

Hanoi, on 20 January 2026

**PERIODIC INFORMATION DISCLOSURE
Financial report for the fourth quarter of 2025**

To: Hanoi Stock Exchange

Pursuant to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020 of the Ministry of Finance guiding information disclosure on the stock market, HSV Vietnam Group Joint Stock Company shall disclose information on the Financial Statements (FS) for the fourth quarter of 2025 to the Hanoi Stock Exchange as follows: Stock code: HSV

- Address: No. 68 Luu Huu Phuoc, Tu Liem ward, Hanoi
- Tel: 024 6686 1968 Fax:
- Email: info@hsvietnam.com Website: <https://hsvietnam.com/>

2. Contents of information to be announced:

Financial report for the fourth quarter of 2025

Separate financial statements (TCNY does not have subsidiaries and superior accounting units have affiliated units);

Consolidated financial statements (TCNY has subsidiaries);

General financial statements (TCNY has an accounting unit under its own accounting apparatus).

- Cases subject to explanation of causes:

+ The audit organization gives an opinion that is not a fully accepted opinion on the financial statements (or audited financial statements):

Yes No

Written explanation in case of accumulation:

Yes No

+ Profit after tax in the reporting period has a difference of 5% or more before and after audit, shifting from loss to profit or vice versa (or audited financial statements):

Yes No

Written explanation in case of accumulation:

Yes No

+ Profit after corporate income in the statement of business results of the reporting period changes by 10% or more compared to the report of the same period of the previous year:

Yes No

Written explanation in case of accumulation:

Yes No

+ Profit after tax in the reporting period suffers a loss, transferred from profit in the same reporting period of the previous year to loss in this period or vice versa:

Yes No

Written explanation in case of accumulation:

Yes No

This information has been published on the company's website on: 20/01/2026 at the link: <https://hsvietnam.com/>



We would like to commit that the information published above is true and fully responsible before the law for the content of the disclosed information.

Attachments:

- Financial report for the fourth quarter of 2025;
- Explanatory document /2026/TCKT-HSV

HSV VIETNAM GROUP JOINT STOCK COMPANY

Legal representative

(Signing, clearly stating their full names, positions, and seals)



TỔNG GIÁM ĐỐC
Nguyễn Văn Quân



HSV VIETNAM GROUP JOINT STOCK COMPANY
No. 68 Luu Huu Phuoc, Cau Dien Ward, Nam Tu Liem District,
Hanoi City, Vietnam
Financial Statements
The fourth quarter of 2025 ends on December 31, 2025.

Balance sheet

BALANCE SHEET

Items	Code	Note	Ending balance	Opening balance
ASSET				
A. SHORT-TERM ASSETS	100		474.150.022.330	379.172.131.258
I. Cash and cash equivalents	110	V.1	48.368.979.508	33.802.962.537
1. Cash	111		13.142.668.648	4.302.962.537
2. Cash equivalents	112		35.226.310.860	29.500.000.000
II. Short-term investments	120	V.2	92.842.283.561	56.600.000.000
3. Held to maturity investments	123	V.2a	92.842.283.561	56.600.000.000
III. Short-term receivable	130		255.873.212.887	226.725.845.388
1. Short-term trade receivables	131	V.3	184.531.556.912	126.191.826.387
2. Short-term prepayments to suppliers	132	V.4	74.876.098.367	95.476.235.395
6. Other short-term receivables	136	V.5	1.389.661.010	9.500.337.945
7. Short-term provision for doubtful debts	137	V.6	(4.924.103.402)	(4.442.554.339)
IV. Inventories	140	V.7	77.059.703.040	61.821.877.501
1. Inventories	141		77.059.703.040	61.821.877.501
V. Other current assets	150		5.843.334	221.445.832
1. Short-term prepaid expenses	151	V.8a	5.843.334	219.445.832
3. Taxes and other receivables from State budget	153	V.13	-	2.000.000
B. LONG-TERM ASSETS	200		103.132.086.354	24.705.211.861
I. Long-term receivables	210		-	-
II. Fixed assets	220		22.072.765.649	24.501.765.720
1. Tangible fixed assets	221	V.9	12.144.588.275	14.376.826.122
- Historical costs	222		23.456.617.060	23.168.745.579
- Accumulated depreciation	223		(11.312.028.785)	(8.791.919.456)
2. Finance lease assets	224		-	-
3. Intangible fixed assets	227	V.10	9.928.177.374	10.124.939.598
- Historical costs	228		10.723.424.696	10.723.424.696
- Accumulated depreciation	229		(795.247.322)	(598.485.098)
III. Investment properties	230	V.11	36.900.000.000	-
- Historical cost	231		36.900.000.000	-
IV. Long-term unfinished asset	240		4.000.000.000	-
2. Construction in progress	242		4.000.000.000	-
V. Long-term investments	250		40.000.000.000	-
2. Investments in associates and joint ventures	252	V.2b	40.000.000.000	-
VI. Other long-term assets	260		159.320.705	203.446.140



HSV VIETNAM GROUP JOINT STOCK COMPANY
 No. 68 Luu Huu Phuoc, Cau Dien Ward, Nam Tu Liem District,
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 Financial Statements

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Balance sheet

BALANCE SHEET

1. Long-term prepaid expenses	261	V.8b	159.320.705	203.446.140
TOTAL ASSETS	270		577.282.108.684	403.877.343.119
CAPITAL				
C. LIABILITIES	300		399.583.223.203	230.633.763.666
I. Current liabilities	310		399.583.223.203	230.633.763.666
1. Short-term trade payables	311	V.12	8.135.018.614	-
2. Short-term advances from customers	312		4.200.000.000	-
3. Taxes and other payables to State budget	313	V.13	1.500.624.316	1.610.758.969
4. Payables to employees	314		166.000.000	1.850.625
5. Short-term accrued expenses	315	V.14	257.325.709	203.546.843
10. Short-term loans and finance lease liabilities	320	V.15	385.324.254.564	228.817.607.229
II. Long-term liabilities	330		-	
D. OWNER'S EQUITY	400		177.698.885.481	173.243.579.453
I. Owner's equity	410	V.16	177.698.885.481	173.243.579.453
1. Contributed capital	411		157.499.940.000	157.499.940.000
- Ordinary shares with voting rights	411a		157.499.940.000	157.499.940.000
11. Undistributed profit after tax	421		20.198.945.481	15.743.639.453
- Undistributed post-tax profits accumulated by the end of the previous period	421a		15.743.639.453	11.728.871.632
- Undistributed profit after tax for the current period	421b		4.455.306.028	4.014.767.821
TOTAL CAPITAL	440		577.282.108.684	403.877.343.119

Hanoi, 20 January 2026

Preparer
(Sign, full name)

Vu Thi Huong

Vu Thi Huong

Chief Accountant
(Sign, full name)

Nguyen Thi Khuyen

Nguyen Thi Khuyen



Nguyen Van Quan

HSV VIETNAM GROUP JOINT STOCK COMPANY

No. 68 Luu Huu Phuoc, Cau Dien Ward, Nam Tu Liem District, Hanoi City, Vietnam

Financial reports

The fourth quarter of 2025 ends on December 31, 2025.

