The Company monitors in detail the repayment terms of loans and finance lease liabilities. Amounts with a repayment term of more than 12 months from the date of the parent entity's financial statements are presented as long-term loans and finance lease liabilities. Amounts falling due within the next 12 months from the date of the financial statements are presented as short-term loans and finance lease liabilities to enable repayment planning.

For finance lease liabilities, the total lease liability recorded on the credit side of account 341 is the total amount payable, calculated as the present value of the minimum lease payments or the fair value of the leased asset.

Loans and payables denominated in foreign currency are translated into the accounting currency at the actual transaction exchange rate at the date the transaction arises;

- Upon repayment of loans denominated in foreign currency, the debit side of account 341 is translated using the specific identification method based on the actual accounting exchange rate for each counterparty;
- When preparing the Financial Statements, the balances of loans and finance lease liabilities denominated in foreign currency are revalued at the actual transaction exchange rate at the date of the Financial Statements.
- Exchange rate differences arising from the settlement and period-end revaluation of loans and finance lease liabilities denominated in foreign currency are recognised in financial income or financial expenses.

13. Owners' equity

Owners' contributed capital

Owners' contributed capital is recognised based on the actual capital contributed by shareholders.

Share premium

Share premium is recognised as the difference between the issue price and the par value of shares upon initial issuance and additional issuance, the difference between the re-issue price and the carrying value of treasury shares, and the equity component of convertible bonds upon maturity. Costs directly attributable to the additional issuance of shares and the re-issuance of treasury shares are deducted from share premium.

Appropriation of funds

Funds are appropriated during the year based on Resolutions of the General Meeting of Shareholders and are utilised in accordance with the Company's Charter.

14. Profit distribution

Profit after corporate income tax is distributed to shareholders after the appropriation of funds in accordance with the Company's Charter and applicable regulations, and upon approval by the General Meeting of Shareholders.

The distribution of profit to shareholders takes into consideration non-cash items within undistributed after-tax profit that may affect cash flows and the ability to pay dividends, such as gains from the revaluation of assets contributed as capital, gains from the revaluation of monetary items, financial instruments and other non-cash items.

Dividends are recognised as a liability when approved by the General Meeting of Shareholders.

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Notes to the Separate Interim Financial Statements (continued)

15. Revenue and income recognition

Revenue from sale of goods

Revenue from the sale of goods is recognised when all of the following conditions are simultaneously satisfied:

- The enterprise has transferred to the buyer the significant risks and rewards of ownership of the products or goods.
- The enterprise retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- Revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer no longer has the right to return the products or goods (except where the customer has the right to return goods in exchange for other goods or services).
- The enterprise has obtained or will obtain economic benefits from the sale transaction.
- The costs relating to the sale transaction can be measured reliably.

Revenue from rendering of services

Revenue from a service transaction is recognised when the outcome of the transaction can be reliably measured. Where the service is performed over multiple periods, revenue is recognised in the period based on the results of the work completed as at the end of the accounting period. The outcome of a service transaction is considered to be reliably measured when all of the following conditions are satisfied:

- Revenue can be measured reliably. Where the contract stipulates that the buyer has the right to return the purchased service under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer no longer has the right to return the service provided.
- It is probable that the economic benefits associated with the service transaction will flow to the enterprise.
- The stage of completion of the transaction at the end of the financial year can be measured reliably.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Interest

Interest is recognised on an accrual basis, determined based on the deposit account balances and the actual interest rate for each period.

16. Cost of goods sold

Cost of goods sold during the year is recognised in accordance with the revenue arising in the period and in compliance with the prudence principle.

Costs of direct materials consumed in excess of normal levels, labour costs, and fixed overhead costs not allocated to the cost of finished goods are recognised immediately in cost of goods sold (after deducting any compensation received, if any), even where the products or goods have not yet been determined to have been sold.

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The provision for diminution in the value of inventories is charged to cost of goods sold based on the quantity of inventories and the amount by which net realisable value is lower than cost. In determining the quantity of inventories for which a provision must be made, the quantity of inventories already covered by sales contracts (where net realisable value is not lower than carrying value) but not yet delivered to customers is excluded, provided there is reliable evidence that the customer will not abandon performance of the contract.

17. Financial expenses

Financial expenses reflect expenses of financial activities, comprising expenses or losses relating to financial investment activities, borrowing costs, costs of capital contribution to joint ventures and associates, losses on transfer of short-term securities, expenses relating to the sale of securities; provision for diminution in the value of trading securities, provision for losses on investments in other entities, losses arising from the sale of foreign currency, foreign exchange losses, etc.

18. Selling expenses and general and administrative expenses

Selling expenses reflect actual costs incurred in the course of selling products and goods and providing services, including costs of offering, introducing and advertising products, sales commissions, warranty costs for products and goods, storage, packaging and transportation costs, etc.; salary costs of sales staff (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance for sales staff; depreciation of fixed assets used for selling activities; land rental; etc.

General and administrative expenses reflect the general management costs of the enterprise, comprising salary costs of administrative staff (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance for administrative staff; office supplies, tools and instruments; depreciation of fixed assets used for administrative purposes; land rental, business licence tax; provision for doubtful debts; purchased services (electricity, water, telephone, fax, property and fire insurance, etc.); and other cash expenses (client entertainment, customer conferences, etc.).

19. Corporate income tax

Current corporate income tax

Current corporate income tax is the tax calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for income not subject to tax and losses carried forward

The Company is subject to corporate income tax at the rate of 20%.

20. Financial instruments

a) Financial assets

Classification of financial assets

The Company classifies financial assets into the following categories: financial assets at fair value through the Statement of Business Results, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification of financial assets depends on the nature and purpose of the financial asset and is determined at the time of initial recognition.

Financial assets at fair value through the Statement of Business Results

A financial asset is classified as at fair value through the Statement of Business Results if it is held for trading or is designated as such at initial recognition.

A financial asset is classified as held for trading if it is:

- Acquired or incurred principally for the purpose of selling or repurchasing in the near term;
- Held by the Company with the intention of generating a short-term profit; or
- A derivative financial instrument (except for derivatives that are designated as financial guarantee contracts or as effective hedging instruments).

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Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturities that the Company has the positive intention and ability to hold to maturity.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are designated as available for sale or are not classified as financial assets at fair value through the Statement of Business Results, held-to-maturity investments, or loans and receivables.

Initial carrying value of financial assets

Financial assets are recognised on the purchase date and derecognised on the sale date. At initial recognition, a financial asset is measured at its purchase price/issue cost plus other costs directly attributable to the purchase or issuance of that financial asset.

b) Financial liabilities

The Company classifies financial liabilities into the following categories: financial liabilities at fair value through the Statement of Business Results, and financial liabilities measured at amortised cost. The classification of financial liabilities depends on the nature and purpose of the financial liability and is determined at the time of initial recognition.

Financial liabilities at fair value through the Statement of Business Results

A financial liability is classified as at fair value through the Statement of Business Results if it is held for trading or is designated as such at initial recognition.

A financial liability is classified as held for trading if it is:

- Issued or incurred principally for the purpose of repurchasing in the near term;
- Held by the Company with the intention of generating a short-term profit; or
- A derivative financial instrument (except for derivatives that are designated as financial guarantee contracts or as effective hedging instruments).

Financial liabilities measured at amortised cost

Financial liabilities measured at amortised cost are determined as the amount at which the financial liability was initially recognised, less principal repayments, plus or minus the cumulative amortisation, using the effective interest method, of any difference between the initial amount recognised and the maturity amount, less any reduction (directly or through the use of a provision account) for impairment or uncollectibility.

The effective interest method is a method of calculating the amortised cost of a financial liability or group of financial liabilities and of allocating interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument, or, where appropriate, a shorter period, to the net current carrying value of the financial liability.

Initial carrying value of financial liabilities

At initial recognition, financial liabilities are measured at their issue price plus costs directly attributable to the issuance of that financial liability.

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Notes to the Separate Interim Financial Statements (continued)

21. Segment reporting

A business segment is a distinguishable component engaged in producing or providing products or services, and that is subject to risks and returns different from those of other business segments.

A geographical segment is a distinguishable component engaged in producing or providing products or services within a particular economic environment, and that is subject to risks and returns different from those of components operating in other economic environments.

22. Related parties

Parties are considered related if one party has the ability to control or exercise significant influence over the other party in making financial and operating decisions. Parties are also considered related if they are subject to common control or common significant influence.

In considering each possible related party relationship, attention is given to the substance of the relationship rather than merely its legal form.

