

GENEA CAPITAL JOINT STOCK COMPANY

FINANCIAL STATEMENTS FOR THE THIRD QUARTER OF 2026

The financial statements include:

- Statement of Financial Position
- Income Statement
- Statement of Cash flows
- Notes regarding the Financial Statements

CÔNG TY
CỔ PHẦN
GENEA
CAPITAL

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Hanoi, 20 October, 2026

GENEA CAPITAL JOINT STOCK COMPANY

3th Floor, No. 1 Phạm Văn Bạch Street,

Cau Giay Ward, Hà Nội, S.R. Vietnam

FINANCIAL STATEMENTS**Form No. B01-DN**(Attached to Circular No. 99/2025/TT-BTC dated
27 October 2025 issued by the Ministry of
Finance)**STATEMENT OF FINANCIAL POSITION****As at 30 Sept 2026**

Unit: VND

ASSET	Code	Note	Ending balance	Beginning balance
A- CURRENT ASSETS	100		116,783,443,056	109,931,528,647
I. Cash and cash equivalents	110		18,911,015,077	57,845,405,240
1. Cash	111		15,911,015,077	40,845,405,240
2. Cash equivalents	112		3,000,000,000	17,000,000,000
II. Short-term financial investments	120		94,349,859,384	48,769,911,618
1. Trading securities	121		27,731,323,566	47,882,436,491
2. Allowance for diminution in the value of trading securities	122		(2,545,928,565)	(2,736,628,983)
3. Short-term held-to-maturity investment	123		69,164,464,383	3,624,104,110
4. Allowance for short-term held-to-maturity investments	124		0	0
5. Other short-term investment	125		0	0
6. Allowance for impairment of other short-term investments	126		-	-
III. Short-term account receivable	130		1,780,828,887	1,353,559,530
1. Trade receivable	131		20,888,208,000	20,599,000,000
2. Advances to suppliers	132		453,379,350	748,836,690
3. Intercompany receivables	133		-	-
4. Receivables according to the progress of construction contracts	134		-	-
5. Other current receivables	135		41,511,440,527	41,077,921,830
6. Allowance for doubtful debt	136		(61,072,198,990)	(61,072,198,990)
7. Shortage of assets waiting for resolution	137		-	-
IV. Inventories	140		1,218,440,000	1,218,440,000
1. Inventories	141		26,168,166,326	26,168,166,326
2. Allowance for for obsolete inventories	142		(24,949,726,326)	(24,949,726,326)
V. Short-term Biological Assets	150		0	0
1. Livestock held for harvest (short-term)	151		0	0
2. Seasonal crops or crops held for harvest (short-term)	152		-	-
3. Allowance for impairment of short-term biological assets	153		0	0
VI. Other current assets	160		523,299,708	744,212,259
1. Short-term prepaid expenses	161		242,233,769	285,163,769

ASSET	Code	Note	Ending balance	Beginning balance
2. Deductible value added tax	162		-	177,982,551
3. Tax and other receivables from the State	163		281,065,939	281,065,939
4. Government bond repurchase transactions	164		-	-
5. Others	165		-	-
B. NON-CURRENT ASSETS	200		104,476,425,358	173,056,502,601
I. Long-term receivable	210		76,231,723,949	87,800,512,608
1. Trade receivable	211		-	-
2. Advances to suppliers	212		-	-
3. Business capital in affiliated units	213		-	-
4. Intercompany receivables	214		-	-
5. Other non-current receivables	215		119,956,419,537	131,525,208,196
6. Allowance for doubtful debt (*)	216		(43,724,695,588)	(43,724,695,588)
II. Fixed assets	220		4,405,601,556	4,930,196,553
1. Tangible fixed assets	221		4,405,601,556	4,930,196,553
- Historical cost	222		8,819,439,275	8,819,439,275
- Accumulated depreciation (*)	223		(4,413,837,719)	(3,889,242,722)
2. Finance leases	224		-	-
- Historical cost	225		-	-
- Accumulated depreciation (*)	226		-	-
3. Intangible fixed assets	227		-	-
- Historical cost	228		95,400,000	95,400,000
- Accumulated depreciation (*)	229		(95,400,000)	(95,400,000)
III. Long-term Biological Assets	230		-	-
1. Livestock held for recurring production	231		-	-
a) Immature livestock held for recurring production	232		-	-
b) Mature livestock held for recurring production	233		-	-
- Historical cost	234		-	-
- Accumulated depreciation (*)	235		-	-
2. Livestock held for harvest (long-term)	236		-	-
3. Seasonal crops or crops held for harvest (long-term)	237		-	-
4. Allowance for impairment of long-term biological assets (*)	238		-	-
IV. Investment property	240		-	-
- Historical cost	241		-	-
- Accumulated depreciation (*)	242		-	-
V. Long-term work in progress	250		1,292,852,516	57,731,219,541
1. Long-term work in progress	251		1,292,852,516	1,292,852,516
2. Construction in progress	252		-	56,438,367,025

ASSET	Code	Note	Ending balance	Beginning balance
VI. Long-term financial investments	260		22,527,707,463	22,527,707,463
1. Investments in subsidiaries	261		-	-
2. Investments in subsidiaries	262		2,990,000,000	2,990,000,000
3. Equity investments in other entities	263		33,464,570,560	33,464,570,560
4. Allowance for impairment of long-term investments in other entities (*)	264		(13,926,863,097)	(13,926,863,097)
5. Long-term held-to-maturity investments	265		-	-
6. Allowance for impairment of long-term held-to-maturity investments (*)	266		0	0
VII. Other non-current assets	270		18,539,874	66,866,436
1. Long-term prepaid expenses	271		18,539,874	66,866,436
2. Deferred tax assets	272		-	-
3. Long-term equipment, supplies, spare parts	273		-	-
4. Other non-current assets	274		-	-
TOTAL ASSETS	280		221,259,868,414	282,988,031,248
CAPITAL SOURCES				
C. LIABILITIES	300		5,975,498,202	50,623,556,193
I. Current liabilities	310		5,975,498,202	50,623,556,193
1. Trade payables	311		23,648,000	34,338,000
2. Advances from customers	312		1,292,852,516	44,855,852,516
3. Dividends and profit payable	313		2,533,816,173	2,533,816,173
4. Taxes and other payables to the State (short-term)	314		208,831,985	62,425,461
5. Payables to employees	315		473,119,965	1,801,007,374
6. Accrued expenses	316		-	-
7. Intercompany payables	317		-	-
8. Payables according to the progress of the construction contracts	318		-	-
9. Short-term unrealized revenues	319		-	-
10. Other non-current payables	320		691,574,469	584,461,575
11. Short-term borrowings	321		-	-
12. Provision for current payables	322		-	-
13. Bonus and welfare fund	323		751,655,094	751,655,094
14. Stabilization fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Non-current liabilities	330		-	-
1. Trade payables	331		-	-
2. Advances from customers	332		-	-
3. Taxes and other payables to the State (long-term)	333		-	-

ASSET	Code	Note	Ending balance	Beginning balance
4. Accrued expenses	334		-	-
5. Intercompany payables on business capital	335		-	-
6. Intercompany payables	336		-	-
7. Long-term unrealized revenues	337		-	-
8. Other non-current payables	338		-	-
9. Long-term borrowings	339		-	-
10. Convertible bonds	340		-	-
11. Preferred shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Provision for non-current payables	343		-	-
14. Scientific and technological development fund	344		-	-
D. OWNERS' EQUITY	400		215,284,370,212	232,364,475,055
1. Capital	411		373,500,000,000	373,500,000,000
- Common shares with voting rights	411a		373,500,000,000	373,500,000,000
- Preferred shares	411b		-	-
2. Share premium	412		2,790,387,000	2,790,387,000
3. Option to convert bonds	413		-	-
4. Other capitals of owners	414		-	-
5. Treasury shares (*)	415		(3,546,600,829)	(3,546,600,829)
6. Asset revaluation differences	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		7,300,261,084	7,300,261,084
9. Other funds under owners' equity	419		-	-
10. Retained earnings	420		(164,759,677,043)	(147,679,572,200)
- Accumulated retained earnings by the end of the previous year	420a		(147,679,572,200)	(149,466,454,779)
- Retained earnings of the current year	420b		(17,080,104,843)	1,786,882,579
TOTAL LIABILITIES AND OWNERS' EQUITY	440		221,259,868,414	282,988,031,248