INCOME STATEMENT

Items	Code	Note	This quarter this year	This quarter last year	Cumulative amount from the beginning of the year to the end of this quarter (This year)	Cumulative amount from the beginning of the year to the end of this quarter (Previous year)
1. Revenue from sales and services rendered	01		480.377.456.812	244.149.138.328	1.616.078.015.149	918.600.210.086
2. Revenue deductions	02		0	0	38.464.300	0
3. Net revenue from sales and services rendered (10 = 01 - 02)	10		480.377.456.812	244.149.138.328	1.616.039.550.849	918.600.210.086
4. Cost of goods sold	11		475.593.799.321	237.741.564.346	1.594.158.412.197	897.038.571.443
5. Gross profit from sales and services rendered (20=10-11)	20		4.783.657.491	6.407.573.982	21.881.138.652	21.561.638.643
6. Financial income	21		2.670.780.758	1.450.571.472	7.710.030.411	4.029.847.228
7. Financial expenses	22		5.124.711.389	2.993.237.432	16.550.153.470	10.989.430.061
- In which: Interest expenses	23		5.124.711.389	2.993.237.432	16.550.153.470	10.535.812.265
8. Share of profit and loss in joint venture companies	24					
9. Selling expenses	25		162.359.079	302.953.467	1.021.517.447	1.432.667.601
10. General and administration expenses	26		1.496.574.240	1.945.152.048	7.006.432.304	7.008.653.660
11. Net profit from operating activities {30=20+(21-22)+24-(25+26)}	30		670.793.541	2.616.802.507	5.013.065.842	6.160.734.549
12. Other income	31		4.260.182	481.038.914	708.476.137	608.546.918
13. Other expenses	32		18.591.909	824.035.584	53.231.670	1.717.538.691
14. Other profit (loss) (40=31-32)	40		(14.331.727)	(342.996.670)	655.244.467	(1.108.991.773)
15. Total profit before tax (50=30+40)	50		656.461.814	2.273.805.837	5.668.310.309	5.051.742.776
16. Current corporate income tax expenses	51		112.069.579	487.616.167	1.213.004.281	1.036.974.955
17. Deferred corporate income tax expenses	52		0	0	0	0
18. Profit after corporate income tax (60=50-51-52)	60		544.392.235	1.786.189.670	4.455.306.028	4.014.767.821
19. Basic earnings per share(*)	70		35	113	283	255
20. Diluted earnings per share	71		0	0	0	0

Preparer
(Sign, full name)

Vu Thi Huong

Chief Accountant
(Sign, full name)

Nguyen Thi Khuyen



Nguyen Van Quan

HSV VIETNAM GROUP JOINT STOCK COMPANY

No. 68 Luu Huu Phuoc, Cau Dien Ward, Nam Tu Liem District,
Hanoi City, Vietnam

Financial Statements

The fourth quarter of 2025 ends on December 31, 2025.

CASH FLOW STATEMENT

Items	Code	Note	Cumulative from the beginning of the year to the end of this quarter (this year)	Cumulative from the beginning of the year to the end of this quarter (this year)
I. Cash flows from business activities				
1. Profit before tax	01		5.668.310.309	5.051.742.776
2. Adjustments for			12.038.543.675	11.641.554.823
- Depreciation of fixed assets and investment properties	02		2.716.871.553	2.882.701.846
- Provisions	03		481.549.063	878.786.183
- Gains/losses of exchange rate differences from revaluation of accounts derived from foreign currencies	04			(164.148.564)
- Gains/losses from investment	05		(7.710.030.411)	(2.491.596.907)
- Interest expense	06		16.550.153.470	10.535.812.265
- Other adjustments	07			-
3. Profit from operating activities before changes in working capital	08		17.706.853.984	16.693.297.599
- Increase/decrease in receivables	09		(29.069.593.497)	(65.360.719.904)
- Increase/decrease in inventory	10		(15.237.825.539)	(4.596.663.556)
- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)	11		3.545.004.011	(6.394.632.769)
- Increase/decrease in prepaid expenses	12		257.727.933	273.480.276
- Increase/decrease in trading securities	13			
- Interest expenses paid	14		(16.496.374.604)	(10.517.194.760)
- Corporate income tax paid	15		(1.036.974.956)	(1.296.112.923)
- Other receipts from operating activities	16			
- Other expenses on operating activities	17			
Net cash flows from operating activities	20		(40.331.182.668)	(71.198.546.037)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		(41.187.871.481)	
2. Proceeds from disposals of fixed assets and other long-term assets	22		8.668.000.000	42.330.821.784
3. Loans to other entities and purchase of debt instruments of other entities	23		(167.870.000.000)	(112.930.000.000)
4. Collection of loans and resale of debt instrument of other entities	24		131.993.116.439	71.330.000.000
5. Equity investments in other entities	25		(40.000.000.000)	
6. Proceeds from equity investment in other entities	26			

HSV VIETNAM GROUP JOINT STOCK COMPANY

No. 68 Luu Huu Phuoc, Cau Dien Ward, Nam Tu Liem District,
Hanoi City, Vietnam

Financial Statements

The fourth quarter of 2025 ends on December 31, 2025.

CASH FLOW STATEMENT

7. Interest and dividend received	27		6.787.307.346	3.577.266.393
Net cash flows from investing activities	30		(101.609.447.696)	4.308.088.177
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and receipt of contributed capital	31			
2. Repayment of contributions capital and repurchase of stock issued	32			
3. Proceeds from borrowings	33		1.064.643.179.829	624.819.239.180
4. Repayment of principal	34		(908.136.532.494)	(545.999.872.621)
5. Repayment of financial principal	35			
6. Dividends or profits paid to owners	36			
Net cash flows from financing activities	40		156.506.647.335	78.819.366.559
Net cash flows within the year (50 = 20+30+40)	50		14.566.016.971	11.928.908.699
Impact of foreign exchange fluctuation	60		33.802.962.537	21.874.053.838
Impact of foreign exchange fluctuation	61			
Cash and cash equivalents at the end of year (70 = 50+60+61)	70		48.368.979.508	33.802.962.537

Hanoi, 20 January 2026

Preparer
(Sign, full name)



Vu Thi Huong

Chief Accountant
(Sign, full name)



Nguyen Thi Khuyen



Nguyen Van Quan

HSV VIET NAM GROUP JOINT STOCK COMPANY

Address: No. 68 Luu Huu Phuoc, Tu Liem Ward, Hanoi City, Vietnam

FINANCIAL STATEMENTS

The fourth quarter of 2025 ends on December 31, 2025.

Notes to the Interim Financial Statements (continued)

NOTES TO THE FINANCIAL STATEMENTS

Fourth quarter of 2025

I. OPERATION FEATURES

1. Ownership form: Joint Stock Company.

2. Business Highlights:

HSV Viet Nam Group Joint Stock Company was established and operates in accordance with Enterprise Registration Certificate No. 0106358846, initially issued by the Hanoi Department of Planning and Investment on November 8, 2013..

During its operation, the Company has undergone 17 amendments to its business registration. The 18th amended Business Registration Certificate was issued by the Hanoi Department of Planning and Investment on December 12, 2025.

Charter capital as stated in the 17th Business Registration Certificate: 157,499,940,000 VND .

Paid-up charter capital as of June 30, 2025: 157,499,940,000 VND .

Head Office

Address : No. 68 Luu Huu Phuoc Street, Tu Liem Ward, Hanoi City, Vietnam

Email : Info@hsvvietnam.com

Website : hsvvietnam.com

Telephone : 024 6686 1968

Tax Code : 0 1 0 6 3 5 8 8 4 6

3. Business sector: Trading

4. Business activities:

Wholesale trading of scrap materials, metallic and non-metallic waste, steel billets, various types of steel, Robusta coffee, virgin plastic pellets, and various other agricultural products.

5. Usual Production and Business Cycle: Within 12 months

6. Total number of employees as of December 31, 2025: 14 employees (The number of employees at the beginning of the year was 14).

HSV VIET NAM GROUP JOINT STOCK COMPANY

Address: No. 68 Luu Huu Phuoc, Tu Liem Ward, Hanoi City, Vietnam

FINANCIAL STATEMENTS

For the first six months of the financial year ending December 31, 2025

Notes to the Interim Financial Statements (continued)

7. Corporate Structure:

The Company has its registered head office at No. 68 Luu Huu Phuoc Street, Tu Liem Ward, Hanoi City, Vietnam, and the following dependent branches for accounting purposes:

Branch Name	Address	Main Business Activities
Factory (*)	Nguyen Thai Hoc Street, Quarter 1, Long Phuoc Ward, Phuoc Long Town, Binh Phuoc Province, Vietnam	Wholesale of cashew nuts
Factory(**)	Van Minh Industrial Zone, Tay Phuong, Hanoi City	Wholesale of scrap materials, metallic and non-metallic waste, and steel billets
Factory(***)	Binh Phu Industrial Zone, Tay Phuong, Hanoi City	Wholesale of scrap materials, metallic and non-metallic waste, and steel billets

(*) On January 16, 2025, the Company terminated the business location of the factory according to Notification No. 1129/25 dated January 16, 2025, issued by the Business Registration Office – Department of Planning and Investment of Binh Phuoc Province.