Transactions with related parties during the period are presented in Note VII.1



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V. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE INTERIM STATEMENT OF FINANCIAL POSITION**1. Cash and cash equivalents**

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	1,081,928,829	1,147,371,337
Demand deposits at banks (*)	29,239,734,353	23,551,031,334
Total	30,321,663,182	24,698,402,671

(*) Details of demand deposits:

	<u>Ending balance</u>	<u>Beginning balance</u>
Southeast Asia Commercial Joint Stock Bank (SEABANK)	21,579,460,597	14,102,300,060
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)	4,186,987,102	5,035,687,089
Joint Stock Commercial Bank for Investment and Development of Vietnam (BIDV)	3,112,809,294	3,929,632,458
Other banks	360,477,360	483,411,727
Total	29,239,734,353	23,551,031,334

2. Short-term held-to-maturity investments

	<u>Ending balance</u>		<u>Beginning balance</u>	
	<u>Value</u>	<u>Provision</u>	<u>Value</u>	<u>Provision</u>
<i>Receivables from loans to related parties</i>	<i>232,442,174,299</i>	<i>-</i>	<i>228,244,695,451</i>	<i>-</i>
Livestock and Poultry Production and Trading Joint Stock Company	24,680,266,000	-	24,880,266,000	-
Hanoi Trade Infrastructure Investment and Development Joint Stock Company	2,100,000,000	-	2,100,000,000	-
Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	29,473,351,708	-	29,473,351,708	-
Binh Phuoc Cashew Nut Production, Processing, Import and Export Joint Stock Company	982,593,348	-	982,593,348	-
Hanoi Food Joint Stock Company	41,812,200,000	-	41,812,200,000	-
Loan interest	133,393,763,243	-	128,996,284,395	-
<i>Receivables from loans to other organisations and individuals</i>	<i>65,050,922,393</i>	<i>(4,882,510,813)</i>	<i>63,826,795,686</i>	<i>(4,882,510,813)</i>
Nam Ha Noi Import-Export Joint Stock Company (Simex)	7,300,000,000	-	7,300,000,000	-
Hapro Da Nang Trading and Investment Joint Stock Company	10,800,000,000	-	10,800,000,000	-
Hapro Eco Furniture Joint Stock Company	4,650,000,000	(4,650,000,000)	4,650,000,000	(4,650,000,000)
Hapro Distribution Joint Stock Company	14,575,954,359	-	14,625,954,359	-
Hapro Four Seasons Cuisine Joint Stock Company	2,218,604,295	-	2,218,604,295	-
Loan interest	25,506,363,739	(232,510,813)	24,232,237,032	(232,510,813)
Total	297,493,096,692	(4,882,510,813)	292,071,491,137	(4,882,510,813)

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Notes to the Separate Interim Financial Statements (continued)

3. Trade receivables**a) Short-term trade receivables from customers**

	Ending balance	Beginning balance
<i>Receivables from related parties</i>	<i>21,465,579,001</i>	<i>21,635,294,530</i>
Livestock and Poultry Production and Trading Joint Stock Company	2,945,517,477	2,668,539,401
Hanoi Trade Infrastructure Investment and Development Joint Stock Company	3,000,000	15,000,000
Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	5,014,982,469	4,996,576,989
An Phu Hung Import-Export Trading Joint Stock Company	100,000,000	100,000,000
Long Bien Trading and Investment Joint Stock Company	5,951,973	5,951,973
Hanoi Trade and Tourism Development Joint Stock Company	6,703,124,324	6,703,124,324
Chu Dau Ceramics Joint Stock Company	92,290,499	18,756,344
Hapro Trader Handicraft Import-Export and Tourism Joint Stock Company	6,287,712,371	6,287,645,611
Hapro Liquor Joint Stock Company	175,120,888	705,120,888
Hanoi Food Joint Stock Company	3,300,000	-
Viet Ha Cashew Import-Export Joint Stock Company	110,819,466	110,819,466
Intimex Vietnam Joint Stock Company	23,759,534	23,759,534
<i>Receivables from other customers</i>	<i>133,062,101,828</i>	<i>133,438,707,438</i>
Hapro Eco Furniture Joint Stock Company	2,686,889,717	2,686,889,717
INDOBOSS, LDA	16,066,099,464	16,032,922,692
Hapro Da Nang Trading and Investment Joint Stock Company	4,309,028,447	4,309,028,447
Thien Huong Food Joint Stock Company	1,687,154,000	3,194,555,000
Hapro Four Seasons Cuisine Joint Stock Company	11,486,606,243	11,224,991,317
Hanoi Supermarket Development Joint Stock Company	2,385,064,364	2,390,464,364
Hapro Distribution Joint Stock Company	23,613,963,010	23,600,057,935
Other customers	70,827,296,583	69,999,797,966
Total	154,527,680,829	155,074,001,968

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b) Long-term trade receivables from customers

	Ending balance	Beginning balance
<i>Receivables from related parties</i>	<i>3,091,937,051</i>	<i>3,091,937,051</i>
Livestock and Poultry Production and Trading Joint Stock Company	1,745,750,385	1,745,750,385
Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	1,346,186,666	1,346,186,666
<i>Receivables from other customers</i>	<i>3,841,427,540</i>	<i>3,963,918,201</i>
Dung Thuy Company Limited	2,202,488,345	2,202,488,345
Vinh Gia Luong Joint Stock Company	268,506,419	390,997,080
Ha An International Joint Stock Company	1,009,652,400	1,009,652,400
Other trade receivables	360,780,376	360,780,376
Total	<u>6,933,364,591</u>	<u>7,055,855,252</u>

4. Short-term advances to suppliers

	Ending balance	Beginning balance
<i>Advances to related parties</i>	<i>53,542,570,089</i>	<i>53,564,570,089</i>
An Phu Hung Import-Export Trading Joint Stock Company	27,381,448,482	27,381,448,482
Viet Ha Cashew Import-Export Joint Stock Company	26,161,121,607	26,161,121,607
Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	-	22,000,000
<i>Advances to other suppliers</i>	<i>275,064,990,954</i>	<i>273,514,066,146</i>
Phuc An Production and Trading Company Limited	116,686,935,911	116,686,935,911
Hong Thien Phat NS Single-Member Company Limited	31,307,345,324	31,307,345,324
Other suppliers	127,070,709,719	125,519,784,911
Total	<u>328,607,561,043</u>	<u>327,078,636,235</u>

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Notes to the Separate Interim Financial Statements (continued)

5. Other receivables**a) Short-term**

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
<i>Receivables from related parties</i>	4,793,682,876	(2,444,019,724)	352,145,703,397	(2,444,019,724)
Livestock and Poultry Production and Trading Joint Stock Company	1,523,000	-	1,523,000	-
Trang Thi Hotel Joint Stock Company	1,222,627,169	-	974,192,898	-
Viet Ha Cashew Import-Export Joint Stock Company	2,444,019,724	(2,444,019,724)	2,444,019,724	(2,444,019,724)
Intimex Vietnam Joint Stock Company	-	-	347,600,454,792	-
<i>Cost of business cooperation contract</i>	-	-	340,750,000,000	-
<i>Business cooperation profit</i>	-	-	6,850,454,792	-
An Phu Hung Import-Export Trading Joint Stock Company	1,125,512,983	-	1,125,512,983	-
<i>Receivables from other organisations and individuals</i>	71,240,902,180	(14,677,636,470)	69,879,815,297	(14,677,636,470)
Advances to employees	1,725,386,529	-	1,009,135,184	-
Other receivables	69,515,515,651	-	68,870,680,113	-
<i>Hanoi Department of Finance</i>	38,508,516,474	-	38,508,516,474	-
<i>Phuc An Production and Trading Company Limited</i>	13,809,351,470	(13,809,351,470)	13,809,351,470	(13,809,351,470)
<i>Hapro Eco Furniture Joint Stock Company</i>	868,285,000	(868,285,000)	868,285,000	(868,285,000)
<i>Hong Thien Phat NS Single-Member Company Limited</i>	1,789,300,931	-	1,789,300,931	-
<i>Other short-term receivables</i>	14,540,061,776	-	13,895,226,238	-
Total	76,034,585,056	(17,121,656,194)	422,025,518,694	(17,121,656,194)

b) Long-term

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
<i>Receivables from related parties</i>	400,000	-	400,000	-
Thuy Ta Joint Stock Company				
- Deposits and collateral	400,000		400,000	
<i>Receivables from other organisations and individuals</i>	4,847,012,748	-	1,102,396,640	-
Deposits and collateral	4,847,012,748	-	1,102,396,640	-
Total	4,847,412,748	-	1,102,796,640	-

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Notes to the Separate Interim Financial Statements (continued)

6. Provision for short-term and long-term doubtful debts

Movements in provisions during the period:

	Short-term receivables	Long-term receivables	Total
Beginning balance	(216,399,501,542)	(3,572,921,121)	(219,972,422,663)
Provision made during the period	(6,362,892,121)	-	(6,362,892,121)
Reversal of provision	-	-	-
Ending balance	(222,762,393,663)	(3,572,921,121)	(226,335,314,784)

Bad debts and provision for short-term and long-term doubtful receivables are presented in Appendix No. 01.