Created on Dec 20, 2026

Prepared by



Le Thi Huong

Chief Accountant



Le Thi Huong

General Director



Vu Xuan Han

(Attached to Circular No. 99/2025/TT-BTC dated 27 October 2025
issued by the Ministry of Finance)

INCOME STATEMENT
For the first nine months of the fiscal year ending 31 December 2026

ITEMS	Codes	Note	Q3 2026	Q3 2025	Cumulative from the beginning of the year to the end of Q3 2026	Cumulative from the beginning of the year to the end of Q3 2025
1. Revenue from sale of goods and rendering services (1)	01		-	-	129,163,000,000	-
2. Deductions	02		-	-	-	-
3. Net sales (10 = 01 - 02)	10		-	-	129,163,000,000	-
4. Costs of goods sold and services rendered	11		-	-	136,227,107,766	0
5. Gross profit (20=10-11)	20		-	-	(7,064,107,766)	-
6. Gain/(loss) from disposal of investment property	21		0	0	0	0
7. Financial income	22		7,621,299,675	8,095,622,573	16,795,826,779	11,646,137,246
8. Financial expenses	23		8,726,081,804	1,074,084,339	19,541,341,882	1,545,518,864
- In which: Loan interest expenses	24		8,786,686	7,855,288	39,610,027	8,382,579
9. Selling expenses	25		-	-	-	-
10. General administration expenses	26		1,929,396,099	2,164,095,468	7,270,481,974	6,533,666,327
11. Net operating profit (30=20+21+22-(23+25+26))	30		(3,034,178,228)	4,857,442,766	(17,080,104,843)	3,566,952,055
12. Other income	31		-	-	-	-
13. Other expenses	32		-	-	-	-
14. Other profit (40=31-32)	40		-	-	-	7,150,000
15. Profit before tax (50=30+40)	50		(3,034,178,228)	4,857,442,766	(17,080,104,843)	(7,150,000)
16. Current corporate income tax expense	51		-	-	-	3,559,802,055
17. Deferred corporate income tax expense	52		-	-	-	-
18. Net profit after corporate income tax (60=50-51-52)	60		(3,034,178,228)	4,857,442,766	(17,080,104,843)	3,559,802,055
19. Basic earnings per share (*)	70		(82.30)	131.75	(463.27)	96.55
20. Diluted earnings per share (*)	71					

Prepared by

Chief Accountant

Created on July 20, 2026

General Director

CÔNG TY CỔ PHẦN

GENEA CAPITAL

THÀNH PHỐ HÀ NỘI

Nguyễn Văn Tuấn

Le Thi Huong

Le Thi Huong

GENEA CAPITAL JOINT STOCK COMPANY

3th Floor, No. 1 Phạm Văn Bạch Street,
Cau Giay Ward, Hà Nội, S.R. Vietnam

FINANCIAL STATEMENTS**Form No. B03-DN**

(Attached to Circular No. 99/2025/TT-BTC dated
27 October 2025 issued by the Ministry of
Finance)

STATEMENT OF CASH FLOWS (INDIRECT METHOD)**For the third quarter of fiscal year 2026**

ITEMS	Codes	Note	Cumulative from the beginning of the year to the end of Q3 2026	Cumulative from the beginning of the year to the end of Q3 2025
I. Cash flows from operating activities				
1. Profit before tax	01		(17,080,104,843)	3,559,802,055
2. Adjustments for				
- Depreciation of fixed assets	02		524,594,997	634,434,774
- Provisions	03		(190,700,418)	(3,048,595,642)
- Exchange gains, losses arising from revaluation	04		-	-
- Profits, losses from investing activities	05		3,073,148,046	(10,614,354,377)
- Interest expenses	06		39,610,027	8,382,579
- Other adjustments	07		-	-
3. Operating income before changes in working capital	08		(13,633,452,191)	(9,460,330,611)
- Increase, decrease in receivables	09		(249,089,934)	(19,294,751,189)
- Increase, decrease in inventories	10		-	-
- Increase/(decrease) in payables (excluding interest payable and corporate income tax payable)	11		(44,388,138,796)	(479,860,784)
- Increase, decrease in prepaid expenses pending allocation	12		91,256,562	(16,807,293)
- Increase, decrease in trading securities	13		20,151,112,925	(17,916,066,658)
- Interest paid	14		(39,610,027)	(8,382,579)
- Corporate income tax paid	15		-	-
- Other proceeds from operating activities	16		-	-
- Other payments for operating activities	17		-	-
Net cash flows from operating activities	20		(38,067,921,461)	(47,176,199,114)
II. Cash flows from investing activities				
1. Payment for purchases or construction of fixed assets and other long - term assets	21		(79,788,740,741)	(5,445,317,384)
2. Proceeds from disposal of fixed assets and other long - term assets	22		129,163,000,000	-
3. Loans to and payments for purchase of debt instruments of other entities	23		(572,500,000,000)	(37,000,000,000)

ITEMS	Codes	Note	Cumulative from the beginning of the year to the end of Q3 2026	Cumulative from the beginning of the year to the end of Q3 2025
4. Collections from borrowers and proceeds from disposal of debt instruments of other entities	24		507,000,000,000	69,000,000,000
5. Payments for investments in other entities	25		-	(2,150,000,000)
6. Proceeds from disposal of investments in other entities	26		8,741,735,615	-
7. Interests and dividends received	27		6,517,536,424	9,251,234,924
Net cash flows from investing activities	30		(866,468,702)	33,655,917,540
III. Cash flows from financing activities				
1. Proceeds from share issuance, capital contribution of owners	31		-	-
2. Repayments of capital contributions to owners and re-purchase of stocks already issued	32		-	-
3. Drawdown of borrowings	33		40,920,974,182	258,512,417
4. Repayments of borrowings	34		(40,920,974,182)	(258,512,417)
5. Repayments of finance lease	35		-	-
6. Dividends, profits paid to shareholders	36		-	(13,747,000)
Net cash flows from financing activities	40		-	(13,747,000)
Net cash flows during the period (50 = 20+30+40)	50		(38,934,390,163)	(13,534,028,574)
Cash and cash equivalents at the beginning of the period	60		57,845,405,240	55,885,496,160
Effect of exchange rate fluctuations on cash and cash equivalents	61		-	-
Cash and cash equivalents at the end of the period(70 = 50+60+61)	70		18,911,015,077	42,351,467,586

Prepared by



Le Thi Huong

Chief Accountant



Le Thi Huong

Created on July 20, 2026

General Director



Vu Xuan Han

GENEA CAPITAL JOINT STOCK COMPANY

Address: No. 1 Pham Van Bach Street, Cau Giay Ward, Hanoi City

For the third quarter of the financial year ending 31 December 2026

NOTES TO THE INTERIM FINANCIAL STATEMENTS
For the third quarter of the financial year ending 31 December 2026**I. DESCRIPTION OF THE COMPANY'S OPERATIONS****1. Capital ownership form: Joint Stock Company****2. Overview of the Company**

Genea Capital Joint Stock Company (formerly known as PV2 Investment Joint Stock Company, previously PVI Investment and Development Joint Stock Company), was established under Enterprise Registration Certificate No. 0102306389 dated 29 June 2007 issued by the Department of Planning and Investment of Hanoi City. During its operation, the Company has been granted supplementary enterprise registration certificates of a joint stock company due to changes in the legal representative, business lines, charter capital, branch information and transaction office. The 18th amended Enterprise Registration Certificate of the joint stock company was issued on 25 June 2026.

Charter capital under the 18th amended Enterprise Registration Certificate: VND 373,500,000,000.