(**) On December 23, 2025, the Company changed the business location of its warehouse in accordance with Certificate No. 00001 dated December 23, 2025 issued by the Business Registration Office – Department of Planning and Investment of Hanoi City.

8. Statement on Comparability of Information in the Financial Statement:

The interim financial statement figures for the first six months of the financial year ending December 31, 2025, are fully consistent and ensure comparability with the figures in the 2024 annual financial statements and the interim financial statements for the first six months of the financial year ending December 31, 2024.

II. FISCAL YEAR AND STANDARD CURRENCY UNIT USED IN ACCOUNTING

1. Fiscal year

Fiscal year of the Company is from 1 January to 31 December annually.

2. Standard currency unit used in accounting

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

III. ACCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting System Applied

The Company applies the Vietnamese Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC in 2016 amending and supplementing Circular No. 200/2014/TT-BTC, and other circulars guiding the implementation of accounting standards and regime issued by the Ministry of Finance.

2. Statement of Compliance with Accounting Standards and Accounting System

The Board of General Directors ensures compliance with the requirements of the accounting standards and the Vietnamese Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22, 2014, Circular No. 53/2016/TT-BTC in 2016 amending and supplementing Circular No. 200/2014/TT-BTC, as well as other circulars guiding the implementation of accounting standards issued by the Ministry of Finance in the preparation of the Financial Statements.

IV. ACCOUNTING POLICIES

1. Basis of Preparation of the Interim Financial Statements

The interim financial statements are prepared on an accrual accounting basis (except for cash flow information).

2. Recognition Principles for Cash and Cash Equivalents

Cash and cash equivalents include cash on hand, bank deposits, cash in transit, and short-term investments with maturities or redemption periods of no more than 3 months from the date of purchase. These are readily convertible to a known amount of cash and are subject to an insignificant risk of changes in value.

3. Accounting Principles for Financial Investments

Held-to-maturity investments

An investment is classified as held-to-maturity when the Company has the intention and ability to hold it until maturity. Held-to-maturity investments include term bank deposits (including treasury bills and notes), bonds, and loans held to maturity with the purpose of earning periodic interest, as well as other held-to-maturity investments.

Held-to-maturity investments are initially recognized at cost, which includes the purchase price and transaction costs related to the acquisition of the investments. After initial recognition, these investments are recorded at their recoverable amount. Interest income from held-to-maturity investments after the purchase date is recognized on an accrual basis in the income statement.

Investments in Associates

Associates

An associate is an entity over which the Company has significant influence but does not have control over the financial and operational policies. Significant influence is the power to participate in the financial and operational policy decisions of the investee, without having control over those policies.

Investments in associates are initially recognized at cost, which includes the purchase price or capital contribution plus directly attributable costs related to the investment. In the case of investments made by non-monetary assets, the investment cost is recorded at the fair value of the non-monetary assets at the date of the transaction.

Provision for impairment of investments in associates is made when the associate incurs losses. The provision is equal to the difference between the Company's actual contributed capital in the associate and the actual equity attributable to the Company's ownership percentage compared to the total contributed capital of the associate. If the associate prepares consolidated financial statements, the basis for determining impairment provisions is the consolidated financial statements.

Increases or decreases in the provision for impairment of investments in associates must be recognized at the financial year-end and recorded as finance expenses.

4. Trade Receivables and Other Receivables

Receivables are presented at their carrying amount, less allowance for doubtful debts..

Classification of receivables into trade receivables, internal receivables, and other receivables is made based on the following principles:

- Trade receivables from customers reflect receivables arising from commercial transactions of purchase and sale between the Company and independent customers, including receivables from export sales entrusted to other entities.
- Other receivables reflect receivables that are non-commercial and not related to purchase and sale transactions.

Allowance for doubtful debts is made for each doubtful receivable based on the aging of overdue debts or expected loss estimates, specifically as follows:

- For overdue receivables:
 - 30% of the value for debts overdue from 6 months to less than 1 year.
 - 50% of the value for debts overdue from 1 year to less than 2 years.
 - 70% of the value for debts overdue from 2 years to less than 3 years.
 - 100% of the value for debts overdue 3 years or more.
- For receivables not yet overdue but considered unlikely to be recovered: allowance is made based on the estimated loss.

5. Principles of Inventory Recognition

Inventories are recognized at the lower of cost and net realizable value..

The cost of inventories is determined as follows:

- Raw materials and goods: include purchase costs and other directly attributable costs incurred to bring the inventories to their current location and condition.
- Finished goods: include costs of raw materials, direct labor, and allocated manufacturing overheads based on normal operating capacity, as well as direct costs and related overheads incurred during the construction of real estate finished goods.
- Work in progress: includes only the cost of main raw materials

Net realizable value is the estimated selling price of inventories in the ordinary course of business, less estimated costs to complete and estimated costs necessary to make the sale.

Inventory value is calculated using the weighted average cost method and accounted for using the perpetual inventory system.

Provision for inventory devaluation is made for each inventory item with a cost higher than its net realizable value. Increases or decreases in the balance of inventory provision must be made at the end of the financial year and recognized in the cost of goods sold.

6. Principles of Recognition and Depreciation of Fixed Assets

a) Principles of Recognition and Depreciation of Tangible Fixed Assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets includes all expenses the Company incurs to acquire the asset up to the point it is ready for use. Subsequent costs are capitalized only if they are likely to increase future economic benefits from the asset. Costs that do not meet this criterion are recognized as expenses immediately.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are removed from the books, and any resulting gain or loss is recorded in income or expense in the year of disposal.

Fixed assets are depreciated using the straight-line method over their estimated useful lives. The depreciation periods for various types of fixed assets are as follows:

Fixed Asset	Years
Buildings and structures	30
Machinery and equipment	5 – 10
Transportation and transmission equipment	6 – 10
Management equipment and tools	3 – 6
Perennial plants	10

b) Principles of Recognition and Amortization of Intangible Fixed Assets

Intangible fixed assets are stated at cost less accumulated amortization.

The cost of intangible fixed assets includes all costs the Company incurs to acquire the asset up to the point it is ready for use. Subsequent costs related to intangible fixed assets are expensed as incurred, unless they are directly attributable to a specific intangible asset and increase the economic benefits from that asset.

When intangible fixed assets are sold or disposed of, their cost and accumulated amortization are removed from the books, and any resulting gain or loss is recognized in income or expense in the year of disposal.

The Company's intangible fixed assets include:

Land Use Rights

Land use rights are recognized as intangible fixed assets when the Company is granted a Land Use Rights Certificate. The cost of land use rights includes all directly attributable costs necessary to prepare the land for its intended use.

- Land use rights at Phu Cat Village 3, Phu Cat Commune, Quoc Oai District, Hanoi City — The value for perennial plant cultivation on 903 m² is amortized on a straight-line basis over the land use period of 22 years.
- Perpetual land use rights at Phu Cat Village 3, Phu Cat Commune, Quoc Oai District, Hanoi City — 300 m² of long-term land is not subject to amortization.
- Perpetual land use rights at Apartment P906, Building C6, Block I, My Dinh Urban Area, My Dinh Commune, Tu Liem District, Hanoi City (now Cau Dien Ward, Nam Tu Liem District, Hanoi City) are not amortized.
- Perpetual land use rights at Apartment P905, Building C6, Block I, My Dinh Urban Area, My Dinh Commune, Tu Liem District, Hanoi City (now Cau Dien Ward, Nam Tu Liem District, Hanoi City) are not amortized.