7. Inventories

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Raw materials and materials	30,890,140	-	34,501,490	-
Work in progress	199,813,403	-	-	-
Finished goods	19,460,620,434	-	19,980,027,095	-
Goods	13,651,198,592	-	13,512,658,224	-
Goods on consignment	246,329,059	-	-	-
Real estate goods	1,210,933,333	-	1,210,933,333	-
Total	34,799,784,961	-	34,738,120,142	-

8. Deferred expenses**a) Short-term deferred expenses**

	Ending balance	Beginning balance
Tools and instruments issued for use and other short-term deferred expenses	10,778,519,600	13,598,590,395
Total	10,778,519,600	13,598,590,395

b) Long-term deferred expenses

	Ending balance	Beginning balance
Tools, instruments and other expenses	94,196,443,024	88,177,151,051
Brand expenses	6,203,468,776	7,758,655,924
Total	100,399,911,800	95,935,806,975

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9. Tangible fixed assets

	Means of				
	Buildings and structures	Machinery and equipment	transportation and transmission equipment	Management equipment and instruments	Other tangible fixed assets
					Total
Cost					
Beginning balance	711,978,564,888	27,481,957,626	6,773,302,741	2,968,793,221	2,723,242,035
Increase during the period due to new purchases	1,666,941,333	-	-	-	-
Completed capital construction	15,021,228,719	-	-	-	-
Decrease due to demolition	(1,150,000,000)	-	-	(183,420,000)	-
Disposal, sale	-	(138,971,750)	-	-	-
Ending balance	727,516,734,940	27,342,985,876	6,773,302,741	2,785,373,221	2,723,242,035
<i>In which:</i>					
<i>Fully depreciated but still in use</i>	35,298,199,253	3,033,106,049	4,426,092,729	1,594,108,785	505,597,909
Accumulated depreciation					
Beginning balance	273,308,468,569	9,473,277,690	5,315,446,591	2,052,617,082	1,564,020,187
Depreciation for the period	9,604,422,168	807,519,810	117,360,504	98,960,916	22,381,860
Decrease due to demolition	(1,150,000,000)	-	-	(183,420,000)	-
Disposal, sale	-	(84,541,154)	-	-	-
Ending balance	281,762,890,737	10,196,256,346	5,432,807,095	1,968,157,998	1,586,402,047
Net carrying value					
Beginning balance	438,670,096,319	18,008,679,936	1,457,856,150	916,176,139	1,159,221,848
Ending balance	445,753,844,203	17,146,729,530	1,340,495,646	817,215,223	1,136,839,988

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10. Intangible fixed assets

	<u>Land use rights</u>	<u>Computer software</u>	<u>Total</u>
Cost			
Beginning balance	45,845,913,581	3,156,278,430	49,002,192,011
Ending balance	45,845,913,581	3,156,278,430	49,002,192,011
<i>In which:</i>			
<i>Fully amortised but still in use</i>	-	1,923,998,250	1,923,998,250
Accumulated amortisation			
Beginning balance	31,243,704	2,931,745,094	2,962,988,798
Amortisation for the period		42,099,996	42,099,996
Ending balance	31,243,704	2,973,845,090	3,005,088,794
Net carrying value			
Beginning balance	45,814,669,877	224,533,336	46,039,203,213
Ending balance	45,814,669,877	182,433,340	45,997,103,217

The net carrying value of intangible fixed assets pledged as collateral or mortgaged to secure loans is: VND 2,789,249,352.

11. Investment property

	<u>Buildings</u>	<u>Infrastructure</u>	<u>Total</u>
Cost			
Beginning balance	97,669,924,568	33,857,092,254	131,527,016,822
Ending balance	97,669,924,568	33,857,092,254	131,527,016,822
<i>In which:</i>			
<i>Fully depreciated but still in use</i>	-	-	-
Accumulated depreciation			
Beginning balance	21,877,746,710	18,816,693,509	40,694,440,219
Depreciation for the period	1,374,024,384	462,893,382	1,836,917,766
Ending balance	23,251,771,094	19,279,586,891	42,531,357,985
Net carrying value			
Beginning balance	75,792,177,858	15,040,398,745	90,832,576,603
Ending balance	74,418,153,474	14,577,505,363	88,995,658,837

The cost and net carrying value of investment property pledged as collateral or mortgaged to secure loans are VND 57,509,326,400 and VND 45,815,549,048, respectively.

In accordance with Vietnamese Accounting Standard No. 05 – Investment Property, the fair value of investment property as at 30 June 2026 is required to be disclosed. However, the Company has not yet determined the fair value of this investment property as at 30 June 2026, as it has not yet identified a suitable valuation consultant; accordingly, the Company has not disclosed the fair value of this investment property in the Notes to the Separate Interim Financial Statements.

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12. Long-term work in progress**a) Long-term production and business work in progress**

	Beginning balance	Costs incurred during the period	Transferred to fixed assets during the period	Ending balance
Construction in progress	556,119,126,034	2,747,280,033	-	558,866,406,067
<i>Le Chi Residential Area and Auxiliary Zone Project, Gia Lam, Hanoi</i>	<i>556,119,126,034</i>	<i>2,747,280,033</i>	<i>-</i>	<i>558,866,406,067</i>
Total	556,119,126,034	2,747,280,033	-	558,866,406,067

b) Construction in progress costs

	Beginning balance	Costs incurred during the period	Transferred to fixed assets during the period	Other decreases	Ending balance
Construction in progress	316,706,420,801	18,749,959,190	-	(7,221,692,519)	328,234,687,472
+ <i>Hanoi Distribution and Shopping Center Project</i>	<i>77,712,759,505</i>	<i>3,388,288,442</i>	<i>-</i>	<i>(7,221,692,519)</i>	<i>73,879,355,428</i>
+ <i>Southern Wholesale Market Expansion Project</i>	<i>169,960,451,516</i>	<i>11,037,304,890</i>	<i>-</i>	<i>-</i>	<i>180,997,756,406</i>
+ <i>Hapro Thuong Dinh Trade and Service Center Project</i>	<i>30,775,416,656</i>	<i>1,055,983,448</i>	<i>-</i>	<i>-</i>	<i>31,831,400,104</i>
+ <i>Other construction in progress</i>	<i>38,257,793,124</i>	<i>3,268,382,410</i>	<i>-</i>	<i>-</i>	<i>41,526,175,534</i>
Renovation and repair of the building at 7-9 Dinh Tien Hoang	13,619,462,752	1,401,765,967	(15,021,228,719)	-	-
Total	330,325,883,553	20,151,725,157	(15,021,228,719)	(7,221,692,519)	328,234,687,472

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13. Long-term financial investments

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
<i>Investments in subsidiaries</i>	144,994,927,755	-	144,994,927,755	-
Hapro Liquor Joint Stock Company	12,296,331,337	-	12,296,331,337	-
Hapro Trader Handicraft Import-Export and Tourism Joint Stock Company	711,610,898	-	711,610,898	-
Hai Duong Technology Products Joint Stock Company	21,941,000,000	-	21,941,000,000	-
Binh Phuoc Cashew Nut Production, Processing, Import and Export Joint Stock Company	44,135,128,820	-	44,135,128,820	-
Hanoi Trade Infrastructure Investment and Development Joint Stock Company	48,566,301,620	-	48,566,301,620	-
Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	17,344,555,080	-	17,344,555,080	-
<i>Investments in joint ventures and associates</i>	130,932,302,987	(5,304,537,179)	130,932,302,987	(5,304,537,179)
Chu Dau Ceramics Joint Stock Company	7,167,297,628	-	7,167,297,628	-
An Phu Hung Import-Export Trading Joint Stock Company	4,000,000,000	(4,000,000,000)	4,000,000,000	(4,000,000,000)
Hapro Information Joint Stock Company	739,026,324	-	739,026,324	-
Long Bien Trading and Investment Joint Stock Company	8,888,625,561	-	8,888,625,561	-
Asia Tower Company Limited	18,496,560,817	-	18,496,560,817	-
Trang Thi Hotel Joint Stock Company	3,000,000,000	-	3,000,000,000	-
Hanoi Trade and Tourism Development Joint Stock Company	1,304,547,750	(1,304,537,179)	1,304,547,750	(1,304,537,179)
Hanoi Agricultural Products Import-Export Service Joint Stock Company	22,261,258,758	-	22,261,258,758	-
Cho Bui Trading and Service Investment Joint Stock Company	15,132,143,040	-	15,132,143,040	-
Hanoi Food Joint Stock Company	28,426,598,108	-	28,426,598,108	-
Thuy Ta Joint Stock Company	7,481,374,206	-	7,481,374,206	-
Thuy Ta Food Joint Stock Company	6,554,917,129	-	6,554,917,129	-
Livestock and Poultry Production and Trading Joint Stock Company	7,479,953,666	-	7,479,953,666	-

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	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
<i>Capital contribution investments in other entities</i>	77,247,472,782	(7,845,000,000)	77,247,472,782	(7,845,000,000)
Hai Duong Chu Dau Ceramics Joint Stock Company (*)	-	-	-	-
Hanoi Fashion Trading and Service Joint Stock Company	8,577,173,184	-	17,154,346,367	-
Yen My Textile and Garment Import-Export Joint Stock Company	8,577,173,183	-	-	-
VNN Investment and Trading Joint Stock Company	1,295,000,000	(1,295,000,000)	1,295,000,000	(1,295,000,000)
Hanoi Milk Joint Stock Company	788,160,603	-	788,160,603	-
Global Real Estate Investment Joint Stock Company	32,203,288,931	-	32,203,288,931	-
Cointra Trading Construction Investment Joint Stock Company	1,000,000,000	(1,000,000,000)	1,000,000,000	(1,000,000,000)
Trang Tien Trading and Investment Company Limited	10,065,485,897	-	10,065,485,897	-
Tan My Production, Trading and Service Joint Stock Company	7,082,706,930	-	7,082,706,930	-
Nga Tu So Trade Center Joint Venture	5,550,000,000	(5,550,000,000)	5,550,000,000	(5,550,000,000)
Lang Yen Trading Joint Stock Company	2,108,484,054	-	2,108,484,054	-
Viet Ha Cashew Import-Export Joint Stock Company (**)	-	-	-	-
Total	353,174,703,524	(13,149,537,179)	353,174,703,524	(13,149,537,179)

(*) Hanoi Trade Joint Stock Corporation recognised this investment based on the enterprise valuation determined for the equitisation of the parent Hanoi Trade Corporation on 30 June 2016.