Paid-in charter capital as at 30 September 2026: VND 373,500,000,000.

Head office:

Address : No. 1 Pham Van Bach Street, Cau Giay Ward, Hanoi City
Telephone : 024 6273 2659
Fax : 024 6273 2668
Tax code : 0 1 0 2 3 0 6 3 8 9

3. Business sector: Trading and Services.**4. Business lines: Real estate business and investment services; Financial investment services****5. Normal production and business cycle: Within 12 months****6. Employees**

As at 30 September 2026, the Company had 13 employees (31 December 2025: 17 employees).

7. Characteristics of the enterprise's operation during the accounting year affecting the Financial Statements: None**8. Statement on comparability of information in the Financial Statements: As disclosed in Note III.1, effective from 1 January 2026, the Company has adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014. The new accounting regime has no material impact on the Company's figures. The Company has restated the comparative figures in the Statement of Financial Position as at 1 January 2026. Accordingly, the financial statements for the third quarter of the financial year ending 31 December 2026 are consistent with and comparable to those for the third quarter of 2025 and the annual financial statements for 2025.**

GENEA CAPITAL JOINT STOCK COMPANY

Address: No. 1 Pham Van Bach Street, Cau Giay Ward, Hanoi City

For the third quarter of the financial year ending 31 December 2026

II. FISCAL YEAR AND ACCOUNTING CURRENCY USED

1. Fiscal year

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

2. Accounting currency

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

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED

1. Accounting system applied

The Company applies the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025.

2. Statement of compliance with accounting standards and accounting system

The Board of Management confirms that the Company has complied with the requirements of the Vietnamese Accounting Standards and the Vietnamese Enterprise Accounting Regime promulgated under Circular No. 99/2025/TT-BTC dated 27 October 2025 in preparing these financial statements.

3. Form of accounting applied

The Company applies the General Journal accounting form on computer.

IV. ACCOUNTING POLICIES APPLIED

1. Basis of preparation of the Financial Statements

The financial statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

2. Cash and cash equivalents

Cash includes cash on hand, demand deposits, and monetary gold held for the functions of store of value, excluding gold classified as inventories used as raw materials for production or goods for sale.

3. Financial investments

Trading securities

An investment is classified as trading securities when it is held for trading purposes to earn profits.

Before 1 January 2026

Trading securities were initially recognized at cost, comprising the purchase price and related acquisition costs.

From 1 January 2026

Trading securities are initially recognized at cost, comprising the purchase price only. Transaction costs, if any, are recognized in the separate income statement in the period in which they are incurred.

The recognition date of trading securities is the date on which the Company obtains ownership rights, specifically as follows: For listed securities, they are recognized at the matching date (T+0).

GENEA CAPITAL JOINT STOCK COMPANY

Address: No. 1 Pham Van Bach Street, Cau Giay Ward, Hanoi City

For the third quarter of the financial year ending 31 December 2026

Interest, dividends and profits relating to periods prior to the acquisition of trading securities are deducted from the value of such trading securities. Interest, dividends and profits relating to periods after the acquisition of trading securities are recognized as revenue. Dividends received in shares are only monitored in terms of the additional number of shares received.

Allowance for diminution in value of trading securities is made for each type of securities traded on the market where market price is lower than original cost. For listed trading securities or those traded on the UPCOM market, fair value is determined as the closing price at the end of the accounting period. Where there is no transaction on the stock exchange or the UPCOM market at the end of the accounting period, the fair value of securities is the closing price of the trading session immediately preceding the end of the accounting period.

Any increase or decrease in the allowance for diminution in value of trading securities required at the end of the accounting period is recognized in financial expenses.

Held-to-maturity investments

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

Held-to-maturity investments are initially recognized at original cost, including purchase price and costs related to the acquisition transaction. After initial recognition, these investments are carried at recoverable amount. Interest income arising from held-to-maturity investments after the acquisition date is recognized in the Income Statement on the accrual basis. Interest receivable accrued before the Company obtains ownership is deducted from original cost at the acquisition date.

Investments in associates***Associate***

An associate is an enterprise over which the Company has significant influence, but not control, over financial and operating policies. Significant influence is the power to participate in financial and operating policy decisions of the investee but is not control over those policies.

Investments in associates are initially recognized at original cost, including purchase price or contributed capital plus costs directly attributable to the investment. Where the investment is made by non-monetary assets, the cost of the investment is recognized at the fair value of such non-monetary assets at the transaction date.

Investments in equity instruments of other entities

Investments in equity instruments of other entities include investments in equity instruments over which the Company has neither control, joint control nor significant influence over the investee.

Investments in equity instruments of other entities are initially recognized at original cost, including purchase price or contributed capital plus costs directly attributable to the investment activity. Dividends and profits relating to periods prior to the acquisition date are deducted from the carrying value of the investment.

4. Receivables

Receivables are presented at carrying value less provision for doubtful receivables.

The classification of receivables into trade receivables and other receivables is made according to the following principles:

GENEA CAPITAL JOINT STOCK COMPANY

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For the third quarter of the financial year ending 31 December 2026

- Trade receivables reflect receivables of a commercial nature arising from purchase and sale transactions, including receivables from export sales entrusted to other entities.
- Other receivables reflect receivables of a non-commercial nature, not related to purchase and sale transactions.

Provision for doubtful receivables is made for each doubtful debt based on the overdue age of the debt or the estimated level of loss that may occur, specifically as follows:

- For overdue receivables:
 - 30% of value for receivables overdue from 6 months to less than 1 year.
 - 50% of value for receivables overdue from 1 year to less than 2 years.
 - 70% of value for receivables overdue from 2 years to less than 3 years.
 - 100% of value for receivables overdue for 3 years or more.
- For receivables not yet overdue but likely to be uncollectible: based on the estimated level of loss for making provision.

5. Principles of inventory recognition

Inventories are recognized at the lower of original cost and net realizable value. Original cost of inventories is determined as follows:

- Raw materials and merchandise: including purchase costs and other directly attributable costs incurred to bring the inventories to their present location and condition.

Net realizable value is the estimated selling price of inventories in the normal production and business cycle less the estimated costs of completion and the estimated costs necessary to make the sale.

Original cost of inventories is determined using the weighted average method and accounted for under the perpetual inventory method.

Allowance for inventory impairment is made at the end of the year when net realizable value of inventories declines below original cost.

6. Principles of recognition and depreciation of fixed assets and investment property**a) Principles of recognition and depreciation of tangible fixed assets**

Tangible fixed assets are stated at original cost less accumulated depreciation. Original cost of tangible fixed assets comprises all costs incurred by the Company to acquire the tangible fixed assets up to the time the assets are ready for use. Expenditures incurred after initial recognition are only added to the original cost of tangible fixed assets if such expenditures are expected to generate future economic benefits from the use of those assets. Costs that do not meet the above condition are recognized as expenses immediately.

When tangible fixed assets are sold or liquidated, their original cost and accumulated depreciation are written off, and any resulting gains or losses on disposal are recognized as income or expenses in the year.

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

<u>Category of fixed assets</u>	<u>Number of years</u>
Means of transport and transmission	04 - 05
Office equipment and tools	03 - 05

b) Construction in progress costs

Construction in progress costs reflect costs directly attributable (including capitalized borrowing costs, if any) to assets under construction, machinery and equipment under installation, as well

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For the third quarter of the financial year ending 31 December 2026

as costs related to fixed assets under repair. These assets are recognized at original cost and are not depreciated.

c) Principles of recognition and depreciation of investment property

Investment property represents land use rights and is amortized using the straight-line method over the land lease term as prescribed. The amortization period of investment property is 40 years.

d) Intangible fixed assets

Intangible fixed assets comprise computer software.

7. Accounting principles for prepaid expenses***Tools and supplies***

Tools and supplies already put into use are allocated to expenses using the straight-line method over a period not exceeding 3 years.