7. Investment Property

Investment property includes land use rights, buildings, parts of buildings, or infrastructure owned by the Company that are held for the purpose of earning rental income or for capital appreciation. Investment property is stated at cost less accumulated depreciation. The cost of investment property includes all expenses the Company incurs or the fair value of assets given up to acquire the investment property as of the purchase or completion date.

Subsequent costs related to investment property incurred after initial recognition are expensed unless they are likely to increase future economic benefits beyond the originally assessed performance, in which case they are capitalized and added to the cost.

When investment property is sold, its cost and accumulated depreciation are removed from the books, and any resulting gain or loss is recognized in income or expenses for the year.

Transfers from owner-occupied property or inventories to investment property occur only when the owner ceases to use the asset and begins leasing it out or when the construction phase is completed. Transfers from investment property to owner-occupied property or inventories occur only when the owner begins to use the asset or starts to market it for sale. These transfers do not change the cost or carrying amount of the property at the transfer date.

Investment properties held for capital appreciation are not depreciated. If there is reliable evidence that the investment property held for capital appreciation is impaired compared to its market value, the carrying amount is reduced accordingly, and the impairment loss is recorded in cost of goods sold.

The Company's investment properties include:

Investment property held for capital appreciation

An investment property at Apartment No. 1911 – Park 3 Building, Vinhomes Times City Park Hill Urban Area, No. 25, Alley 13 Linh Nam Street, Mai Dong Ward, Hanoi City, with a usage area of 117.3 m² and a long-term use term according to the Land Use Rights Certificate No. AA 00666009, registration number VP18054 dated June 14, 2025.

Apartment No. 2918 - T18, Vincity Times City urban area, Mai Dong ward, Hanoi city, has a usable area of 114.1 m², with a long-term use period as per the Certificate of Land Use Rights and Ownership of Attached Assets No. AA04335166, registration number: VP44812 issued on November 14, 2025, owned by HSV Vietnam Group Joint Stock Company.

This property is owned by HSV Vietnam Group Joint Stock Company and is currently mortgaged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Thang Long Branch.

8. Accounting Principles for Prepaid Expenses

Prepaid expenses represent actual costs already incurred but related to the production and business activities of multiple accounting periods. These costs are allocated and transferred to expenses of subsequent accounting periods.

Tools and Equipment

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Tools and equipment that have been put into use are allocated to expenses on a straight-line basis over a period not exceeding 3 years.

Prepaid Factory Rent

Prepaid factory rent is recorded at cost and allocated to the income statement on a straight-line basis over the lease term.

Other Prepaid Expenses

Other prepaid expenses are recorded at cost and amortized on a straight-line basis over their useful life, ranging from 1 to 3 years.

9. Accounting Principles for Payables and Accrued Expenses

Payables and accrued expenses are recognized for amounts expected to be paid in the future related to goods and services already received. Accrued expenses are recorded based on reasonable estimates of the amounts payable.

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

- Trade payables represent liabilities of a commercial nature arising from the purchase of goods, services, or assets from third-party suppliers, including amounts payable related to imported goods through authorized import agents.
- Accrued expenses represent liabilities for goods and services already received from suppliers or already provided to customers but not yet paid due to the absence of invoices or incomplete accounting documentation. This also includes liabilities to employees for accrued leave and other production and business expenses to be accrued.
- Other payables represent liabilities that are non-commercial in nature and not related to the purchase, sale, or supply of goods and services.

10. Principles for Recognizing Borrowings and Finance Lease Liabilities

The Company must closely monitor the repayment terms of borrowings and finance lease liabilities. Obligations with repayment periods exceeding 12 months from the date of the financial statements are presented by the accounting department as long-term borrowings and finance lease liabilities. Obligations due within 12 months from the date of the financial statements are presented as short-term borrowings and finance lease liabilities to facilitate repayment planning.

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

11. Principles for Recognizing Accrued Expenses

Payables for goods or services received from suppliers, or provided to customers during the reporting period but not yet paid due to the absence of invoices or insufficient accounting documentation, as well as accrued interest expenses on borrowings, are recognized as expenses in the production and business operations of the reporting period.

The accounting of accrued expenses into production and business costs during the period must follow the matching principle between revenues and expenses incurred in the same period. Actual expenses incurred must be reconciled with the previously accrued amounts, and any differences shall be either reversed or additionally recorded into expenses accordingly.

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Notes to the Interim Financial Statements (continued)**12. Principles for Recognizing Owners' Equity*****Contributed Capital from Owners***

Contributed capital from owners is recognized based on the actual amount contributed by shareholders.

Undistributed Earnings

Undistributed earnings are recognized based on the business results (profits or losses) after corporate income tax, and reflect the distribution of profits or the treatment of losses by the enterprise.

Other Funds

These funds are appropriated and used in accordance with the Company's Charter and the resolutions approved annually by the General Meeting of Shareholders.

13. Profit Distribution

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

The distribution of profit to shareholders takes into consideration non-cash items included in undistributed post-tax profit that may affect cash flows and the company's 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 recognized as liabilities when approved by the General Meeting of Shareholders.

14. Revenue Recognition Principles***Revenue from Sale of Goods***

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

- The Company has transferred the majority of the risks and rewards of ownership of the products or goods to the buyer
- The Company no longer retains control over the goods nor holds managerial involvement as the owner of the goods.
- The amount of revenue can be measured reliably. If the contract allows the buyer to return products under specific conditions, revenue is only recognized when those conditions no longer exist and the buyer no longer has the right to return the goods (except where returns are in exchange for other goods or services).
- It is probable that the economic benefits associated with the transaction will flow to the Company.
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Interest Income

Interest income is recognized on an accrual basis and is determined based on the outstanding balances of deposit accounts and the effective interest rate for each period.

15. Accounting Principles for Cost of Goods Sold

Cost of goods sold during the year is recognized in alignment with the revenue generated in the period and ensures compliance with the prudence principle.

For direct material costs exceeding normal consumption levels, labor costs, and fixed manufacturing overheads not allocated to the value of inventory, the accounting must immediately charge these costs to cost of goods sold (after deducting any compensations, if applicable), even if the products or goods have not yet been identified as sold.

16. Accounting Principles for Financial Expenses

This reflects financial operating expenses including costs or losses related to financial investment activities, interest expenses on loans and borrowings, costs of capital contributions in joint ventures or associates, losses from the transfer of short-term securities, transaction costs for selling securities; provisions for devaluation of trading securities, provisions for losses on investments in other entities, losses arising from foreign currency sales, foreign exchange losses, etc.

17. Accounting Principles for Selling Expenses and General & Administrative Expenses

Selling expenses reflect actual costs incurred during the process of selling products, goods, or providing services, including costs for marketing, product promotion, advertising, sales commissions, warranty expenses for products and goods (excluding construction activities), storage, packaging, transportation, etc.

General and administrative expenses reflect the general management costs of the enterprise, including salaries and wages of administrative staff (salary, wages, allowances, etc.); social insurance, health insurance, union fees, unemployment insurance for management employees; office supplies, tools, depreciation of fixed assets used for administration; land rent, license tax; provisions for doubtful debts; outsourced services (electricity, water, telephone, fax, property insurance, fire insurance, etc.); other cash expenses (entertainment, customer conferences, etc.).

18. Principles and Methods for Recognizing Current Corporate Income Tax Expenses

Corporate income tax expense refers to the 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, adjustments for non-taxable income, and carried forward losses.

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

19. Financial Instruments

Financial Assets

Classification of Financial Assets

The Company classifies financial assets into the following categories: financial assets measured 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 asset and is determined at initial recognition.