(**) Hanoi Trade Joint Stock Corporation received this transfer at a price of VND 0.

Movements in the investment provision during the period are as follows:

	<u>This period</u>
Beginning balance	(13,149,537,179)
Additional provision made	-
Reversal of provision	-
Ending balance	(13,149,537,179)

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Details of the ownership ratio and voting rights ratio in each company are as follows:

	Ending balance			Beginning balance		
	Owner's capital contribution	Ownership ratio	Voting rights ratio	Owner's capital contribution	Ownership ratio	Voting rights ratio
<i>Capital contribution investments in other entities</i>						
Hai Duong Chu Dau Ceramics Joint Stock Company (*)	-	2.67%	2.67%	-	2.67%	2.67%
Hanoi Fashion Trading and Service Joint Stock Company	8,577,173,184	15%	15%	17,154,346,367	15%	15%
Yen My Textile and Garment Import-Export Joint Stock Company	8,577,173,183	15%	15%	-	-	-
VNN Investment and Trading Joint Stock Company	1,295,000,000	6.11%	6.11%	1,295,000,000	6.11%	6.11%
Hanoi Milk Joint Stock Company	788,160,603	0.23%	0.23%	788,160,603	0.23%	0.23%
Global Real Estate Investment Joint Stock Company	32,203,288,931	2.40%	2.40%	30,404,368,931	2.40%	2.40%
Cointra Trading Construction Investment Joint Stock Company	1,000,000,000	10.00%	10.00%	1,000,000,000	10.00%	10.00%
Trang Tien Trading and Investment Company Limited	10,065,485,897	10.00%	10.00%	10,065,485,897	10.00%	10.00%
Tan My Production, Trading and Service Joint Stock Company	7,082,706,930	5.57%	5.57%	7,082,706,930	5.57%	5.57%
Nga Tu So Trade Center Joint Venture	5,550,000,000			5,550,000,000		
Lang Yen Trading Joint Stock Company	2,108,484,054	5.00%	5.00%	2,108,484,054	5.00%	5.00%
Viet Ha Cashew Import-Export Joint Stock Company (***)	-	5.00%	5.00%	-	5.00%	5.00%

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14. Short-term trade payables

	Ending balance		Beginning balance	
	Value	Amount repayable	Value	Amount repayable
<i>Payables to related parties</i>	<i>1,128,928,021</i>	<i>1,128,928,021</i>	<i>1,128,928,021</i>	<i>1,128,928,021</i>
Intimex Vietnam Joint Stock Company	1,092,074,043	1,092,074,043	1,092,074,043	1,092,074,043
Hapro Liquor Joint Stock Company	36,853,978	36,853,978	36,853,978	36,853,978
<i>Payables to other suppliers</i>	<i>15,567,279,949</i>	<i>15,567,279,949</i>	<i>16,402,936,696</i>	<i>16,402,936,696</i>
Constrexim No. 1 Joint Stock Company (Confitech)	1,992,456,072	1,992,456,072	1,693,086,975	1,693,086,975
Vietnam Real Estate Exploitation Service Joint Stock Company	7,349,204,000	7,349,204,000	138,191,500	138,191,500
Hanoi Construction and Installation Joint Stock Company No. 3	-	-	4,703,907,891	4,703,907,891
Vietnam Asset Management Service Joint Stock Company	698,091,955	698,091,955	361,500,522	361,500,522
Hanoi Consumer Goods Import-Export and Retail Company Limited	28,758,262	28,758,262	1,254,406,079	1,254,406,079
Other suppliers	5,498,769,660	5,498,769,660	8,251,843,729	8,251,843,729
Total	16,696,207,970	16,696,207,970	17,531,864,717	17,531,864,717

15. Advances from customers**a) Short-term advances from customers**

	Ending balance	Beginning balance
<i>Advances from other customers</i>	<i>1,336,625,235</i>	<i>711,143,372</i>
BOZKUS IC VE DIS TICARET LIMITED	353,834,400	353,834,400
Veles LLC	202,811,720	202,811,720
Virgo III LTD	81,059,833	81,059,833
3A Trading and Production Joint Stock Company	615,435,840	-
Other customers	83,483,442	73,437,419
Total	1,336,625,235	711,143,372

b) Long-term advances from customers

	Ending balance	Beginning balance
<i>Advances from other customers</i>	<i>16,763,699,694</i>	<i>16,763,699,694</i>
Vu Thi Thanh Mai	2,164,296,032	2,164,296,032
Other customers	14,599,403,662	14,599,403,662
Total	16,763,699,694	16,763,699,694

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16. Taxes and amounts payable to the State**a) Taxes and amounts payable to the State**

	Beginning balance	Payable during the period	Paid during the period	Ending balance
VAT	178,217,817	9,477,484,758	9,183,900,840	471,801,735
Special consumption tax	-	3,449,344	2,914,963	534,381
Import-export tax	-	102,537,897	102,537,897	-
Personal income tax	60,806,832	450,694,325	433,690,617	77,810,540
Land and housing tax, land rental	-	33,691,621,639	33,691,621,639	-
Fees, charges and other amounts payable	151,561,260	2,562,887	154,124,147	-
Total	390,585,909	43,728,350,850	43,568,790,103	550,146,656

b) Taxes and amounts receivable from the State

	Beginning balance	Received during the period	Receivable during the period	Ending balance
VAT overpaid	37,108,013	37,108,013	-	-
CIT overpaid	484,210,567	-	110,993,089	595,203,656
PIT overpaid	-	-	6,130,725	6,130,725
Land rental overpaid	1,013,797	-	100,085,618	101,099,415
Other amounts receivable from the State	156,264,941	-	-	156,264,941
Total	678,597,318	37,108,013	217,209,432	858,698,737

The Company's tax finalisation is subject to examination by the tax authorities. As the application of tax laws and regulations to various types of transactions may be interpreted in different ways, the amounts of tax presented in the Separate Interim Financial Statements may be changed based on decisions of the tax authorities.

Value added tax

The Company pays value added tax using the deduction method.

The value added tax rates are 5%, 8% and 10%.

Corporate income tax

The Company is required to pay corporate income tax on taxable income at the rate of 20%.

Details of corporate income tax payable during the period are presented in Note VI.10.

Other taxes

The Company declares and pays other taxes in accordance with regulations.

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17. Short-term accrued expenses

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to other organisations and individuals	2,789,396,385	6,801,611,836
Loan interest payable	-	5,225,945,205
Other short-term accrued expenses	2,789,396,385	1,575,666,631
Total	2,789,396,385	6,801,611,836

18. Deferred revenue**a) Short-term deferred revenue**

	<u>Ending balance</u>	<u>Beginning balance</u>
Revenue received in advance	12,332,521,019	9,503,780,043
Total	12,332,521,019	9,503,780,043

b) Long-term deferred revenue

	<u>Ending balance</u>	<u>Beginning balance</u>
Revenue received in advance for land and building lease	88,934,088,740	90,843,298,994
Total	88,934,088,740	90,843,298,994

19. Other payables**a) Other short-term payables**

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to other organisations and individuals	47,080,415,788	41,586,501,205
Surplus assets pending resolution	24,291,609	24,291,609
Trade union fees	-	12,962,897
Other payables	44,829,251,757	40,183,967,204
+ Phu Thinh Trading and Production Company Limited - loan interest	36,854,733,155	27,570,871,236
+ Thien Duong Golf Development Joint Stock Company - loan interest	664,220,800	4,598,420,273
+ Other parties	7,310,297,802	8,014,675,695
Deposits and collateral received	2,103,912,110	1,267,475,600
Payable relating to equitisation	9,637,932	9,637,932
Other short-term payables	113,322,380	88,165,963
Total	47,080,415,788	41,586,501,205

b) Other long-term payables

These are long-term deposits and collateral received from individuals and organisations

	<u>Ending balance</u>	<u>Beginning balance</u>
Payables to other organisations and individuals	39,168,188,959	26,103,303,896
Deposits and collateral received	37,168,188,959	24,103,303,896
Other long-term payables	2,000,000,000	2,000,000,000
Total	39,168,188,959	26,103,303,896

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20. Loans and finance lease liabilities**a) Short-term loans and finance lease liabilities**

	Ending balance		Beginning balance	
	Value	Amount repayable	Value	Amount repayable
Short-term bank loans	49,296,824,170	49,296,824,170	334,604,415,394	334,604,415,394
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Northern Import-Export Branch) (1)	4,031,415,191	4,031,415,191	2,529,187,308	2,529,187,308
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Head Office) (1)	13,871,728,979	13,871,728,979	301,146,990,386	301,146,990,386
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Dong Thap Branch) (1)	22,740,000,000	22,740,000,000	18,387,370,000	18,387,370,000
Saigon-Hanoi Commercial Joint Stock Bank - Hanoi Branch (Loan of the Dong Thap Branch) (2)	8,653,680,000	8,653,680,000	12,540,867,700	12,540,867,700
Short-term loans from other organisations	139,800,000,000	139,800,000,000	190,200,000,000	190,200,000,000
Thien Duong Golf Development Joint Stock Company (3.1)	5,000,000,000	5,000,000,000	55,400,000,000	55,400,000,000
Phu Thinh Trading and Production Company Limited (3.2)	134,800,000,000	134,800,000,000	134,800,000,000	134,800,000,000
Long-term loans due for repayment	3,517,502,104	3,517,502,104	-	-
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch	3,517,502,104	3,517,502,104	-	-
Total	192,614,326,274	192,614,326,274	524,804,415,394	524,804,415,394

(1) This is a loan from Southeast Asia Commercial Joint Stock Bank - Hanoi Branch under the following credit agreements

Credit facility agreement No. REF2525396096 dated 24/09/2025

- Credit limit: VND 150,000,000,000 or the equivalent in foreign currency (the limit for the Northern Import-Export Center Branch of Hanoi Trade Joint Stock Corporation is VND 30,000,000,000; the limit for the Dong Thap Province Branch of Hanoi Trade Joint Stock Corporation is a maximum of VND 30,000,000,000; the limit for Hanoi Trade Joint Stock Corporation is VND 90,000,000,000).