8. Accounting principles for payables and accrued expenses

Payables and accrued expenses are recognized for amounts payable in the future relating to goods and services received. Accrued expenses are recognized based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses and other payables is made in accordance with the following principles:

- Trade payables reflect payables of a commercial nature arising from transactions for the purchase of goods, services and assets from sellers that are independent entities from the Company, including payables arising from imports through entrusted import agents.
- Accrued expenses reflect liabilities for goods and services received from sellers or provided to buyers but not yet paid due to the absence of invoices or insufficient accounting documents and records, and liabilities to employees for annual leave pay and accrued production and business expenses.

Other payables reflect payables that are non-commercial in nature and are not related to transactions for the purchase, sale or supply of goods and services...

9. Principles for recognition of equity***Equity***

Owner's contributed capital is recognized based on the actual amount contributed by shareholders.

Share premium

Share premium is recognized as the difference between the issuance price and the par value of shares upon initial issuance, additional issuance, or the difference between the reissuance price and the carrying value of treasury shares. Direct costs relating to additional share issuance and reissuance of treasury shares are deducted from share premium.

Appropriation of funds

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

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Treasury shares

When repurchasing shares issued by the Company, the amount paid, including transaction-related costs, is recognized as treasury shares and presented as a deduction from equity. Upon reissuance, the difference between the reissuance price and the carrying value of treasury shares is recognized under the caption "Share premium".

Funds are appropriated and used in accordance with the Company's Charter

Retained earnings

Undistributed earnings reflect the business results (profit or loss) after corporate income tax and the appropriation of profits or treatment of losses of the enterprise.

Dividends

Dividends are recognized as liabilities when declared.

10. Principles and methods for revenue recognition***Revenue from sale of goods and finished products***

Revenue from sale of goods and finished products is recognized when all of the following conditions are simultaneously satisfied:

- The enterprise has transferred most of the risks and rewards associated with ownership of the products or goods to the buyer.
- The enterprise no longer retains the right to manage the goods as the owner of the goods or the right to control the goods.
- Revenue is determined with relative certainty. Where the contract stipulates that the buyer has the right to return the purchased products or goods subject to specific conditions, revenue is recognized only when such 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 the goods in exchange for other goods or services.
- The enterprise has obtained or will obtain economic benefits from the sale transaction.
- The costs related to the sale transaction can be determined.

Revenue from rendering of services

Revenue from a service rendering transaction is recognized when the outcome of such transaction can be determined reliably. Where services are rendered over many periods, revenue recognized in the year is based on the portion of work completed as at the end of the accounting period. The outcome of a service rendering transaction is determined when all of the following conditions are satisfied:

- Revenue is determined with relative certainty. Where the contract stipulates that the buyer has the right to return the purchased service subject to specific conditions, revenue is recognized only when such specific conditions no longer exist and the buyer no longer has the right to return the service rendered.
- It is probable that economic benefits will flow from the service rendering transaction.
- The portion of work completed as at the end of the fiscal year can be determined.

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The costs incurred for the transaction and the costs to complete such service rendering transaction can be determined.

Interest

Interest is recognized on the accrual basis, determined based on deposit account balances and the actual interest rate applicable to each period.

11. Accounting principles for cost of goods sold

Cost of goods sold incurred during the reporting period is recognized consistently with revenue generated during the reporting period and in compliance with the prudence principle.

For direct material costs consumed in excess of the normal level, labor costs and fixed manufacturing overheads not allocated to the value of finished goods inventories, the accountant must recognize them immediately in cost of goods sold (after deducting compensation, if any), even if the products or goods have not yet been determined as sold.

Allowance for inventory impairment is included in cost of goods sold based on the quantity of inventories and the difference where net realizable value is lower than original cost of inventories. In determining the quantity of impaired inventories for which provision is required, the accountant must exclude the quantity of inventories for which sales contracts have been signed (where net realizable value is not lower than carrying value) but which have not yet been delivered to customers, if there is convincing evidence that customers will not cancel performance of the contracts

12. Accounting principles for financial expenses

Financial expenses reflect expenses arising from financial activities, including expenses or losses relating to financial investment activities, lending and borrowing costs, capital contributions to joint ventures and associates, losses on disposal of short-term securities, securities selling transaction costs; allowance for diminution in value of trading securities, allowance for losses on investments in other entities, losses arising from foreign currency sales, foreign exchange losses, etc.

13. Accounting principles for administrative expenses

Administrative expenses reflect general management expenses of the enterprise, including salaries of management personnel (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance of management personnel; office materials, labor tools, depreciation of fixed assets used for management purposes; land lease rental, business license tax; provision for doubtful receivables; outsourced services (electricity, water, telephone, fax, asset insurance, fire insurance, etc.); and other cash expenses (guest reception, customer conferences, etc.).

14. Principles and methods for recognition of current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expense represents current income 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 to non-taxable income and loss carryforwards.

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

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15. Financial assets***Classification of financial assets***

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

Financial assets at fair value through profit or loss

Financial assets are classified as at fair value through profit or loss if they are held for trading or are designated as at fair value through profit or loss upon initial recognition.

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and fixed maturity that the Company has the 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 the 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 profit or loss, held-to-maturity investments, or loans and receivables.

Initial carrying value of financial assets

Financial assets are recognized on the purchase date and derecognized on the sale date. At initial recognition, financial assets are determined at purchase price/issuance costs plus other directly attributable costs incurred in connection with the acquisition or issuance of such financial assets.

16. Financial liabilities

Financial instruments are classified as financial liabilities or equity instruments at initial recognition in accordance with the substance and definitions of financial liabilities and equity instruments.

Financial liabilities

The Company classifies financial liabilities into the following categories: financial liabilities at fair value through profit or loss and financial liabilities measured at amortized cost. The classification of financial liabilities depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition.

Financial liabilities at fair value through profit or loss

Financial liabilities are classified as at fair value through profit or loss if they are held for trading or are designated as at fair value through profit or loss upon initial recognition.

Financial liabilities are classified as held for trading if:

- They are issued or incurred principally for the purpose of repurchasing them in the near term;
- The Company holds them for the purpose of short-term profit taking;
- They are derivative financial instruments, except for derivative financial instruments that are designated as financial guarantee contracts or effective hedging instruments.

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Financial liabilities measured at amortized cost

Financial liabilities measured at amortized cost are determined by taking the initial carrying amount of the financial liabilities, less principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between the initial carrying amount and the maturity amount, less reductions (either directly or through the use of an allowance account) for impairment or non-recoverability.

The effective interest method is a method of calculating the amortized cost of a financial liability or a group of financial liabilities and allocating interest income or interest expense over the relevant year. 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 current net carrying amount of the financial liability.

Initial carrying value of financial liabilities

At initial recognition, financial liabilities are determined at issuance price plus costs directly attributable to the issuance of such financial liabilities.

Equity instruments

An equity instrument is a contract that evidences a residual interest in the assets of the Company after deducting all of its liabilities.

17. Related parties

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

In considering the relationship of related parties, the substance of the relationship is given greater weight than its legal form.

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

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

	<u>Ending balance</u>	<u>Beginning balance</u>
Cash on hand	991,100,280	460,763,486
Demand deposits	14,919,914,797	40,384,641,754
Cash equivalents	3,000,000,000	17,000,000,000
Total	<u>18,911,015,077</u>	<u>57,845,405,240</u>

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2. Financial investments

a) Trading securities

The fair value of listed securities is determined based on their closing prices at the end of the reporting period. For securities whose market prices exceed their historical costs, fair value is presented at historical cost.