Financial Assets Measured at Fair Value Through Profit or Loss

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

Financial assets are classified as held-for-trading if:

- They are acquired or incurred principally for the purpose of selling or repurchasing in the near term;
- The Company holds them primarily for short-term profit-taking;
- They are derivative financial instruments (except those designated as financial guarantee contracts or 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 measured at fair value through profit or loss, held-to-maturity investments, or loans and receivables..

Initial Recognition of Financial Assets

Financial assets are recognized on the trade date and derecognized on the settlement date. At initial recognition, financial assets are measured at purchase price/issue cost plus any directly attributable transaction costs.

Financial Liabilities

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

Financial Liabilities Measured at Fair Value Through Profit or Loss

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

Financial liabilities are classified as held-for-trading if:

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

Financial Liabilities Measured at Amortized Cost

Financial liabilities measured at amortized cost are initially recognized at fair value, net of transaction costs, and subsequently measured using the effective interest method. Amortized cost equals the initial recognition amount minus principal repayments, plus or minus cumulative

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Notes to the Interim Financial Statements (continued)

amortization of any difference between the initial amount and the maturity amount, and minus any reduction for impairment or uncollectibility (either directly or through a provision account).

The effective interest method is a method of calculating the amortized cost of a financial liability or a group of financial liabilities and allocating the 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 carrying amount of the financial liability.

Initial Recognition of Financial Liabilities

At initial recognition, financial liabilities are measured at the issuance price plus any directly attributable transaction costs related to the issuance of the financial liability.

Equity Instruments

Equity instruments are contracts that evidence a residual interest in the assets of the Company after deducting all liabilities.

20. Related Parties

Parties are considered related if one party has the ability to control or significantly influence the other in making financial and operational policy decisions.

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

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Notes to the Interim Financial Statements (continued)**V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM BALANCE SHEET****1. Cash and Cash Equivalents**

	Ending Balance	Beginning Balance
Cash on hand	526,562,332	1,096,110,269
Demand deposits at banks	12,616,106,316	3,206,852,268
Cash equivalents:		
- <i>Time deposits at banks (1-3 months)</i>	<i>35,226,310,860</i>	<i>29,500,000,000</i>
Total	<u>48,368,979,508</u>	<u>33,802,962,537</u>

2. Financial Investments**a) Short-term Held-to-Maturity Investments**

	Ending Balance		Beginning Balance	
	Cost Value	Provision	Cost Value	Provision
Time deposits	92.842.283.561	-	56.600.000.000	-
Total	<u>92.842.283.561</u>	<u>-</u>	<u>56.600.000.000</u>	<u>-</u>

These are time deposit contracts with tenors of 06 months and 12 months at commercial banks, bearing interest rates ranging from 2.4% per annum to 6.1% per annum, and are being used as collateral for short-term loans at these banks. (For details, please refer to Note V.15).

b) Long-term Financial Investments

	Ending Balance		Beginning Balance	
	Cost Value	Provision	Cost Value	Provision
<i>Investment in joint ventures and associates</i>	<i>40,000,000,000</i>	<i>-</i>	<i>-</i>	<i>-</i>
H2 Vietnam Transport Co., Ltd	40,000,000,000	-	-	-
Total	<u>40,000,000,000</u>	<u>-</u>	<u>-</u>	<u>-</u>

This is an equity investment in H2 Vietnam Transport Co., Ltd. under the share transfer contract No. 01/2025/HDCN/HSV-TQH dated April 16, 2025, between Mr. Tran Quang Hung (the owner of H2 Vietnam Transport Co., Ltd.) and HSV Vietnam Group Joint Stock Company. According to the contract, the company acquired 40% of the shares, corresponding to a capital contribution of VND 48,000,000,000, with a transfer price of VND 40,000,000,000.

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Notes to the Interim Financial Statements (continued)

3. Short-term Receivables from Customers

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
<i>Receivables from other organizations and individuals</i>	184,531,556,912		- 126,191,826,387	
HKL Development Investment Joint Stock Company	18,513,652,065		- 25,648,558,050	
Gia Trung Steel Joint Stock Company	10,553,232,045		- 23,018,075,825	
Hong Minh Phuc Co., Ltd.	25,507,301,210		- 14,293,485,450	
Viet Steel Trading Company Limited	28,227,928,880			
Thien Long Metal Joint Stock Company	31,485,440,234			
Hoa Thinh Phat Steel Joint Stock Company	15,641,142,958		13,202,574,935	
Other Customers	54,602,859,520	(2,555,362,402)	50,029,132,127	(1,773,813,339)
Total	184,531,556,912	(2,555,362,402)	126,191,826,387	(1,773,813,339)

4. Short-term Prepayments to Suppliers

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
<i>Prepayments to other suppliers</i>	74,876,098,367	(2,368,741,000)	95,476,235,395	(2,668,741,000)
VINCI Vietnam Business and Construction Co., Ltd.	2,368,741,000	(2,368,741,000)	2,368,741,000	(2,368,741,000)
Tien Tai Trading and Manufacturing Company Limited.	8,037,454,000			
Young Generation Vietnam Co., Ltd..	6,650,084,566			
Thanh Cong Transport and Construction Investment Development Trading Service Company Limited			- 14,366,193,375	
Tan Tai Agricultural and Food Co., Ltd.	-		- 17,291,209,400	
THK Hanoi Co., Ltd.	24,980,000,000		-	
Hung Thinh Transport Co., Ltd.	16,659,915,614		- 61,450,091,620	(300,000,000)
Total	74,876,098,367	(2,368,741,000)	95,476,235,395	(2,668,741,000)

5. Other Short-term Receivables

	Ending balance		Beginning balance	
	Value	Provision	Value	Provision
<i>Receivables from other organizations and individuals</i>			-	
Other deposits and guarantees	60,000,000		- 60,000,000	
Receivables from real estate transfer	-		- 8,668,000,000	
Interest receivable from deposits and loans	1,329,661,010		- 772,337,945	
Total	1,389,661,010		- 9,500,337,945	

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Notes to the Interim Financial Statements (continued)

6. Provision for Doubtful Debts

		Ending balance			Beginning balance		
		Principal Amount	Provision		Principal Amount	Overdue Period	Provision
Short-term receivables from customers							
Guangxi Youchen Import and Export Co., LTD	Overdue 2-3 years	3,650,517,717	(2,555,362,402)			Overdue 1-2 years	3,547,626,677
		3,650,517,717	(2,555,362,402)				(1,773,813,339)
Short-term prepayments to suppliers							
VINCI Vietnam Business and Construction Co., Ltd	Overdue over 3 years	2,368,741,000	(2,368,741,000)			Overdue over 3 years	2,368,741,000
Minh Chau Hy One Member Co., Ltd		600,000,000	-			Overdue 1-2 years	600,000,000
Total		<u>6,619,258,717</u>	<u>(4,924,103,402)</u>				<u>(4,442,554,339)</u>

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Notes to the Interim Financial Statements (continued)**7. Inventory**

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
Merchandise	77,059,703,040	-	61,821,877,501	-
Total	77,059,703,040	-	61,821,877,501	-

8. Prepaid Expenses**a) Short-term prepaid expenses**

	Ending Balance	Beginning Balance
Insurance expenses	5,843,334	119,060,241
Warehouse and factory rental expenses	-	80,000,000
Other short-term prepaid expenses	-	20,385,591
Total	5,843,334	219,445,832

b) Long-term prepaid expenses

	Ending Balance	Beginning Balance
Tools and equipment	131,854,541	98,549,698
Major repairs of fixed assets	-	24,345,140
Other long-term prepaid expenses	27,466,164	80,551,302
Total	159,320,705	203,446,140

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Notes to the Interim Financial Statements (continued)