- Purpose of loan: To supplement working capital, L/C and guarantee limits, and document discounting limits.

- Interest rate: Determined under each specific loan agreement (debt acknowledgement).

- Form of security:

Collateral asset 01: Real estate at Land Plot No. 86, Map Sheet No. 21, Tan Duong Commune, Lai Vung District, Dong Thap Province, under Land Use Right, House Ownership and Other Property Attached to Land Certificate No. CA 140669, registration entry No. CT03718, issued by the Department of Natural Resources and Environment of Dong Thap Province on 24/09/2015; and 04 properties at Montgomerie Links Vietnam Golf Villa Complex, Dien Ngoc Ward, Dien Ban Town, Quang Nam Province, under Land Use Right, House Ownership and Other Property Attached to

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Land Certificates Nos. CB 246705 (registration entry CT11632), CB246708 (registration entry CT11633) and CB 246709 (registration entry CT11634), issued by the Department of Natural Resources and Environment of Quang Nam Province on 18/09/2015, under Land Use Right Mortgage Agreement, notarised document No. 3472, book No. 02 TP/CC-SCC/HDGD dated 11/05/2020, certified by the Notary of Notary Office No. 2 of Dong Thap Province on 12/05/2020; and Mortgage Agreement for Land Use Rights and Property Attached to Land, notarised document No. 00783, book No. 01/TP/CC-SCC/HDGD dated 11/05/2020, certified by the Notary of Hoi An Notary Office on 11/05/2020, valued at VND 58,940,000,000 (in words: Fifty-eight billion, nine hundred and forty million dong).

Collateral asset 02: Land use rights and property on land formed in the future arising from the Residential Area and Auxiliary Zone Project of Hapro Food Industrial Cluster, Kim Son Commune, Gia Lam District, Hanoi City, under the right of use of Hanoi Trade Joint Stock Corporation, valued at VND 953,199,738,400, comprising 130 Land Use Right, House Ownership and Other Property Attached to Land Certificates.

(2) Loan under Credit Line Agreement No. 0024/2025/HDHM-PN/SHB.110601 dated 19/8/2025. Credit limit: VND 50,000,000,000.

Purpose of the loan: To supplement working capital for import-export and domestic trading activities, prioritising agricultural export plans; issuance of L/Cs and guarantees.

(3.1) This is a loan from Thien Duong Golf Development Joint Stock Company under: Agreement No. 25/2023/HDVV/GONTHIENDUONG-HAPRO dated 17/5/2023 and Extension Appendix No. 01 dated 17/5/2024. Loan amount: VND 100,000,000,000. Purpose of the loan: to meet the Company's financial needs. Loan term: 02 years.

(3.2) This is a loan from Phu Thinh Trading and Production Company Limited under the following loan agreements:

+ Agreement No. 03/2025/HDVV/PTTNHH-HAPRO dated 10/3/2025; Agreement Appendix dated 10/3/2026. Loan amount: VND 44,000,000,000. Purpose of the loan: to meet the Company's financial needs. Loan term: to 09/3/2027.

+ Agreement No. 14/2025/HDVV/PTTNHH-HAPRO dated 15/5/2025; Agreement Appendix dated 29/4/2026. Loan amount: VND 90,800,000,000. Purpose of the loan: to meet the Company's financial needs. Loan term: to 15/5/2027.

b) Long-term loans and finance lease liabilities

	Ending balance		Beginning balance	
	Value	Amount repayable	Value	Amount repayable
Long-term bank loans	6,275,968,185	6,275,968,185	11,552,221,341	11,552,221,341
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch - Truong Dinh Trade and Service Center Project (4)</i>	442,737,688	442,737,688	1,770,990,844	1,770,990,844
<i>Southeast Asia Commercial Joint Stock Bank - Hanoi Branch - Cau Burou Supermarket Project (5)</i>	5,833,230,497	5,833,230,497	9,781,230,497	9,781,230,497
Long-term loans from other organisations	42,000,000,000	42,000,000,000	42,000,000,000	42,000,000,000
<i>Phu Thinh Trading and Production Company Limited (6)</i>	42,000,000,000	42,000,000,000	42,000,000,000	42,000,000,000
Total	48,275,968,185	48,275,968,185	53,552,221,341	53,552,221,341

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(4) This is a loan under credit line agreement No. REF2025900286 signed with Southeast Asia Commercial Joint Stock Bank - Hanoi Branch dated 30 month 9 year 2020.

- Loan amount: VND 13,900,000,000.
- Purpose of loan: To pay for construction costs of the Truong Dinh Trade and Service Center;
- Loan term: Maximum 84 months; drawdown period 12 months;
- Lending interest rate: In accordance with SeaBank's regulations at the time of disbursement;

(5) This is a loan under credit line agreement No. REF2415700022 signed with Southeast Asia Commercial Joint Stock Bank - Hanoi Branch dated 14 October 2024.

- Loan amount: VND 26,315,000,000.
- Purpose of loan: To offset project costs already paid and to supplement payment for construction of the Cau Buou Supermarket Project;

- Loan term: 120 months; drawdown period 12 months;
- Lending interest rate: In accordance with SeaBank's regulations at the time of disbursement;

(6) This is a loan under business loan agreement No. 08/2022/HDVV/PTTNHH-HARPRO signed with Phu Thinh Trading and Production Company Limited dated 25 February 2022, and Appendix No. 01/2025/HARPRO-PHUTHINH – PL01 dated 25/02/2025; Appendix dated 01/02/2026.

- Loan amount: VND 42,000,000,000 (Forty-two billion dong exactly);
- Purpose of loan: To meet the financial needs of the Hanoi Trade Joint Stock Corporation;
- Loan term: To 24/02/2027;
- Lending interest rate: 11%/year (365 days per year) over the actual loan period, calculated on the actual balance transferred by Phu Thinh Trading and Production Company Limited to Hanoi Trade Joint Stock Corporation.

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Details of movements in short-term loans and finance lease liabilities during the period are as follows:

	Beginning balance	Loans arising during the period	Transferred from long-term loans and liabilities	Other increases/decreases	Loans repaid during the period	Ending balance
Short-term bank loans	334,604,415,394	60,635,083,412		5,354,965	(345,948,029,601)	49,296,824,170
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Northern Import-Export Branch) (1)	2,529,187,308	4,950,974,933	-	5,354,965	(3,454,102,015)	4,031,415,191
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Head Office) (1)	301,146,990,386	13,871,728,979	-	-	(301,146,990,386)	13,871,728,979
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch (Loan of the Dong Thap Branch) (1)	18,387,370,000	25,824,262,000	-	-	(21,471,632,000)	22,740,000,000
Saigon-Hanoi Commercial Joint Stock Bank - Hanoi Branch (Loan of the Dong Thap Branch) (2)	12,540,867,700	15,988,117,500	-	-	(19,875,305,200)	8,653,680,000
Short-term loans from other organisations	190,200,000,000	-	-	-	(50,400,000,000)	139,800,000,000
Thien Duong Golf Development Joint Stock Company (3.1)	55,400,000,000	-	-	-	(50,400,000,000)	5,000,000,000
Phu Thinh Trading and Production Company Limited (3.2)	134,800,000,000	-	-	-	-	134,800,000,000
Long-term loans due for repayment	-	-	3,517,502,104	-	-	3,517,502,104
Southeast Asia Commercial Joint Stock Bank - Hanoi Branch	-	-	3,517,502,104	-	-	3,517,502,104
Total	524,804,415,394	60,635,083,412	3,517,502,104	5,354,965	(396,348,029,601)	192,614,326,274

Details of movements in long-term loans and finance lease liabilities during the period are as follows:

	Beginning balance	Loans arising during the period	Loans repaid during the period	Transferred to short-term loans and liabilities	Ending balance
Long-term bank loans	11,552,221,341	-	(1,758,751,052)	(3,517,502,104)	6,275,968,185
Long-term loans from other organisations	42,000,000,000	-	-	-	42,000,000,000
Total	53,552,221,341	-	(1,758,751,052)	(3,517,502,104)	48,275,968,185