	Ending balance			Beginning balance		
	Cost	Fair value	Provision	Cost	Fair value	Provision
Vietnam Apatite Phosphorus Joint Stock Company (PAT)	3,922,740,000	3,922,740,000	-	-	-	-
Hoa Phat Group Joint Stock Company (HPG)	1,958,322,740	1,725,500,000	(232,822,740)	-	-	-
Vietnam Joint Stock Commercial Bank for Industry and Trade (CTG)	-	-	-	3,332,376,159	3,332,376,159	-
Phu Nhuan Jewelry Joint Stock Company (PNJ)	-	-	-	11,434,536,115	11,434,536,115	-
Power Engineering Consulting Joint Stock Company 2 (TV2)	6,375,127,349	4,673,625,000	(1,701,502,349)	10,717,061,687	10,459,020,001	(258,041,686)
Petrovietnam Transportation Corporation (PVT)	-	-	-	2,642,958,500	2,576,000,000	(66,958,500)
Coteccons Construction Joint Stock Company (CTD)	10,938,203,477	10,441,530,001	(496,673,476)	8,710,306,805	8,036,620,000	(673,686,805)
Dabaco Vietnam Group Joint Stock Company (DBC)	-	-	-	5,857,433,233	5,857,433,233	-
Mobile World Investment Corporation (MWG)	1,153,100,000	1,153,100,000	-	-	-	-
Vinh Hoan Corporation (VHC)	3,383,830,000	3,268,900,000	(114,930,000)	-	-	-
ACB Covered Warrant	-	-	-	1,086,621,492	405,000,000	(681,621,492)
MWG Covered Warrant	-	-	-	548,822,000	548,822,000	-
SHB Covered Warrant	-	-	-	1,401,098,500	1,036,000,000	(365,098,500)
TPB Covered Warrant	-	-	-	2,151,222,000	1,460,000,000	(691,222,000)
Total	27,731,323,566	25,185,395,001	(2,545,928,565)	47,882,436,491	45,145,807,508	(2,736,628,983)

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b) Held-to-maturity investments

	Ending balance		Beginning balance	
	Original cost	Recoverable amount	Original cost	Recoverable amount
Current	69,164,464,383	69,164,464,383	3,624,104,110	3,624,104,110
Term deposits (*)	3,050,000,000	3,050,000,000	3,550,000,000	3,550,000,000
Loans (**)	66,000,000,000	66,000,000,000	-	-
Accrued interest receivable	114,464,383	114,464,383	74,104,110	74,104,110
Total	69,164,464,383	69,164,464,383	3,624,104,110	3,624,104,110

(*) These are bank term deposits with maturities from over 3 months to 12 months at banks.

(**) This represents a loan to VNDIRECT Securities Joint Stock Company under loan agreements entered into between the two parties.

c) Investments in equity of other entities

	Ending balance		Beginning balance	
	Original cost	Provision	Original cost	Provision
Investments in joint ventures and associates	2,990,000,000	(735,312,284)	2,990,000,000	(735,312,284)
Aladin Technology Joint Stock Company (1)	490,000,000	(401,063,094)	490,000,000	(401,063,094)
SAM Intelligent Automation Management Joint Stock Company (2)	2,500,000,000	(334,249,190)	2,500,000,000	(334,249,190)
Investments in equity of other entities	33,464,570,560	(13,191,550,813)	33,464,570,560	(13,191,550,813)
Doan Ket Industrial Cooperative (3)	13,678,080,000	(13,191,550,813)	13,678,080,000	(13,191,550,813)
Hanoi Reinsurance Joint Stock Corporation - PRE (4)	19,786,490,560	-	19,786,490,560	-
Total	36,454,570,560	(13,926,863,097)	36,454,570,560	(13,926,863,097)

(1): This is the investment in Aladin Technology Joint Stock Company under Decision No. 12/QD-HDQT dated 16 November 2016 of the Board of Directors of PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company). Accordingly, the Company contributed VND 490,000,000, equivalent to 49% of charter capital. Aladin Technology Joint Stock Company was established under Enterprise Registration Certificate No. 0107641285 dated 21 November 2016 with charter capital of VND 1,000,000,000.

(2): This represents an investment in SAM Intelligent Automation Management Joint Stock Company pursuant to Resolution No. 05/NQ-HĐQT dated December 12, 2024 of the Board of Directors of PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company). Accordingly, the Company contributed VND 3,860,000,000, equivalent to 38.99% of the charter capital. According to the 1st amended Enterprise Registration Certificate dated May 9, 2025, the charter capital of SAM Intelligent Automation Management Joint Stock Company is VND 2,600,000,000. As at 30 September 2026, PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) had contributed VND

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2,500,000,000, equivalent to 96.15% of the contributed capital of SAM Intelligent Automation Management Joint Stock Company.

Pursuant to Board of Directors Resolution No. 07/2025/NQ-HDQT dated 18 November 2025, PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) approved the divestment of its entire contributed capital of VND 2,500,000,000 in SAM Intelligent Automation Management Joint Stock Company and the termination of its remaining capital contribution obligation under Resolution No. 05/2024/NQ-HDQT dated 12 December 2024.

(3): This represents the cost of acquiring contributed capital portions from members of Doan Ket Industrial Cooperative for the purpose of changing land use purpose and developing infrastructure at No. 30 Tan Mai Street, Hoang Mai, Hanoi. As at 30 September 2024, the Company had contributed VND 13,678,080,000, equivalent to 26.582% of charter capital. The provision amount was determined based on the 2025 tax-submitted Financial Statements of Doan Ket Industrial Cooperative. In 2026, the annual members' congress of the Cooperative approved the 2025 profit distribution plan and the 2026 business plan, which continued to be profitable, and PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) received 2025 dividends of VND 154,782,603.

(4): PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) owns 1,580,000 shares of Hanoi Reinsurance Joint Stock Corporation - PRE with a total value of VND 19,786,490,560, equivalent to 1.5% of charter capital. Of which, the number of freely transferable shares is 1,580,000 shares and the number of restricted shares is 0 shares.

3. Short-term trade receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Receivables from other customers	20,888,208,000	(20,594,000,000)	20,599,000,000	(20,594,000,000)
Viet Telecommunications Electronics Joint Stock Company (1)	20,594,000,000	(20,594,000,000)	20,594,000,000	(20,594,000,000)
Other customers	294,208,000	-	5,000,000	-
Total	20,888,208,000	(20,594,000,000)	20,599,000,000	(20,594,000,000)

(1): For the receivable from Viet Telecommunications Electronics Joint Stock Company, the Company assessed the recoverability and made full provision for this receivable. The Company has carried out legal proceedings in accordance with law. Under Judgment No. 179/2019/HS-PT dated 02/4/2019 of the High People's Court of Hanoi City, the defendants Le Quy Hien and Pham Ngoc Nam are jointly liable to compensate PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) in the amount of VND 19,886,000,000 (of which defendant Le Quy Hien is liable for VND 18,386,000,000 and defendant Pham Ngoc Nam is liable for VND 1,1,000,000,000). The Company recovered VND 1,000,000,000.

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4. Short-term prepayments to suppliers

	Ending balance	Beginning balance
Other short-term prepayments to suppliers	453,379,350	748,836,690
Sinh Uc Consulting Company Limited	-	216,000,000
Bien Bac Law Company Limited	50,000,000	50,000,000
VCN International Import Export Investment Consulting Joint Stock Company	363,636,364	363,636,364
Other suppliers	39,742,986	119,200,326
Total	453,379,350	748,836,690

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

			Ending balance		Beginning balance	
			Amount	Provision	Amount	Provision
Security deposits and collateral			24,400,000	-	24,400,000	-
Mr. Vu Quang Hoi			133,150,685	-	133,150,685	-
Hoan My Gia Company Limited (1)			39,333,903,021	(39,333,903,021)	39,333,903,021	(39,333,903,021)
Accrued interest from Investment Trust Agreement (2)			1,144,295,969	(1,144,295,969)	1,144,295,969	(1,144,295,969)
Advances			112,992,340	-	54,992,340	-
Receivables from securities sales pending settlement (3)			398,281,680	-	-	-
Other short-term receivables			364,416,832	-	387,179,815	-
Total			41,511,440,527	(40,478,198,990)	41,077,921,830	(40,478,198,990)

(1): This receivable arises from Investment Cooperation Contract No. 06/HĐHTĐT/2011/PVII-HMG dated 05 January 2011, Investment Cooperation Contract No. 09/HĐHTĐT/2011/PVII-HMG dated 18 February 2011, and the minutes determining debt obligations signed on 20 December 2012. Accordingly, the total receivable amount (including principal and interest) from the overdue entrusted investment contracts for which the counterparty failed to fulfill its payment obligation was VND 53,926,219,796. The Company recovered collateral being real estate in Long Thanh District, Dong Nai Province, with a total value agreed by both parties under the transfer contracts of VND 27,848,539,202; the purchase price under the transfer contracts was determined with reference to Valuation Certificate No. 289.1/12/CT-VVFC/CNMN dated 23 October 2012 issued by Vietnam Valuation and Financial Services Joint Stock Company - Southern Branch. According to information from the General Department of Taxation, Hoan My Gia Company Limited had ceased operations. The Company has made a 100% allowance for doubtful receivables for this debt.

