HSV VIETNAM GROUP JOINT STOCK COMPANY	SOCIALIST REPUBLIC OF VIETNAM
----------------	**Independence - Freedom - Happiness**
No. 35/2026/CBTT-HSV	*Hanoi, 14 August 2026*

PERIODIC INFORMATION DISCLOSURE
Semi-Annual Financial Statements for 2026

To: Hanoi Stock Exchange

Pursuant to Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated 16 November 2020 of the Ministry of Finance providing guidelines on information disclosure in the securities market, HSV Vietnam Group Joint Stock Company hereby discloses its 2026 Semi-Annual Financial Statements 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@hsvvietnam.com Website: https://hsvvietnam.com/

2. Contents of information to be announced:

Semi-Annual Financial Statements for 2026 (FS)

- Separate financial statements (The listed organization has no subsidiaries and the superior accounting entity has affiliated units); ☑
- Consolidated financial statements (The listed organization has subsidiaries); ☐
- General financial statements (The listed organization has affiliated accounting units with separate accounting systems). ☐

- 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: 14/08/2026 at the link: https://hsvvietnam.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:

- Semi-Annual Financial Statements for 2026 *(FS)*.

HSV VIETNAM GROUP JOINT STOCK COMPANY

Legal representative

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

CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM

MST: 0106358846 - C.T.C.P

CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM

THÀNH PHỐ HÀ NỘI

Quân

TỔNG GIÁM ĐỐC

Nguyễn Văn Quân

CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM

Digitally signed by CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM
DN: C=VN, S=Hà Nội, O=CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM, CN=CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM, OID.0.9.2342.19200300.100.1.1=MST:0106358846
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HSV VIETNAM GROUP JOINT STOCK COMPANY

INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026 reviewed by

NHAN TAM VIET AUDITING COMPANY LIMITED – HANOI BRANCH

TABLE OF CONTENTS

REPORT OF THE BOARD OF GENERAL DIRECTORS

The Board of General Directors of HSV Vietnam Group Joint Stock Company (hereinafter referred to as the "Company") hereby presents its report together with the reviewed Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.

Overview of the Company

HSV Vietnam Group Joint Stock Company was established and operates under Enterprise Registration Certificate No. 0106358846, first issued by the Hanoi Department of Planning and Investment on 08 November 2013.

During its operation, the Company has amended its business registration 19 times. The Enterprise Registration Certificate of the joint stock company, 19th amendment, was issued by the Hanoi Department of Finance on 18 March 2026.

Charter capital according to the 19th amended Enterprise Registration Certificate: VND 307,499,940,000.

Charter capital actually contributed as at 30 June 2026: VND 307,499,940,000.

Head Office

Address	: No. 68 Luu Huu Phuoc, 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

Interim Financial Position and Business Performance

The interim financial position as at 30 June 2026, and the interim business performance and interim cash flows for the first 6 months of the fiscal year ending 31 December 2026 of the Company are presented in the Interim Financial Statements attached to this report, from page 07 to page 45.

Events after the Interim Accounting Cut-off Date

The Board of General Directors confirms that no events have arisen after 30 June 2026 up to the date of this report that would require adjustment to the figures or disclosure in the Interim Financial Statements.

Board of Directors and Management Board

Members of the Board of Directors and the Management Board of the Company during the period and up to the date of preparation of these interim financial statements were as follows:

Board of Directors

Full name	Position
Ms. Nguyen Thi Quyen	Chairman
Mr. Nguyen Van Quan	Member
Ms. Tran Thi Hong Khang	Member
Ms. Tran Thi Thu Ha	Member

Audit Committee under the Board of Directors

Full name	Position
Ms. Tran Thi Hong Khang	Head of Committee
Ms. Tran Thi Thu Ha	Member

Board of General Directors

Full name	Position
Mr. Nguyen Van Quan	General Director
Ms. Nguyen Thi Quyen	Deputy General Director

Chief Accountant

Full name	Position	Date of appointment/removal
Ms. Nguyen Thi Thu Hang	Chief Accountant	Appointed on 17 April 2026
Ms. Nguyen Thi Khuyen	Chief Accountant	Removed on 17 April 2026

Legal representative of the Company: Mr. Nguyen Van Quan

Auditor

Nhan Tam Viet Auditing Company Limited – Hanoi Branch reviewed the Interim Financial Statements for the first 6 months of the fiscal year ending 31 December 2026.