9. Tangible fixed assets

Cost	Buildings & Constructions	Machinery & Equipment	Transportation & Transmission Means	Management Tools & Equipment	Other Fixed Assets	Total
Beginning balance	1,919,732,304	5,494,666,667	13,949,782,160	704,564,448	1,100,000,000	23,168,745,579
Purchase within the year/period				287,871,481		287,871,481
Ending balance	<u>1,919,732,304</u>	<u>5,494,666,667</u>	<u>13,949,782,160</u>	<u>992,435,929</u>	<u>1,100,000,000</u>	<u>23,456,617,060</u>
Including:						
Fully depreciated but still in use	-	-	120,000,000	327,380,273	-	447,380,273
Accumulated depreciation						
Beginning balance	308,910,183	1,709,652,809	5,974,988,390	507,400,324	290,967,750	8,791,919,456
Depreciation for the period	24,408,630	748,848,588	1,533,461,353	38,355,946	55,000,002	2,520,109,329
Ending balance	<u>333,318,813</u>	<u>2,458,501,397</u>	<u>7,508,449,743</u>	<u>545,756,270</u>	<u>345,967,752</u>	<u>11,312,028,785</u>
Net book value						
Beginning balance	1,610,822,121	3,785,013,858	7,974,793,770	197,164,124	809,032,250	14,376,826,123
Ending balance	<u>1,559,458,461</u>	<u>3,036,165,270</u>	<u>6,441,332,417</u>	<u>408,599,881</u>	<u>699,032,246</u>	<u>12,144,588,275</u>

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Notes to the Interim Financial Statements (continued)

10. Intangible Fixed Assets

	Land Use Rights (*)	Total
Cost		
Beginning balance	10,723,424.696	10,723,424.696
Ending balance	10,723,424.696	10,723,424.696
 Accumulated amortization		
Beginning balance	598,485,098	598,485,098
Amortization expense during the period	196,762,224	196,762,224
Ending balance	795,247,322	795,247,322
 Net book value		
Beginning balance	10,124,939.598	10,124,939.598
Ending balance	9,928,177.374	9,928,177.374

(*) Intangible fixed assets consist of land use rights including:

- The value of long-term land use rights for apartments 905 + 906 at the C6-K1 apartment building, My Dinh I New Urban Area, My Dinh commune, Tu Liem district, Hanoi city (now Tu Liem ward, Hanoi city) with a cost of VND 466,904,696. Since the land use rights are indefinite, no amortization is recorded. These land use rights are used as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch.
- The value of long-term land use rights for a 300 m² plot of land No. 248 in Phu Cat commune, Quoc Oai, Hanoi according to the land use rights transfer contract No. 001754, Right No. 01/2021_TP/CC-SCC/HĐGD dated October 25, 2021, with a cost of VND 5,960,544,705. Since the land use rights are indefinite, no amortization is recorded. These land use rights are used as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch.
- The value of land use rights – value of perennial crops: 903.2 m² (valid until October 15, 2043) in Phu Cat commune, Quoc Oai, Hanoi according to the land use rights transfer contract No. 001754, Right No. 01/2021_TP/CC-SCC/HĐGD dated October 25, 2021, with a cost of VND 4,295,975,295 and a net book value of VND 3,500,727,973; amortization expense for the year is VND 196,762,224. These land use rights are used as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch.

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11. Investment Properties

	Ending balance		Beginning balance	
	Value	Fair value	Value	Fair value
Investment properties held for capital appreciation	36,900,000,000	36,900,000,000	-	-
Công	36,900,000,000	36,900,000,000	-	-

The investment property of the company is apartment number 1911 – Park 3 Building, Vinhomes Times City Park Hill Urban Area, No. 25, Alley 13 Linh Nam Street, Mai Động Ward, Hanoi City, with a usage area of 117.3 m² and a long-term usage right according to the Land Use Right Certificate, ownership of assets attached to land number AA 00666009, registration number VP18054, issued on June 14, 2025, owned by HSV Vietnam Group Joint Stock Company and currently pledged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch.

The investment property of the company is apartment number 2918 – T18, Vinhomes Times City Urban Area, Mai Dong Ward, Hanoi City, with a usage area of 114.1 m² and a long-term usage right according to the Land Use Right Certificate, ownership of assets attached to land number AA04335166, recorded under Certificate Register No. VP44812 issued on November 14, 2025, is owned by HSV Vietnam Group Joint Stock Company. This property is currently mortgaged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch.

12. Basic construction costs for bug fixing

	First number of the year	Expenses incurred during the year/period	Year-end/period-end issue
Purchasing fixed assets	-		
<i>Land use rights</i>	-		
Construction in progress	-	4,000,000,000	4,000,000,000
<i>Vinhome Smart City apartment</i>	-	4,000,000,000	4,000,000,000
Công	-	4,000,000,000	4,000,000,000

13. Short-term payables to suppliers

	Ending balance		Beginning balance	
	Value	Payable Amount	Value	Payable Amount
An Sinh Trading and Manufacturing Company Limited	5,014,684,355	5,014,684,355		
Thanh Nam Group Joint Stock Company	2,119,912,053	2,119,912,053	-	-
Other customers	1,000,422,206	1,000,422,206		
Total	8,135,018,614	8,135,018,614	-	-



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14. Taxes and amounts payable to the State

	Beginning balance		Incurred During Period		Ending balance	
	Payable	Receivable	Payable	Receivable	Payable	Receivable
VAT on domestic sales	567,864,415	-	511,312,292	(792,455,161)	286,721,546	-
Corporate income tax	1,036,974,955	-	1,213,004,281	(1,036,974,955)	1,213,004,281	
Personal income tax	2,884,580	-	11.815.221	(13,801,311)	898,490	-
Business license tax	-	2,000,000	5,000,000	(7,000,000)	-	-
Other taxes	3,035,019	-	48,575,161	(51,610,180)	-	-
Total	1,610,758,969	2,000,000	2,379,195,509	(2,489,330,162)	1,500,624,316	-

The company's tax finalization is subject to inspection by the tax authorities. Due to the application of tax laws and regulations on various types of transactions, which may be interpreted differently, the tax amounts presented in the interim financial statements may be adjusted according to the decisions of the tax authorities.

Value-Added Tax (VAT)

The company applies the VAT deduction method for tax payment.

Corporate Income Tax

The company is subject to corporate income tax at a rate of 20%.

Other Taxes

The company declares and pays other taxes according to regulations

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Notes to the Interim Financial Statements (continued)

15. Short-term Accrued Expenses

	Ending Balance	Beginning Balance
<i>Payables to other organizations and individuals</i>	257,325,709	203,546,843
Accrued interest expenses	257,325,709	203,546,843
Total	257,325,709	203,546,843

16. Short-term loans and finance lease liabilities

	Ending Balance		Beginning Balance	
	Amount	Amount repayable	Amount	Amount repayable
Short-term bank loans	385,324,254,564	385,324,254,564	228,817,607,229	228,817,607,229
<i>Vietnam Industrial and Commercial Bank – Thang Long Branch (1)</i>	269,925,801,828	269,925,801,828	179,867,689,379	179,867,689,379
<i>Southeast Asia Commercial Joint Stock Bank – Vinh Phuc Branch (2)</i>	39,900,000,000	39,900,000,000	39,949,917,850	39,949,917,850
<i>Vietnam Prosperity Joint Stock Commercial Bank (3)</i>	49,956,351,220	49,956,351,220	9,000,000,000	9,000,000,000
<i>Vietnam Foreign Trade Commercial Bank - Vietcombank (4)</i>	25,542,101,516	25,542,101,516		
Total	385,324,254,564	385,324,254,564	228,817,607,229	228,817,607,229

Details of short-term loan movements during the period are as follows:

	Beginning balance	New loans during the period	Loan repayments during the period	Ending balance
Short-term bank loans	228,817,607,229	1,064,643,179,829	(908,136,532,494)	385,324,254,564
Total	228,817,607,229	1,064,643,179,829	(908,136,532,494)	385,324,254,564