(2): This is accrued interest from entrusted investment contracts. The General Director assessed and made an allowance for doubtful receivables of VND 1,144,295,969.

(3): This represents proceeds from securities sale orders executed at the end of September 2026 through Rong Viet Securities Joint Stock Company. The Company received the proceeds in early October 2026 in accordance with the settlement cycle.

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b) Long-term

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Receivables from other organizations and individuals	119,956,419,537	(43,724,695,588)	131,525,208,196	(43,724,695,588)
Receivables from business cooperation contracts	43,724,695,588	(43,724,695,588)	43,724,695,588	(43,724,695,588)
Construction Investment 18 Joint Stock Company (1)	26,600,000,000	(26,600,000,000)	26,600,000,000	(26,600,000,000)
Sao Do Investment and Development Joint Stock Company (2)	15,000,000,000	(15,000,000,000)	15,000,000,000	(15,000,000,000)
Chi Thanh Company Limited (3)	2,124,695,588	(2,124,695,588)	2,124,695,588	(2,124,695,588)
Long-term deposits and security deposits	80,916,003	-	80,916,003	-
Long Hoi Investment Company Limited (4)	-	-	5,090,000,000	-
Minh Nam Construction Investment and Technology Company Limited (5)	76,150,807,946	-	74,106,299,726	-
Principal	39,050,000,000	-	39,050,000,000	-
Interest	37,100,807,946	-	35,056,299,726	-
Receivable from business cooperation with Toka Studio Company Limited (6)	-	-	450,000,000	-
Receivable from business cooperation with Galaxy Play Joint Stock Company (7)	-	-	6,990,126,093	-
Receivable from business cooperation with CJ HK Entertainment Company Limited (8)	-	-	1,083,170,786	-
Total	119,956,419,537	(43,724,695,588)	131,525,208,196	(43,724,695,588)

(1): This is a receivable arising from the Business Cooperation Contract for investment in the project for construction of residential houses, office premises for lease and other infrastructure works in Trung Hoa Ward, Cau Giay District, Hanoi. Since 2014, the Company has made a 100% provision for this receivable.

(2): This is a receivable arising from the joint venture cooperation contracts signed with Sao Do Investment and Development Joint Stock Company ("Sao Do Company") for investment in the construction and renovation of the old apartment block at 1A - 1B Phung Chi Kien, Cau Giay, Hanoi and the renovation project of the Gia Lam Railway residential quarter in Long Bien District; PV2 filed a lawsuit against Sao Do Company. On 27/01/2016, the Hanoi People's Court issued Judgment No. 10/2016/KDTM-PT regarding the dispute over the joint venture contract, under which Sao Do Company was required to repay PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) the full amount of VND 15,000,000,000. To date, Sao Do Company has not complied with the judgment. This receivable has been fully provided for since 2014.

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(3): This is a receivable from Chi Thanh Company Limited under the capital contribution contract for investment in the Dien Nam-Dien Ngoc Urban Area Project, Quang Nam Province. PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) filed a lawsuit against Chi Thanh Company Limited. The People's Court of Dien Ban Town, Quang Nam Province issued Judgment No. 12/2016/KDTM-ST requiring Chi Thanh Company Limited to repay principal of VND 7,338,240,000 and accrued interest of VND 2,146,435,200. However, to date, PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) has not recovered this receivable. A 100% allowance for doubtful receivables has been recognized since 2014.

(4): Pursuant to the contract for transfer of share purchase rights dated 10 October 2018, PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) agreed to transfer the project company (established to manage, operate and exploit the planned residential area project in Long Tan and Phu Hoi Communes, Nhon Trach District, Dong Nai Province, for which PV2 Investment Joint Stock Company was the investor) to Tay Tay Nam Investment Joint Stock Company for a total transfer value of VND 170,000,000,000. On 14 May 2019, the project company was established under the name Long Hoi Investment Company Limited and was issued its initial Enterprise Registration Certificate No. 3603642475 by the Department of Planning and Investment of Dong Nai Province. In 2019, PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) contributed VND 5,090,000,000 to Long Hoi Investment Company Limited. During the third quarter of 2026, Long Hoi Investment Company Limited completed its dissolution procedures, and the Company recovered its contributed capital.

(5): This is a receivable arising from Business Capital Contribution Contract No. 1611/2021/HĐGVKD-PV2-MINHNAM dated 16/11/2021; Appendix 01 dated 20/10/2022; Appendix 02 dated 08/12/2022; and Appendix 03 dated 20/11/2023 signed between PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) and Minh Nam Construction Investment and Technology Company Limited to implement the project in Tay Tuu Ward, Bac Tu Liem District, Hanoi. The business cooperation capital contribution amount is VND 150,000,000,000, bearing interest at 7% per annum. As at 30 September 2026, the principal amount of the business cooperation contribution was VND 39,050,000,000 and the interest receivable from the business cooperation was VND 37,100,807,946. The capital contribution term was extended to 31 December 2026.

(6): This is a receivable arising from Contract No. 03/2024/HDDT/TOKASTUDIO-PV2 dated 10 October 2024 signed between Toka Studio Company Limited and PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) to implement an investment project relating to film production, distribution and exhibition. The capital contribution amount is VND 450,000,000, equivalent to 3% of the total investment capital, and the Company is entitled to 3% of the net profit from such activity. In 2026, the Company finalized the settlement of film production costs with Toka Studio Company Limited.

(7): This is a receivable arising from Contract No. 2712/2024/HĐĐT/GP-PV2 dated 27 December 2024 signed between Galaxy Play Joint Stock Company and PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) to implement an investment project relating to the production and distribution of the film Tau Thoat Tren Khong. The capital contribution amount is VND 3,129,610,000, equivalent to 10% of the total investment capital, and the Company is entitled to 10% of the net profit from such activity. In 2025, PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock

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Company) finalized the film production costs with Galaxy Play Joint Stock Company. In 2026, the Company fully recovered all outstanding receivables.

(8): This is a receivable arising from Contract No. CJHK_PRO 002/2025 dated 21 March 2025 signed between CJ HK Entertainment Company Limited and PV2 Investment Joint Stock Company (now known as Genea Capital Joint Stock Company) for an investment project relating to the production and distribution of the film Hoang Tu Quy. The total capital contribution is VND 3,200,000,000, representing 10% of the total investment capital, and the Company is entitled to 10% of the net profit from this activity. The Company contributed VND 2,560,000,000. In 2025, the Company finalized the film production costs with CJ HK Entertainment Company Limited. In 2026, the Company recovered all outstanding receivables.

6. Inventories

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
Real estate inventories	26,168,166,326	(24,949,726,326)	26,168,166,326	(24,949,726,326)
<i>Land plot at Xom Ram, Cu Yen - Luong Son - Hoa Binh Province owned by Mr. Le Van Giang (1)</i>	487,493,000	(487,493,000)	487,493,000	(487,493,000)
<i>Land plot in Phu Ngoc Commune, Dinh Quan District, Dong Nai Province (2)</i>	25,680,673,326	(24,462,233,326)	25,680,673,326	(24,462,233,326)
Total	26,168,166,326	(24,949,726,326)	26,168,166,326	(24,949,726,326)

(1) Real estate at Xom Ram, Cu Yen - Luong Son - Hoa Binh Province owned by Mr. Le Van Giang. The Company made an allowance for diminution in value of investment property as at 31 December 2019 in the amount of VND 487,493,000.