Statement of the Board of General Directors

The Board of General Directors of the Company is responsible for preparing the Interim Financial Statements which give a true and fair view of the interim financial position, interim business performance, and interim cash flows of the Company for the fiscal year. In preparing these Interim Financial Statements, the Board of General Directors is required to:

- Design and maintain internal control which the Board of General Directors and the Company's governance body determine as necessary to enable the preparation and presentation of Interim Financial Statements that are free from material misstatement, whether due to fraud or error;
- Select suitable accounting policies and then apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, and disclose and explain any material departures in the Interim Financial Statements;
- Prepare and present the Interim Financial Statements on the basis of compliance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations applicable to the preparation and presentation of Interim Financial Statements;
- Prepare the Interim Financial Statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Board of General Directors of the Company confirms that accounting records are maintained to reflect the financial position of the Company, with reasonable accuracy, at any point in time, and ensures that the Interim Financial Statements comply with the prevailing regulations of the State. The Board is also responsible for safeguarding the assets of the Company and for taking reasonable steps to prevent and detect fraud and other irregularities.

The Board of General Directors of the Company commits that the Interim Financial Statements give a true and fair view of the interim financial position of the Company, the interim business performance, and the interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with the Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and in compliance with the relevant legal regulations applicable to the preparation and presentation of the Interim Financial Statements.

Other Commitments

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

Hanoi, 14 August 2026

On behalf of the Board of General Directors

General Director

Quân

Nguyen Van Quan

No. : 0106.01.01/2026/BCTC-NTVHN

INDEPENDENT REVIEW REPORT

On the Interim Financial Statements
for the first 6 months of the fiscal year ending 31 December 2026

To : **The Shareholders, the Board of Directors and the Board of General Directors**
HSV Vietnam Group Joint Stock Company

We have reviewed the accompanying Interim Financial Statements of HSV Vietnam Group Joint Stock Company, prepared on 14 August 2026, set out on pages 07 to 45, which comprise the Interim Statement of Financial Position as at 30 June 2026, the Interim Statement of Profit or Loss, the Interim Statement of Cash Flows for the first 6 months of the fiscal year ending 31 December 2026, and the Notes to the Interim Financial Statements.

Management's Responsibility

The Board of General Directors of HSV Vietnam Group Joint Stock Company is responsible for the preparation and fair presentation of these interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System, and relevant legal regulations applicable to the preparation and presentation of interim financial statements, and for such internal control as the Board of General Directors determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express a conclusion on these interim financial statements based on our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements 2410 – Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

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

Auditor's Conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not give a true and fair view, in all material respects, of the interim financial position of HSV Vietnam Group Joint Stock Company as at 30 June 2026, and of its interim business performance and interim cash flows for the first 6 months of the fiscal year ending 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System, and the relevant legal regulations applicable to the preparation and presentation of interim financial statements.