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21. Owners' equity

a) Statement of changes in owners' equity

	Owners' invested capital	Share premium	Treasury shares	Development investment fund	Undistributed after-tax profit	Total
Balance at the beginning of the prior year	2,200,000,000,000	71,428,267	(529,920,000)	33,381,940,928	(17,100,745,829)	2,215,822,703,366
Profit for the prior year	-	-	-	-	(22,888,575,712)	(22,888,575,712)
Balance at the end of the prior year	2,200,000,000,000	71,428,267	(529,920,000)	33,381,940,928	(39,989,321,541)	2,192,934,127,654
Balance at the beginning of this year	2,200,000,000,000	71,428,267	(529,920,000)	33,381,940,928	(39,989,321,541)	2,192,934,127,654
Profit for this period	-	-	-	-	(7,315,279,937)	(7,315,279,937)
Balance at the end of the period	2,200,000,000,000	71,428,267	(529,920,000)	33,381,940,928	(47,304,601,478)	2,185,618,847,717

b) Details of owners' invested capital

	Ending balance	Ratio	Beginning balance	Ratio
N.A Motor Vietnam Company Limited	1,430,000,000,000	65.00%	1,430,000,000,000	65.00%
Hoa Hai Trading Service Joint Stock Company	347,584,690,000	15.80%	347,584,690,000	15.80%
Asean Securities Joint Stock Company	115,846,000,000	5.27%	115,846,000,000	5.27%
Thanh Cong Automobile Trading Company Limited	232,231,250,000	10.56%	278,981,250,000	12.68%
Other shareholders	74,338,060,000	3.38%	27,588,060,000	1.25%
Total	2,200,000,000,000	100.00%	2,200,000,000,000	100.00%

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c) Shares

	Ending balance	Beginning balance
Number of shares registered for issuance	220,000,000	220,000,000
Number of shares issued/sold to the public	220,000,000	220,000,000
- <i>Ordinary shares</i>	220,000,000	220,000,000
- <i>Preference shares</i>		
Number of shares repurchased	41,400	41,400
- <i>Ordinary shares</i>	41,400	41,400
- <i>Preference shares</i>	-	-
Number of shares currently outstanding	219,958,600	219,958,600
- <i>Ordinary shares</i>	219,958,600	219,958,600
- <i>Preference shares</i>	-	-

Par value of outstanding shares: VND 10,000.

VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE SEPARATE INTERIM STATEMENT OF BUSINESS RESULTS**1. Revenue from sale of goods and rendering of services**

	Cumulative from the beginning of the year to the end of this period	
	Current year	Prior year
Revenue from finished goods and merchandise	100,314,258,042	142,769,659,872
Revenue from rendering of services	89,357,445,446	75,249,924,584
Revenue from real estate trading	3,049,104,812	755,026,294
Total	192,720,808,300	218,774,610,750

2. Cost of goods sold

	Cumulative from the beginning of the year to the end of this period	
	Current year	Prior year
Cost of finished goods and merchandise sold	74,767,387,534	116,773,104,714
Cost of services rendered	58,000,172,029	47,213,934,839
Cost of real estate trading	1,782,709,904	462,893,382
Total	134,550,269,467	164,449,932,935

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3. Financial income

	Cumulative from the beginning of the year to the end of this period	
	Current year	Prior year
Interest income from deposits and loans	5,886,186,013	6,394,858,385
Dividends and profits distributed	7,937,553,592	10,350,505,623
Gain on exchange rate differences from revaluation of monetary items denominated in foreign currency	77,958,219	269,015,953
Gain on exchange rate differences arising	944,389,801	1,696,019,795
Business cooperation profit	2,708,950,687	18,734,780,822
Other financial income	-	648
Total	17,555,038,312	37,445,181,226

4. Financial expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Prior year
Borrowing costs	15,490,882,392	30,382,546,069
Loss on exchange rate differences arising	630,633,506	887,845,335
Loss on exchange rate differences from revaluation of monetary items denominated in foreign currency	202,525,408	49,381,937
Total	16,324,041,306	31,319,773,341

5. Selling expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Prior year
Staff costs	5,493,467,586	5,157,106,935
Cost of materials and packaging	303,156,188	314,097,460
Cost of tools and supplies	4,022,934,922	591,319,742
Depreciation of fixed assets	610,977,970	637,612,849
Purchased services	7,781,972,772	7,094,874,073
Other expenses	1,572,345,229	1,488,342,842
Total	19,784,854,667	15,283,353,901

6. General and administrative expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Prior year
Staff costs	11,420,636,443	11,537,769,286
Cost of administrative materials	29,223,943	35,490,541
Cost of office supplies	315,068,417	238,671,109
Depreciation of fixed assets	2,439,496,249	2,346,793,168
Taxes, fees and charges	599,482,721	614,011,555
Provision for/(reversal of) doubtful debts	6,362,892,121	10,679,712,318
Purchased services	4,348,542,137	3,313,652,997
Other expenses	21,901,267,041	23,964,283,929
Total	47,416,609,072	52,730,384,903

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7. Other income

	Cumulative from the beginning of the year to the end of this period	
	Current year	Prior year
Proceeds from disposal of tools and instruments	43,824,074	18,890,909
Gain on disposal of fixed assets	-	3,181,818
Penalties for contract breaches received	505,639,493	1,194,190,520
Other income	331,031	250,923
Total	549,794,598	1,216,514,170

8. Other expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Prior year
Fines for late payment and administrative violations	1,750,385	631,507,539
Net carrying value of tools and instruments disposed of	10,766,436	
Loss on disposal of fixed assets	52,612,414	-
Penalties for contract breaches	-	6,000,000
Other expenses	17,400	26,713
Total	65,146,635	637,534,252

9. Basic earnings per share

The Company does not calculate this indicator in the Separate Interim Financial Statements because, under Vietnamese Accounting Standard No. 30 – “Earnings per Share”, where a company is required to prepare both separate interim financial statements and consolidated interim financial statements, information on earnings per share as required by this standard need only be presented in the consolidated interim financial statements.

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VII. OTHER INFORMATION**1. Related party transactions**

Related parties of the Company comprise: key management personnel, individuals related to key management personnel, and other related parties.

A) Transactions and balances with key management personnel and individuals related to key management personnel

Key management personnel comprise members of the Board of Management. Individuals related to key management personnel are close family members of key management personnel.

The Company had no outstanding balances with key management personnel and related individuals.

The income of key management personnel is as follows:

Total income of the Board of Directors, the Supervisory Board and the Board of Management

		Cumulative from the beginning of the year to the end of this period	
		Current year	Prior year
Nguyen Thai Dung	Chairman of the Board of Directors	30,000,000	30,000,000
Tran Thi Tuyet Nhung	Member of the Board of Directors	18,000,000	18,000,000
Tran Hue Linh	Member of the Board of Directors	18,000,000	18,000,000
Vu Thanh Son	General Director (Removed from office on 01/3/2025)	-	248,879,927
Duong Thi Lam	General Director	607,896,412	528,933,484
Do Tue Tam	Deputy General Director	331,407,093	311,215,937
Le Anh Tuan	Deputy General Director removed from office on 01/10/2025	-	280,429,211
Nguyen Hong Hai	Head of the Supervisory Board	18,000,000	18,000,000
Vu Thi Quynh Trang	Member of the Supervisory Board	6,000,000	6,000,000
Nguyen Trong Hien	Member of the Supervisory Board	6,000,000	6,000,000
Total		1,035,303,505	1,465,458,559

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B) Transactions with other related parties

Other related parties of the Company during the period and up to the date of this report comprise:

<u>Related party</u>	<u>Relationship</u>
Hapro Liquor Joint Stock Company	Subsidiary
Hapro Trader Handicraft Import-Export and Tourism Joint Stock Company	Subsidiary
Hai Duong Technology Products Joint Stock Company	Subsidiary
Binh Phuoc Cashew Nut Production, Processing, Import and Export Joint Stock Company	Subsidiary
Hanoi Trade Infrastructure Investment and Development Joint Stock Company	Subsidiary
Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	Subsidiary
Chu Dau Ceramics Joint Stock Company	Associate
Livestock and Poultry Production and Trading Joint Stock Company	Associate
An Phu Hung Import-Export Trading Joint Stock Company	Associate
Cho Buoi Trading and Service Investment Joint Stock Company	Associate
Hapro Information Joint Stock Company	Associate
Long Bien Trading and Investment Joint Stock Company	Associate
Asia Tower Company Limited	Associate
Hanoi Agricultural Products Import-Export Service Joint Stock Company	Associate
Trang Thi Hotel Joint Stock Company	Associate
Hanoi Trade and Tourism Development Joint Stock Company	Associate
Hanoi Food Joint Stock Company	Associate
Thuy Ta Joint Stock Company	Associate
Thuy Ta Food Joint Stock Company	Company under common key management
Thang Long Wine Joint Stock Company	Capital-receiving company
Hai Duong Chu Dau Ceramics Joint Stock Company	Capital-receiving company
Hanoi Fashion Trading and Service Joint Stock Company	Capital-receiving company
Yen My Textile and Garment Import-Export Joint Stock Company	Capital-receiving company
VNN Investment and Trading Joint Stock Company	Capital-receiving company
Hanoi Milk Joint Stock Company	Capital-receiving company
Global Real Estate Investment Joint Stock Company	Capital-receiving company
Cointra Trading Construction Investment Joint Stock Company	Capital-receiving company
Trang Tien Trading and Investment Company Limited	Capital-receiving company
Tan My Production, Trading and Service Joint Stock Company	Capital-receiving company
Nga Tu So Trade Center Joint Venture	Capital-receiving company
Lang Yen Trading Joint Stock Company	Capital-receiving company
Viet Ha Cashew Import-Export Joint Stock Company	Capital-receiving company
N.A Motor Vietnam Company Limited	Parent company
Intimex Joint Stock Company	Under the same parent company
Thanh Cong Automobile Trading Company Limited	Shareholder of the Company
Hoa Hai Trading Service Joint Stock Company	Shareholder of the Company