(2) This represents land use rights in Phu Ngoc Commune, Dinh Quan District, Dong Nai Province, arising from the recovery of seven properties from Mr. Le Van Tung following the liquidation of Real Estate Management Contract No. 03/QLBĐS/PV2-LVT dated 25 May 2011. Under the contract liquidation minutes signed on 26 December 2012, the Company took back the seven properties upon expiry of the real estate management contract; however, the counterparty had not refunded the deposit to the Company. The value of these properties was determined based on the remaining carrying amount transferred from investment property. The Company's Investment and Receivables Assessment Council reassessed the fair value of the land at the price prescribed by the People's Committee of Dong Nai Province, VND 10,000 per square metre, as the basis for recognising an allowance for diminution in the value of these real estate inventories.

7. Prepaid expenses

	Ending balance	Beginning balance
Short-term	242,233,769	285,163,769
Long-term	18,539,874	66,866,436
Total	260,773,643	352,030,205

These are costs of tools and supplies pending allocation over the short and long term.

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8. Tangible fixed assets

	Vehicles and transmission equipment	Office equipment and tools	Total
Original cost			
Beginning balance	8,460,266,364	359,172,911	8,819,439,275
Purchases during the period	-	-	-
Ending balance	8,460,266,364	359,172,911	8,819,439,275
<i>Of which: Fully depreciated assets still in use</i>	<i>2,864,586,364</i>	<i>359,172,911</i>	<i>3,223,759,275</i>
Accumulated depreciation			
Beginning balance	3,530,069,811	359,172,911	3,889,242,722
Depreciation for the period	524,594,997	-	524,594,997
Ending balance	4,054,664,808	359,172,911	4,413,837,719
Net book value			
Beginning balance	4,930,196,553	-	4,930,196,553
Ending balance	4,405,601,556	-	4,405,601,556

9. Long-term assets in progress**a) Long-term production and business costs in progress**

	Ending balance		Beginning balance	
	Original cost	Recoverable amount	Original cost	Recoverable amount
<i>Housing Project for Employees of Dung Quat Refinery (1)</i>	6,249,881,421	1,292,852,516	6,249,881,421	1,292,852,516
Total	6,249,881,421	1,292,852,516	6,249,881,421	1,292,852,516

(1): This represents production and business costs in progress relating to the Housing Project for Employees of Dung Quat Refinery for which the Company is the investor. Pursuant to Official Letter No. 1427/BQL-PTĐT dated 02 December 2013 of the People's Committee of Quang Ngai Province, the Company was granted an extension of the project implementation schedule from 13 July 2016 to 13 July 2021. According to the Resolution of the Board of Directors dated 22 December 2023, the Company has temporarily suspended the implementation of the project until a resolution is provided by the People's Committee and relevant authorities of Quang Ngai Province. The Company made a provision for this project in the amount of VND 4,957,028,905.

b) Construction in progress

	Ending balance		Beginning balance	
	Original cost	Recoverable amount	Original cost	Recoverable amount
Residential area project under the approved master plan in Dong Nai Province (1)	-	-	56,438,367,025	56,438,367,025
Total	-	-	56,438,367,025	56,438,367,025

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	Current year
Beginning balance	56,438,367,025
Additions during the period	79,788,740,741
Decrease during the period (disposals)	(136,227,107,766)
Ending balance	-

(1): This represents construction in progress costs relating to the Residential Area Project under the approved master plan in Dong Nai Province pursuant to the following principal documents:

+ Decision No. 1928/UBND-CN dated 26 May 2014 of the People's Committee of Dong Nai Province approving the investment in the development of the planned residential area project with an area of 9.991 hectares in Long Tan Commune and Phu Hoi Commune, Nhon Trach District, Dong Nai Province, with PV2 Investment Joint Stock Company as the investor;

+ Decision No. 2384/QĐ-UBND dated 12/09/2022 of the People's Committee of Dong Nai Province approving the adjustment to the investment policy for the Residential Area Project in Long Tan Commune and Phu Hoi Commune, the 2nd amendment; Decision No. 2080/QĐ-UBND dated 28/08/2023 of the People's Committee of Dong Nai Province approving the investment policy adjustment, the 3rd amendment;

+ Decision No. 2862/QĐ-UBND dated 12/8/2020 of the People's Committee of Dong Nai Province approving the overall adjustment to the detailed construction planning at the scale of 1/500 for the residential area in Long Tan Commune and Phu Hoi Commune, Nhon Trach District, Dong Nai Province;

+ Decision No. 876/QĐ-UBND dated 7/3/2018 of the People's Committee of Dong Nai Province permitting PV2 Investment Joint Stock Company to change the land use purpose;

+ Decision No. 1299/QĐ-UBND dated 02/06/2023 of the People's Committee of Dong Nai Province adjusting the land area stated in Article 1 of Document No. 876/QĐ-UBND dated 7 March 2018;

+ Decision No. 1631/QĐ-UBND dated 3/6/2024 of the People's Committee of Dong Nai Province on land allocation and land lease to PV2 Investment Joint Stock Company for the construction of the planned residential area in Long Tan Commune and Phu Hoi Commune, Nhon Trach District;

+ Official Letter No. 9038/CTDON-QLHKDCNTK dated November 25, 2021 issued by the Dong Nai Tax Department confirming that PV2 Investment Joint Stock Company had fulfilled its financial obligations concerning land payments;

+ Official Letter No. 827/CTDON-HKDCNTK dated January 23, 2025 issued by the Dong Nai Tax Department confirming payment of land use fees and land rent paid in a lump sum by PV2 Investment Joint Stock Company;

+ Official Letter No. 5872/DON-CNTK dated November 4, 2025 issued by the Dong Nai Tax

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Department regarding the status of fulfillment of financial obligations of PV2 Investment Joint Stock Company;

+ Decision No. 137/QĐ-UBND dated January 15, 2026 issued by the People's Committee of Dong Nai Province permitting the transfer of the entire investment project of the Residential Area in Long Tan and Phu Hoi Communes, Nhon Trach District, with an area of 9.991 hectares (now Nhon Trach Commune, Dong Nai Province), of PV2 Investment Joint Stock Company;

On January 30, 2026, the Company signed Contract No. 01/2026/HĐCN for the transfer of the entire Project and Appendix No. 01 to the contract. Accordingly, the Company transferred the entire project "Residential Area in Long Tan Commune and Phu Hoi Commune, Nhon Trach District" at the transfer contract value of VND 279,163,000,000 (In words: Two hundred seventy-nine billion one hundred sixty-three million Vietnamese dong). Of this amount, the transfer value of land use rights was VND 199,563,000,000, and the amount for infrastructure investment was VND 79,600,000,000.

10. Short-term trade payables

	Ending balance	Beginning balance
Other suppliers	23,648,000	34,338,000
Total	23,648,000	34,338,000

11. Short-term advances from customers

	Ending balance	Beginning balance
Tay Tay Nam Investment Joint Stock Company	-	43,563,000,000
Dung Quat Oil Refinery Plant Project Management Board	1,292,852,516	1,292,852,516
Total	1,292,852,516	44,855,852,516

12. Dividends and profits payable

	Ending balance	Beginning balance
Dividends and profits payable	2,533,816,173	2,533,816,173
Total	2,533,816,173	2,533,816,173

13. Taxes and other payables to the State

	Beginning balance		Movements during the period		Ending balance	
	Payable	Receivable	Tax incurred	Tax paid	Payable	Receivable
Value-added tax	-	-	1,338,229,404	(1,304,923,848)	33,305,556	-
Corporate income tax	-	281,065,939	-	-	-	281,065,939
Personal income tax	62,425,461	-	354,853,017	(241,752,049)	175,526,429	-
Total	62,425,461	281,065,939	1,693,082,421	(1,546,675,897)	208,831,985	281,065,939

The Company's tax finalization will be subject to examination by the tax authorities. Due to the fact that the application of tax laws and regulations to many different types of transactions

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may be interpreted in various ways, the tax amounts presented in the Financial Statements may be changed according to the decision of the tax authorities.