17. Owners' Equity*Statement of Changes in Owners' Equity*

	Owner's Capital Contribution	Retained Earnings After Tax	Total
Opening balance prior year	157,499,940,000	11,905,121,304	169,405,061,304
Net profit for the prior year	-	4,014,767,821	4,014,767,821
Other decrease	-	(176,249,672)	(176,249,672)
Closing balance prior year	<u>157,499,940,000</u>	<u>15,743,639,453</u>	<u>173,243,579,453</u>
Opening balance current year	157,499,940,000	15,743,639,453	173,243,579,453
Net profit for the period	-	4,455,306,028	4,455,306,028
Closing balance current period	<u>157,499,940,000</u>	<u>20,198,945,481</u>	<u>177,698,885,481</u>

Details of Owner's Capital Contribution

	Ending Balance	Percentage	Beginning Balance	Percentage
Mr. Nguyen Hong Tao	9,297,650,000	5,90%	9,297,650,000	5,90%
Mr. Nguyen Van Quan	8,325,000,000	5,29%	8,325,000,000	5,29%
Ms Le Thi Hang	8,952,000,000	5,68%		0%
Other shareholders	130,925,290,000	83,13%	139,967,290,000	88,81%
Total	<u>157,499,940,000</u>	<u>100,00%</u>	<u>157,499,940,000</u>	<u>100,00%</u>

Shares

	Ending Balance	Beginning Balance
Number of registered shares issued	15,749,994	15,749,994
Number of shares sold to the public	15,749,994	15,749,994
- Common shares	15,749,994	15,749,994
Number of shares repurchased	-	-
Number of shares outstanding	15,749,994	15,749,994
- Common shares	15,749,994	15,749,994
Par value per outstanding share: 10,000 VND		

18. Off-Balance Sheet Items**Various Foreign Currencies**

	Ending Balance	Beginning Balance
United States Dollar (USD)	0,14	74,04

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Notes to the Interim Financial Statements (continued)**VI. SUPPLEMENTARY INFORMATION FOR ITEMS PRESENTED IN THE INCOME STATEMENT****1. Revenue from Sales and Services**

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Revenue from Scrap Steel Sales	1,140,745,131,618	630,091,840,916
Revenue from Agricultural Products	469,579,988,531	283,992,891,170
Revenue from Other Sales	5,752,895,000	4,515,478,000
Sales returns	(38,464,300)	
Total	<u>1,616,039,550,849</u>	<u>918,600,210,086</u>

2. Cost of Goods Sold

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Cost of Scrap Steel Sold	1,123,981,558,471	618,706,520,761
Cost of Agricultural Products Sold	468,536,273,727	274,023,226,682
Cost of Goods Sold	1,640,580,000	4,308,824,000
Total	<u>1,594,158,412,198</u>	<u>897,038,571,443</u>

3. Financial income

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Interest income from deposits and loans	7,710,030,411	4,029,847,228
Total	<u>7,710,030,411</u>	<u>4,029,847,228</u>

4. Financial expenses

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Interest expenses	16,550,153,470	10,989,430,061
Total	<u>16,550,153,470</u>	<u>10,989,430,061</u>

5. Sales expenses

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Depreciation expenses of fixed assets	516,946,538	697,075,352
Expenses for external services	504,570,909	546,501,341
Other expenses		189,090,908
Total	1,021,517,447	1,432,667,601

6. Administrative expenses

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Employee expenses	2,836,792,601	2,251,117,041
Materials expenses	52,437,054	267,786,934
Depreciation expenses of fixed assets	2,289,500,651	2,657,104,372
Taxes, fees, and charges	390,955,778	203,120,834
Provision expenses	481,549,063	878,786,183
Outsourced service expenses	707,304,809	229,012,859
Other expenses	247,892,347	521,725,437
Total	7,006,432,303	7,008,653,660

7. Other income

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Other income	708,476,137	608,546,918
Total	708,476,137	608,546,918

8. Other expenses

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Carrying amount and expenses from disposal and liquidation of fixed assets		1,117,747,157
Depreciation expenses of fixed assets not used in business operations		424,727,628
Late payment fines for tax and social insurance	48,575,161	138,573,238
Other expenses	4,656,509	36,490,668
Total	53,231,670	1,717,538,691

9. Current corporate income tax expense

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Total accounting profit before tax	5,668,310,309	5,051,742,776
Adjustments to accounting profit to determine taxable income:		
- Additions	396,711,098	133,132,001
<i>Non-deductible expenses</i>	705,616,870	780,943,550
<i>Depreciation expenses of fixed assets disallowed</i>	48,516,870	123,843,550
- Deductions	657,100,000	657,100,000
<i>Interest expenses exceeding 30% of EBITDA for 2022, 2023 carried forward</i>	308,955,774	647,911,548
<i>Dividends received</i>	308,955,774	617,911,548
Taxable income	6,065,021,407	30,000,000
Losses from previous years carried forward	-	5,184,774,778
Taxable income	6,065,021,407	5,184,774,778
Corporate income tax rate	20%	20%
Corporate income tax payable	1,123,004,281	1,036,954,956
Total current corporate income tax expense	4,455,306,028	4,014,767,821

10. Basic/Diluted Earnings Per Share

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Net profit after corporate income tax	4,455,306,028	4,014,767,821
Profit used to calculate basic/diluted earnings per share	4,455,306,028	4,014,767,821
Weighted average number of common shares outstanding during the period	<u>15,749,994</u>	<u>15,749,994</u>
Basic/diluted earnings per share	<u>283</u>	<u>255</u>

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

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Common shares outstanding at the beginning of the year	15,749,994	15,749,994
Weighted average common shares outstanding during the period	<u>15,749,994</u>	<u>15,749,994</u>

11. Manufacturing and Business Expenses by Element

	Cumulative from the beginning of the year to the end of this period	
	This Year	Last Year
Office supplies expenses	-	267,786,934
Labor costs	2,836,792,601	2,251,117,041
Depreciation expenses of fixed assets	2,806,447,189	2,457,974,218
Taxes, fees, and charges	390,955,778	0
Costs for using documents in the office.	52,437,054	0
Provision expenses	481,549,063	878,786,183
External service expenses	1,211,875,718	2,209,978,304
Other expenses	247,892,347	375,678,581
Total	<u>8,027,949,750</u>	<u>8,441,321,261</u>

VII. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM CASH FLOW STATEMENT

1. Non-cash transactions

During the period, the Company incurred the following non-cash transactions:

	This Period
Interest from term deposits added to principal	768,594,421

VIII. OTHER INFORMATION

1. Related Party Information

A, Transactions with Key Management Personnel and Related Individuals

Key management personnel include members of the Board of Directors and members of the Executive Board (General Director, Chief Accountant). Related individuals to key management personnel are close family members of the key management personnel.

During the period, the company did not have any transactions with related parties.

Compensation of Key Management Personnel:

The compensation of key management personnel during the period is as follows:

Full Name	Position	Cumulative from the beginning of the year to the end of this period	
		This Year	Last Year
Board Members'			
Remuneration			
Mrs. Nguyen Thi Quyen	Chairwoman of the Board	60,000,000	60,000,000
Mr. Nguyen Van Quan	Board Member	36,000,000	36,000,000
Mr. Tran Ba Dung	Board Member (Resigned on May 12, 2025)	8,000,000	24,000,000
Mrs. Nguyen Thi Huong	Board Member (Resigned on May 12, 2025)	12,000,000	36,000,000
Mrs. Tran Thi Hong Khang	Board Member (Appointed on May 12, 2025)	24,000,000	-
Mrs. Tran Thi Thu Ha	Board Member (Appointed on May 12, 2025)	16,000,000	-

**Salaries and Bonuses of
CEO and Other Managers**

Mr. Nguyen Van Quan	General Director	233,398,297	257,449,950
Mrs. Nguyen Thi Quyen	Deputy General Director	281,343,316	188,631,202
Mrs. Nguyen Thi Khuyen	Chief Accountant	150,143,076	174,746,198

B, Other related parties

During the period, the Company did not incur any transactions or balances with other related parties.