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The principal transactions arising during the period between the Company and other related parties are as follows:

During the period, the Company entered into the following transactions with related parties

	6M2026	6M2025
Supply of goods, services and loan interest		
Thang Long Wine Joint Stock Company	121,667,202	85,929,158
Livestock and Poultry Production and Trading Joint Stock Company	922,373,046	950,405,125
Hanoi Trade Infrastructure Investment and Development Joint Stock Company	149,846,917	1,423,651,260
Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	1,407,327,995	501,695,048
Hapro Information Joint Stock Company	73,192,239	43,952,646
Long Bien Trading and Investment Joint Stock Company	-	8,360,080
Binh Phuoc Cashew Nut Production, Processing, Import and Export Joint Stock Company	54,157,915	57,680,874
Hapro Trader Handicraft Import-Export and Tourism Joint Stock Company	-	3,183,324
Hanoi Fashion Trading and Service Joint Stock Company	-	150,389,558
Hapro Liquor Joint Stock Company	42,860,430	104,692,656
Chu Dau Ceramics Joint Stock Company	1,031,650,562	946,521,380
Hanoi Food Joint Stock Company	2,286,511,597	2,280,769,597
Purchase of goods	6M2026	6M2025
Thang Long Wine Joint Stock Company	-	4,090,909
Hanoi Trade Infrastructure Investment and Development Joint Stock Company	-	1,151,245,937
Bac Giang Trade Infrastructure Investment and Development Joint Stock Company	1,210,830,390	337,526,300
Hapro Information Joint Stock Company	43,413,810	908,246,925
Chu Dau Ceramics Joint Stock Company	135,186,200	743,784,848
Hanoi Fashion Trading and Service Joint Stock Company	-	8,160,000
Hapro Liquor Joint Stock Company	-	54,545,454
N.A Motor Vietnam Company Limited	-	18,914,522
Thuy Ta Joint Stock Company	-	12,573,585
Thuy Ta Food Joint Stock Company	28,918,001	43,037,036
Dividends received	6M2026	6M2025
Tan My Production, Trading and Service Joint Stock Company	1,171,598,400	1,950,000,000
Trang Tien Trading and Investment Company Limited	3,620,673,903	3,624,261,661
Asia Tower Company Limited	3,035,281,289	3,725,545,162
Hanoi Agricultural Products Import-Export Service Joint Stock Company	-	423,750,000
Long Bien Trading and Investment Joint Stock Company	-	556,948,800
Lang Yen Trading Joint Stock Company	60,000,000	70,000,000
Hanoi Milk Joint Stock Company	50,000,000	-

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Business cooperation	6M2026	6M2025
Intimex Joint Stock Company		
Receivable for business cooperation principal	-	368,750,000,000
Collection of business cooperation principal	340,750,000,000	370,000,000,000
Receivable for business cooperation interest	-	18,734,780,822
Collection of business cooperation interest	9,559,405,479	38,104,767,123

Prices of goods and services provided to related parties are market prices. Purchases of goods and services from related parties are made at market prices.

Receivable balances are unsecured and will be settled in cash. No provision for doubtful debts has been made for receivables from related parties.

At the end of the accounting period, balances with related parties are presented in Notes V.2; V.3; V.4; V.5; V.13; V.14; V.20./.

2. Segment information

Segment information is presented by business sector and geographical area. The primary segment reporting is by geographical area, based on the Company's internal organisational and management structure and its internal financial reporting system.

Geographical area

The Company's operations are mainly located in the Northern and Southern regions.

Information on business results, fixed assets and other long-term assets, and the value of significant non-cash expenses by geographical segment, based on customer location, of the Company is as follows:

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	Northern region	Southern region	Eliminations	Total
This period				
Total net revenue from sale of goods and rendering of services	153,995,249,268	51,983,518,198	(13,257,959,166)	192,720,808,300
Segment expenses	93,459,610,573	47,705,947,352	(6,615,288,458)	134,550,269,467
Segment business results	60,535,638,695	4,277,570,846	(6,642,670,708)	58,170,538,833
Unallocated expenses				67,201,463,739
Profit from operating activities				(9,030,924,906)
Financial income				17,555,038,312
Financial expenses				16,324,041,306
Other income				549,794,598
Other expenses				65,146,635
Current corporate income tax expense				-
Deferred corporate income tax expense				-
Profit after corporate income tax				(7,315,279,937)

Business sector

The Company has the following principal business sectors:

- Sale of goods and finished products
- Services
- Real estate trading

Details of net revenue from sale of goods and rendering of services to external customers by business sector are as follows:

	Current year	Prior year
Sale of goods and finished products	100,314,258,042	142,769,659,872
Rendering of services	89,357,445,446	75,249,924,584
Real estate trading	3,049,104,812	755,026,294
Total	192,720,808,300	218,774,610,750

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3. Financial risk management

The Company's operations give rise to the following financial risks: credit risk, liquidity risk and market risk. The Board of Management is responsible for establishing policies and controls to mitigate these financial risks, as well as monitoring the implementation of the policies and controls established.

A) Credit risk

Credit risk is the risk that a party to a contract will fail to discharge its obligations, resulting in a financial loss to the Company.

The Company's credit risk arises primarily from trade receivables and bank deposits.

Trade receivables

The Company minimises credit risk by only dealing with entities of good financial standing and requiring letters of credit or collateral from entities transacting for the first time or with unknown financial standing. In addition, receivables are regularly monitored by accounts receivable staff to ensure timely collection.

The Company's trade receivables relate to a large number of entities and individuals; accordingly, the concentration of credit risk relating to trade receivables is low.

Bank deposits

The Company's term and demand deposits are held at domestic banks. The Board of Management does not consider there to be any significant credit risk arising from these deposits.

B) Liquidity risk

Liquidity risk is the risk that the Company will encounter difficulty in meeting its financial obligations due to a shortage of funds.

The Board of Management has ultimate responsibility for liquidity risk management. The Company's liquidity risk arises mainly from the mismatch in maturities between financial assets and financial liabilities.

The Company manages liquidity risk by maintaining an adequate level of cash and cash equivalents and borrowings, which the Board of Management considers sufficient to meet the Company's operating requirements and to minimise the effects of fluctuations in cash flows.

The maturity terms of financial liabilities based on undiscounted contractual payments expected are as follows:

	1 year or less	Over 1 year to 5 years	Over 5 years	Total
Ending balance				
Loans and liabilities	192,614,326,274	48,275,968,185	-	240,890,294,459
Trade payables	16,696,207,970	-	-	16,696,207,970
Other payables	52,320,105,109	39,168,188,959	-	91,488,294,068
Total	261,630,639,353	87,444,157,144	-	349,074,796,497
Beginning balance				
Loans and liabilities	524,804,415,394	53,552,221,341	-	578,356,636,735
Trade payables	17,531,864,717	-	-	17,531,864,717
Other payables	52,774,168,132	26,103,303,896	-	78,877,472,028
Total	595,110,448,243	79,655,525,237	-	674,765,973,480

The Company considers the concentration of repayment risk to be low. The Company is able to settle its debts as they fall due from cash flows generated by its operating activities and proceeds from maturing financial assets.

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C) Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market prices. Market risk comprises three types: currency risk, interest rate risk and other price risk.

The sensitivity analyses presented below have been prepared on the basis that the net value of debt, and the ratio of fixed rate to floating rate debt, remain unchanged.

Currency risk

Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in exchange rates.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market interest rates.

The Company's interest rate risk relates mainly to its borrowings.

The Company manages interest rate risk by analysing market conditions to obtain the most favourable interest rates while remaining within its risk management limits.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate as a result of changes in market prices other than those arising from interest rate risk or currency risk.

4. Fair value of financial assets and financial liabilities

	Carrying value		Fair value	
	Ending balance	Beginning balance	Ending balance	Beginning balance
Financial assets				
Cash and cash equivalents	30,321,663,182	24,698,402,671	30,321,663,182	24,698,402,671
Held-to-maturity investments	292,610,585,879	287,188,980,324	292,610,585,879	287,188,980,324
Trade receivables	132,750,637,122	133,419,448,922	132,750,637,122	133,419,448,922
Other receivables	63,760,341,610	406,006,659,140	63,760,341,610	406,006,659,140
Available-for-sale financial assets	340,025,166,345	340,025,166,345	340,025,166,345	340,025,166,345
Total	859,468,394,138	1,191,338,657,402	859,468,394,138	1,191,338,657,402
Financial liabilities				
Loans and liabilities	240,890,294,459	578,356,636,735	240,890,294,459	578,356,636,735
Trade payables	16,696,207,970	17,531,864,717	16,696,207,970	17,531,864,717
Other payables	91,488,294,068	78,877,472,028	91,488,294,068	78,877,472,028
Total	349,074,796,497	674,765,973,480	349,074,796,497	674,765,973,480

The fair value of financial assets and financial liabilities is reflected at the amount at which the financial instrument could be exchanged in a current transaction between knowledgeable, willing parties.