Value added tax

The Company pays value added tax under the credit method at tax rates of 8% and 10%.

Corporate income tax

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

Other taxes

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

14. Other short-term payables

	Ending balance	Beginning balance
Trade union fees	160,898,102	104,058,302
Social insurance	437,499	-
Health insurance	75,000	-
Unemployment insurance	25,000	-
Thien Ngan Film Joint Stock Company	-	260,116,067
Other short-term payables	530,138,868	220,287,206
Total	691,574,469	584,461,575

15. Reward and Welfare Fund

	Ending balance	Beginning balance
Reward and Welfare Fund	630,789,147	630,789,147
Management and Executive Board Bonus Fund	120,865,947	120,865,947
Total	751,655,094	751,655,094

16. Equity

Statement of changes in equity: see the following page.

	Owners' contributed capital	Share premium	Treasury shares	Investment and development fund	Undistributed profit after tax	Total
Balance at beginning of previous year	373,500,000,000	2,790,387,000	(3,546,600,829)	7,300,261,084	(149,466,454,779)	230,577,592,476
Profit for previous year	-	-	-	-	1,786,882,579	1,786,882,579
Balance at end of previous year	373,500,000,000	2,790,387,000	(3,546,600,829)	7,300,261,084	(147,679,572,200)	232,364,475,055
Balance at beginning of current year	373,500,000,000	2,790,387,000	(3,546,600,829)	7,300,261,084	(147,679,572,200)	232,364,475,055
Loss for the period	-	-	-	-	(17,080,104,843)	(17,080,104,843)
Balance at end of current period	373,500,000,000	2,790,387,000	(3,546,600,829)	7,300,261,084	(164,759,677,043)	215,284,370,212

Details of owner's contributed capital

	Ending balance	Beginning balance
Owner's contributed capital	373,500,000,000	373,500,000,000
Share premium	2,790,387,000	2,790,387,000
Treasury shares	(3,546,600,829)	(3,546,600,829)
Total	372,743,786,171	372,743,786,171

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Shares

	<u>Ending balance</u>	<u>Beginning balance</u>
Number of shares registered for issuance		
Number of shares issued to the public	37,350,000	37,350,000
- Ordinary shares	37,350,000	37,350,000
- Preference shares	-	-
Number of treasury shares repurchased	481,200	481,200
- Ordinary shares	481,200	481,200
- Preference shares	-	-
Number of shares outstanding	36,868,800	36,868,800
- Ordinary shares	36,868,800	36,868,800
- Preference shares	-	-
Par value of outstanding shares: VND 10,000.		

Purpose of appropriation of funds

- The development investment fund is used to expand business operations or undertake in-depth investment.
- The Reward and Welfare Fund and the Management and Executive Board Bonus Fund are appropriated from the enterprise's profit after corporate income tax for bonuses and material incentives, meeting public welfare needs and improving the employees' material and spiritual well-being.

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

	<u>Cumulative from the beginning of the year to the end of the current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Revenue from real estate transfers	129,163,000,000	-
Total	129,163,000,000	-

2. Cost of goods sold

	<u>Cumulative from the beginning of the year to the end of the current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Cost of real estate transfers	136,227,107,766	-
Total	136,227,107,766	-

3. Financial income

	<u>Cumulative from the beginning of the year to the end of the current period</u>	
	<u>Current year</u>	<u>Previous year</u>
Interest on deposits and loans	1,356,044,655	3,076,090,967
Dividends and profit distributions	1,341,335,949	6,058,472,999
Gains on sale of securities	12,053,937,955	1,031,782,869

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Interest from business cooperation agreements	2,044,508,220	1,479,790,411
Total	16,795,826,779	11,646,137,246

4. Financial expenses

	Cumulative from the beginning of the year to the end of the current period	
	Current year	Previous year
Borrowing costs	39,610,027	8,382,579
Losses on sale of securities	18,245,497,654	4,010,937,636
Provision/(reversal of provision) for diminution in value of trading securities and investment losses	(190,700,418)	(2,548,595,642)
Losses from business cooperation agreements	442,247,320	-
Other financial expenses	1,004,687,299	74,794,291
Total	19,541,341,882	1,545,518,864

5. General and administrative expenses

	Cumulative from the beginning of the year to the end of the current period	
	Current year	Previous year
Employee expenses	3,882,253,402	4,453,452,956
Office supplies expenses	227,624,653	150,168,111
Depreciation of fixed assets	524,594,997	634,434,774
Taxes, fees and charges	-	3,000,000
Provision/(reversal of provision) for doubtful receivables	-	(500,000,000)
Outsourced service expenses	1,866,704,881	1,206,109,845
Other expenses	769,304,041	586,500,641
Total	7,270,481,974	6,533,666,327

6. Current corporate income tax expense

Current corporate income tax payable for the reporting period is estimated as follows:

	Cumulative from the beginning of the year to the end of the current period
	Current year
Accounting profit before tax	(17,080,104,843)
Adjustments to accounting profit to determine taxable income	(1,073,525,133)
- Additions	267,810,816
+ Depreciation of vehicles with cost exceeding VND 1.6 billion	267,810,816
- Deductions	(1,341,335,949)
+ Dividend income and profit distributions received	(1,341,335,949)
Taxable income	(18,153,629,976)
Tax losses carried forward	-
Taxable income after loss carryforwards	(18,153,629,976)
Corporate income tax rate	20%
Total current corporate income tax	-

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7. Basic/diluted earnings per share

	Cumulative from the beginning of the year to the end of the current period	
	Current year	Previous year
Profit after corporate income tax	(17,080,104,843)	3,559,802,055
Adjustments to accounting profit in determining profit attributable to ordinary shareholders	-	-
Profit used to calculate basic/diluted earnings per share	(17,080,104,843)	3,559,802,055
Weighted average number of ordinary shares outstanding during the period	36,868,800	36,868,800
Basic/diluted earnings per share	(463.27)	96.55

The weighted average number of ordinary shares outstanding during the period is calculated as follows:

	Cumulative from the beginning of the year to the end of the current period	
	Current year	Previous year
Ordinary shares outstanding at the beginning of the year	36,868,800	36,868,800
Average ordinary shares outstanding during the period	36,868,800	36,868,800

8. Production and business expenses by nature

	Cumulative from the beginning of the year to the end of the current period	
	Current year	Previous year
Employee expenses	3,882,253,402	4,453,452,956
Office supplies expenses	227,624,653	150,168,111
Depreciation of fixed assets	524,594,997	634,434,774
Taxes, fees and charges	-	3,000,000
Reversal of provisions	-	(500,000,000)
Outsourced service expenses	1,866,704,881	1,206,109,845
Other expenses	769,304,041	586,500,641
Total	7,270,481,974	6,533,666,327

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VII. OTHER INFORMATION

1. Related-party transactions

Transactions with key management personnel and their related individuals

Key management personnel and their related individuals include members of the Board of Directors, the General Director, the Chief Accountant and close family members of these individuals.

No transactions with key management personnel arose during the period.

Balances with key management personnel and their related individuals

As at the end of the reporting period, the Company had no outstanding balances with key management personnel..

2. Comparative information

The comparative figures at the beginning of the year are taken from the 2025 annual financial statements audited by Nhan Tam Viet Auditing Company Limited. The comparative figures for the corresponding period of the previous year are taken from the interim financial statements for the third quarter of the financial year ended 31 December 2025.

As disclosed in Note III.1, effective from 1 January 2026, the Company has adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 of the Ministry of Finance guiding the corporate accounting regime, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance.

Prepared on 20 October 2026

Prepared by



Le Thi Huong

Chief Accountant



Le Thi Huong

General Director



Vu Xuan Han