2. Information about segments

Segment information is presented by business sector and geographic area. The primary segment reporting is based on business sectors according to the Company's internal organizational structure, management system, and internal financial reporting. This is because the Company's business activities are organized and managed based on the nature of products and services provided, with each segment being a business unit offering different products and serving different markets. The Company's risk and profitability rates are mainly influenced by the differences in products and services supplied.

A, Information by business sector

The Company operates mainly in the following business sectors:

- Steel and scrap metal sales
- Agricultural products business
- Sales of other goods

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Information on business results, fixed assets and other long-term assets, and the value of significant non-cash expenses of the segments by the Company's business sectors are as follows:

	Scrap Steel & Steel Sales	Agricultural Products Sales	Other Merchandise Sales	Total
Net revenue from external sales and services	1,140,706,667,318	469,579,988,531	5,752,895,000	1,616,039,550,84 ^(c)
Total net revenue from sales and services	1,140,706,667,318	469,579,988,531	5,752,895,000	1,616,039,550,84^(c)
Expenses by segment				
Segment business results	(1,123,981,558,471)	(468,536,273,727)	(1,640,580,000)	(1,594,158,412,198)
Unallocated expenses	16,725,108,847	1,043,714,804	4,112,315,000	21,881,138,651
Operating profit				
Financial income				
Financial expenses				
Other income				
Other expenses				
Current corporate income tax expense				
Profit after corporate income tax				4,455,306,028
<i>Total expenses incurred to purchase fixed assets and other long-term assets</i>	<i>29,146,831,636</i>	<i>9,044,965,512</i>	<i>2,996,074,333</i>	<i>41,187,871,448/</i>
<i>Total depreciation and amortization of prepaid long-term expenses</i>	<i>1,992,085,223</i>	<i>618,192,137</i>	<i>204,771,327</i>	<i>2,815,048,687</i>

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 Notes to the Interim Financial Statements (continued)

Assets and Liabilities of Segments by Business Sector of the Company are as follows:

	Scrap Steel & Steel Sales	Agricultural Products Sales	Other Merchandise Sales	Total
Ending balance				
Direct assets of segments	235,399,859,758	72,940,801,615	23,208,436,878	331,549,098,251
Unallocated assets				245,733,010,433
Total assets				577,282,108,684
Direct liabilities of segments	10,141,863,216	1,789,704,095	569,451,303	12,501,018,614
Unallocated liabilities				387,082,204,589
Total liabilities				399,583,223,203
Beginning balance				
Direct assets of segments	192,694,113,235 -	83,780,049,233 -	2,792,668,308 -	279,266,830,776
Unallocated assets				124,610,512,343
Total assets				403,877,343,119
Direct liabilities of segments	1,850,625			1,850,625
Unallocated liabilities				230,631,913,041
Total liabilities				230,633,763,666

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Notes to the Interim Financial Statements (continued)

B. Information about Geographical Area

The entire operations of the Company take place only within the territory of Vietnam,

3. Fair Value of Financial Assets and Liabilities

	Book value		Fair value	
	Ending balance	Beginning balance	Ending balance	Beginning balance
Financial Assets				
Cash and Cash Equivalents	48,368,979,508	33,802,962,537	48,368,979,508	33,802,962,537
Trading Securities	-	-	-	-
Held-to-Maturity Investments	92,842,283,561	56,600,000,000	92,842,283,561	56,600,000,000
Trade Receivables	182,276,194,510	124,418,013,048	182,276,194,510	124,418,013,048
Other Receivables	1,389,661,010	9,500,337,945	1,389,661,010	9,500,337,945
Financial Assets Available for Sale	40,000,000,000	-	40,000,000,000	-
Total	364,877,118,589	224,321,313,530	364,877,118,589	224,321,313,530
Financial Liabilities				
Loans and debts	385,324,254,564	228,817,607,229	385,324,254,564	228,817,607,229
Payables to Suppliers	8,135,018,614	-	8,135,018,614	-
Other Payables	423,325,709	203,546,843	423,325,709	203,546,843
Total	393,882,598,887	229,021,154,072	393,882,598,887	229,021,154,072

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

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

- The fair value of cash and cash equivalents, accounts receivable, loans, other receivables, borrowings, payables to suppliers, and other short-term payables approximates their carrying amounts (net of provisions for estimated uncollectible amounts) due to their short-term nature,
- The fair value of loans, accounts receivable, other receivables, borrowings, payables to suppliers, and other long-term payables, as well as held-to-maturity investments that are not listed on the stock market and have no quoted price, is estimated by discounting the cash flows at interest rates applicable to debts with similar characteristics and remaining maturity periods, as published by three securities companies,

4. Credit Risk

Credit risk is the risk that a party to a contract fails to fulfill its obligations, resulting in a financial loss to the Company,

The Company faces credit risks from its business activities (mainly accounts receivable) and financial activities (bank deposits, loans, and other financial instruments),

Accounts Receivable

The Company mitigates credit risk by only conducting transactions with entities that have strong financial capacity, requiring letters of credit for first-time customers or those without available financial information. The accounts receivable team regularly monitors outstanding debts to expedite collection. Based on this approach and because the Company's receivables relate to many different customers, credit risk is not concentrated on any specific customer.

Bank Deposits

Most of the Company's bank deposits are held at major, reputable banks in Vietnam. The Company considers the credit risk concentration for bank deposits to be low.

5. Liquidity Risk

Liquidity risk is the risk that the Company may face difficulties in fulfilling its financial obligations due to a lack of cash.

The Board of General Directors holds the highest responsibility for managing liquidity risk. The Company's liquidity risk mainly arises from the mismatch in the maturity dates of financial assets and financial liabilities.

The Company manages liquidity risk by maintaining an appropriate amount of cash and cash equivalents and borrowings at levels that the Board of General Directors deems sufficient to meet the Company's operational needs, minimizing the impact of cash flow fluctuations.

The maturity schedule of financial liabilities is based on expected contractual payments (undiscounted) as follows:

	Within 1 year	Over 1 year to		Total
		5 years	Over 5 years	
Ending balance				
Borrowings and debts	385,324,254,564	-	-	385,324,254,564
Accounts payable to suppliers	8,135,018,614	-	-	8,135,018,614
Other payables	423,325,709	-	-	423,325,709
Total	393,882,598,887	-	-	393,882,598,887
Beginning balance				
Borrowings and debts	228,817,607,229	-	-	228,817,607,229
Accounts payable to suppliers	-	-	-	-
Other payables	203,546,843	-	-	203,546,843
Total	229,021,154,072	-	-	229,021,154,072

The Company considers the concentration risk related to debt repayment to be low. The Company is capable of meeting its debt obligations as they come due from cash flows generated by operating activities and proceeds from matured financial assets.

6. Market Risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk includes three types: foreign exchange risk, interest rate risk, and other price risks.

The sensitivity analyses presented below are prepared based on the net debt values, assuming the ratio between fixed-rate debts and floating-rate debts remains unchanged.

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Foreign Exchange Risk

Foreign exchange risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to 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 due to changes in market interest rates,

The Company's interest rate risk mainly relates to cash and borrowings,

The Company manages interest rate risk by analyzing market conditions to obtain the most favorable interest rates while remaining within its risk management limits,

Other Price Risks

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices other than those caused by interest rates and exchange rates,

7. Events After the Reporting Period

There are no events after the reporting date that require adjustments or disclosures in the interim financial statements,

8. Comparative Figures

The comparative figures in the Interim Balance Sheet are based on the audited 2024 Financial Statements by AASC Auditing Firm Company Limited,

The comparative figures in the Interim Statement of Profit or Loss and Other Comprehensive Income and the Interim Cash Flow Statement are based on the reviewed interim financial statements for the six months ended December 31, 2024, by AASC Auditing Firm Company Limited,

Prepared on January 20, 2025

Prepared by



Vu Thi Huong

Chief Accountant



Nguyen Thi Khuyen



Nguyen Van Quan