The Company uses the following methods and assumptions to estimate fair value:

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- The fair value of cash, short-term bank deposits, trade receivables, trade payables and other short-term liabilities approximates their carrying value due to the short-term nature of these instruments.
- The fair value of receivables and loans with fixed or floating interest rates is assessed based on information such as interest rates, risk, repayment capacity and the nature of risk associated with the debt. Based on this assessment, the Company estimates a provision for any amounts that may not be recoverable.

The fair value of listed available-for-sale financial assets is the quoted trading price as at the end of the financial year. The fair value of unlisted available-for-sale financial assets is estimated using appropriate valuation methods.

5. **Going concern**

These Separate Interim Financial Statements are prepared on a going concern basis.

6. **Other information**

Hanoi Trade Joint Stock Corporation was included in the State-owned Enterprise Equitisation Plan for the 2016–2020 period. The enterprise value was determined as at 30/06/2016. The Company officially converted into a Joint Stock Company on 29/06/2018. The Company has complied with current regulations on the determination of enterprise value and with legal regulations governing the equitisation process, in accordance with the guiding documents on equitisation. Under Decision No. 168/QĐ-UBND dated 10/01/2019 of the Hanoi People's Committee approving the actual value of the State's capital at the time of converting the parent company – Hanoi Trade Corporation – into Hanoi Trade Joint Stock Corporation, and the Minutes of Handover of the parent company – Hanoi Trade Corporation – to Hanoi Trade Joint Stock Corporation dated 17/01/2019, witnessed by the Department of Finance, the Department of Home Affairs, the State-owned Enterprise Finance Division, and the Party Committee of the State-owned Enterprise Bloc.

7. **Comparative information**

The comparative figures at the beginning of the year are taken from the 2025 financial statements audited by Nhan Tam Viet Auditing Company Limited. The comparative figures for the same period of the prior year are taken from the separate interim financial statements for the first 6 months of the financial year ended 31 December 2025, reviewed by Nhan Tam Viet Auditing Company Limited.

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As presented in Note III.1, from 01 January 2026 the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance guiding the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. Accordingly, the Company has restated the comparative figures in the Statement of Financial Position as at 31/12/2025, details of which are presented below:

	Code	Figures per the audited prior year financial statements	Figures after restatement
Short-term held-to-maturity investments	123	-	292,071,491,137
Provision for short-term held-to-maturity investments	124	-	(4,882,510,813)
Short-term trade receivables from customers	131	301,800,700,639	155,074,001,968
Other short-term receivables	135	428,527,341,450	422,025,518,694
Provision for short-term doubtful debts	136	(221,282,012,355)	(216,399,501,542)
Dividends and profits payable	313	-	24,331,200
Other short-term payables	320	41,610,832,405	41,586,501,205

Preparer**Cao Manh Tuan****Chief Accountant****Nguyen Thi Duyen**

Prepared on 27 August 2026

General Director**Dương Thi Lam**

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Appendix 01: Details of bad debts and provision for short-term and long-term doubtful receivables

	Ending balance			Beginning balance		
	Overdue period	Cost	Provision	Overdue period	Cost	Provision
Short-term trade receivables		25,137,487,177	(25,137,487,177)		25,137,487,177	(25,137,487,177)
Hanoi Supermarket Development Joint Stock Company	Doubtful of recovery	2,192,519,364	(2,192,519,364)	Doubtful of recovery	2,192,519,364	(2,192,519,364)
Hapro Distribution Joint Stock Company	Doubtful of recovery	1,048,931,701	(1,048,931,701)	Doubtful of recovery	1,048,931,701	(1,048,931,701)
Duc Viet Ha Production & Trading Company Limited	Doubtful of recovery	192,433,666	(192,433,666)	Doubtful of recovery	192,433,666	(192,433,666)
Thai Binh Agricultural Products Processing Joint Stock Company	Doubtful of recovery	69,156,640	(69,156,640)	Doubtful of recovery	69,156,640	(69,156,640)
Hoang Gia Private Kindergarten	Doubtful of recovery	476,649,141	(476,649,141)	Doubtful of recovery	476,649,141	(476,649,141)
Hai Duong Branch of Hanoi Supermarket Development Joint Stock Company	Doubtful of recovery	184,336,628	(184,336,628)	Doubtful of recovery	184,336,628	(184,336,628)
Thanh Phat Trading Company Limited	Doubtful of recovery	6,050,901,337	(6,050,901,337)	Doubtful of recovery	6,050,901,337	(6,050,901,337)
Tan Thanh Dat Refrigeration and Electrical Engineering Company Limited	Doubtful of recovery	3,590,845,240	(3,590,845,240)	Doubtful of recovery	3,590,845,240	(3,590,845,240)
Quang Nam Company Limited	Doubtful of recovery	4,390,594,048	(4,390,594,048)	Doubtful of recovery	4,390,594,048	(4,390,594,048)
Hapro Eco Furniture Joint Stock Company	Doubtful of recovery	6,005,995,384	(6,005,995,384)	Doubtful of recovery	6,005,995,384	(6,005,995,384)
Dung Thuy Company Limited	Doubtful of recovery	935,124,028	(935,124,028)	Doubtful of recovery	935,124,028	(935,124,028)
Long-term trade receivables		3,572,921,121	(3,572,921,121)		3,572,921,121	(3,572,921,121)
Dung Thuy Company Limited	Doubtful of recovery	2,202,488,345	(2,202,488,345)	Doubtful of recovery	2,202,488,345	(2,202,488,345)
Ha An International Joint Stock Company	Doubtful of recovery	1,009,652,400	(1,009,652,400)	Doubtful of recovery	1,009,652,400	(1,009,652,400)
Hapro Eco Furniture Joint Stock Company	Doubtful of recovery	360,780,376	(360,780,376)	Doubtful of recovery	360,780,376	(360,780,376)
Advances to suppliers		180,503,250,292	(180,503,250,292)		174,140,358,171	(174,140,358,171)
An Lac Production - Import-Export Company Limited	Doubtful of recovery	20,034,401	(20,034,401)	Doubtful of recovery	20,034,401	(20,034,401)
VAC Company Limited	Doubtful of recovery	1,047,776,190	(1,047,776,190)	Doubtful of recovery	1,047,776,190	(1,047,776,190)
Phuoc Thien Phuong Company Limited	Doubtful of recovery	700,000,000	(700,000,000)	Doubtful of recovery	700,000,000	(700,000,000)
Viet Ha Cashew Import-Export Joint Stock Company	Doubtful of recovery	19,160,407,765	(19,160,407,765)	Doubtful of recovery	19,160,407,765	(19,160,407,765)

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Notes to the Separate Interim Financial Statements (continued)

Appendix 01: Details of bad debts and provision for short-term and long-term doubtful receivables

	Ending balance		Beginning balance	
	Overdue period	Cost	Overdue period	Cost
Tuyet Anh Trading - Service Single-Member Company Limited	Doubtful of recovery	2,411,656,436	Doubtful of recovery	2,411,656,436
Thien Phuoc Agricultural Products Company Limited	Doubtful of recovery	1,190,000,000	Doubtful of recovery	1,190,000,000
Le Gia Joint Stock Company	Doubtful of recovery	2,758,707,703	Doubtful of recovery	2,758,707,703
Tran Thien Phuoc Company Limited	Doubtful of recovery	4,580,000,000	Doubtful of recovery	4,580,000,000
Phuc An Production and Trading Company Limited	Doubtful of recovery	116,686,935,911	Doubtful of recovery	116,686,935,911
Viet Ha Binh Phuoc Cashew Production, Processing, Import-Export Joint Stock Company	Doubtful of recovery	7,000,713,842	Doubtful of recovery	7,000,713,842
Tay Nam Trading Technical Production Joint Stock Company	Doubtful of recovery	1,450,328,000	Doubtful of recovery	1,450,328,000
Thien Phuoc NS Company Limited	Doubtful of recovery	2,737,614,000	Doubtful of recovery	2,737,614,000
Son Phat Trading Service Single-Member Company Limited	Doubtful of recovery	2,496,183,923	Doubtful of recovery	2,496,183,923
Tien Thinh Production Trading Investment Company Limited	Doubtful of recovery	11,900,000,000	Doubtful of recovery	11,900,000,000
Sunchung Company Limited	Doubtful of recovery	6,362,892,121	Doubtful of recovery	-
Loans		4,882,510,813		4,882,510,813
Hapro Eco Furniture Joint Stock Company	Doubtful of recovery	4,882,510,813	Doubtful of recovery	4,882,510,813
Other receivables		17,121,656,194		17,121,656,194
Phuc An Production and Trading Company Limited	Doubtful of recovery	13,809,351,470	Doubtful of recovery	13,809,351,470
Viet Ha Binh Phuoc Cashew Production, Processing, Import-Export Joint Stock Company	Doubtful of recovery	2,444,019,724	Doubtful of recovery	2,444,019,724
Hapro Eco Furniture Joint Stock Company	Doubtful of recovery	868,285,000	Doubtful of recovery	868,285,000
Total		231,217,825,597		224,854,933,476