Hanoi, 14 August 2026

NHAN TAM VIET AUDITING COMPANY LIMITED – HANOI BRANCH

Deputy Director

M.S.C.N: 0102036452-001 CÔNG TY TNHH KIỂM TOÁN NHÂN TÂM VIỆT CHI NHÁNH TẠI HÀ NỘI T.T.N.H.H THÀNH PHỐ HÀ NỘI

Pham Van Tuan

Audit Practicing Registration Certificate

No.: 4497-2023-124-1

INTERIM STATEMENT OF FINANCIAL POSITION

As at 30 June 2026

Currency: VND

ITEM	Code	Notes	Ending balance	Beginning balance
A - CURRENT ASSETS	**100**		**580,293,017,610**	**477,889,788,235**
I. Cash and cash equivalents	**110**	**V.1**	**6,625,206,020**	**13,142,668,648**
1. Cash	111		6,625,206,020	13,142,668,648
2. Cash equivalents	112		-	-
II. Short-term financial investments	**120**		**95,147,016,645**	**93,602,516,049**
1. Trading securities	121		-	-
2. Provision for diminution in value of trading securities	122		-	-
3. Held-to-maturity investments – short-term	123	V.2a	95,147,016,645	93,602,516,049
4. Provision for held-to-maturity investments – short-term	124		-	-
5. Other short-term investments	125		-	-
6. Provision for losses on other short-term investments	126		-	-
III. Short-term receivables	**130**		**421,634,970,048**	**258,141,911,878**
1. Short-term trade receivables	131	V.3	229,186,342,228	184,531,556,913
2. Short-term advances to suppliers	132	V.4	196,648,962,018	78,876,098,367
3. Short-term intra-company receivables	133		-	-
4. Progress billings receivable under construction contracts	134		-	-
5. Other short term receivables	135	V.5	1,704,937,485	78,360,000
6. Provision for doubtful short-term receivables	136	V.6	(5,905,271,683)	(5,344,103,402)
7. Shortage of assets awaiting resolution	137		-	-
IV. Inventories	**140**	**V.7**	**45,840,953,812**	**77,072,927,126**
1. Inventories	141		45,840,953,812	77,072,927,126
2. Provision for diminution in value of inventories	142		-	-
V. Short-term biological assets	**150**		-	-
1. Short-term livestock raised for single-use products	151		-	-
2. Short-term crops grown for a single season or single-use products	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
VI. Other current assets	**160**		**11,044,871,085**	**35,929,764,535**
1. Short-term prepaid expenses	161	V.8a	143,292,786	134,025,152
2. Deductible value-added tax	162		-	-
3. Taxes and other receivables from the State	163		-	-
4. Government bond repurchase transactions	164		-	-
5. Other current assets	165	V.9	10,901,578,299	35,795,739,382

ITEM	Code	Notes	Ending balance	Beginning balance
B - NON-CURRENT ASSETS	**200**		**173,602,693,623**	**99,116,170,316**
I. Long-term receivables	**210**		-	-
1. Long-term trade receivables	211		-	-
2. Long-term advances to suppliers	212		-	-
3. Working capital in dependent units	213		-	-
4. Long-term intra-company receivables	214		-	-
5. Other long-term receivables	215		-	-
6. Provision for doubtful long-term receivables	216		-	-
II. Fixed assets	**220**		**66,225,190,628**	**22,056,849,611**
1. Tangible fixed assets	221	V.10	56,395,394,367	12,128,672,237
- *Cost*	*222*		*69,799,209,653*	*23,456,617,060*
- *Accumulated depreciation*	*223*		*(13,403,815,286)*	*(11,327,944,823)*
2. Finance lease fixed assets	224		-	-
- *Cost*	*225*		-	-
- *Accumulated depreciation*	*226*		-	-
3. Intangible fixed assets	227	V.11	9,829,796,261	9,928,177,374
- *Cost*	*228*		*10,723,424,696*	*10,723,424,696*
- *Accumulated amortisation*	*229*		*(893,628,435)*	*(795,247,322)*
III. Long-term biological assets	**230**		-	-
1. Livestock raised for periodic products	231		-	-
a) Livestock raised for periodic products not yet mature	232		-	-
b) Livestock raised for periodic products that have matured	233		-	-
- *Cost*	*234*		-	-
- *Accumulated depreciation*	*235*		-	-
2. Long-term livestock raised for single-use products	236		-	-
3. Long-term crops grown for a single season or single-use products	237		-	-
4. Provision for impairment of long-term biological assets	238		-	-
IV. Investment property	**240**	**V.12**	**67,254,351,852**	**36,900,000,000**
- Cost	241		67,254,351,852	36,900,000,000
- Accumulated depreciation	242		-	-
V. Long-term work in progress	**250**		-	-
1. Long-term production and business work in progress	251		-	-
2. Construction in progress	252		-	-
VI. Long-term financial investments	**260**	**V.2b**	**40,000,000,000**	**40,000,000,000**
1. Investments in subsidiaries	261		-	-
2. Investments in joint ventures and associates	262		40,000,000,000	40,000,000,000
3. Investments in equity of other entities	263		-	-
4. Provision for impairment of long-term investments in other entities	264		-	-
5 Held-to-maturity investments – long-term	265		-	-
6. Provision for held-to-maturity investments – long-term	266		-	-
VII Other non-current assets	**270**		**123,151,143**	**159,320,705**
1. Long-term prepaid expenses	271	V.8b	123,151,143	159,320,705
2. Deferred tax assets	272		-	-
3. Long-term equipment, materials and spare parts for replacement	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSETS	**280**		**753,895,711,233**	**577,005,958,551**

ITEM	Code	Notes	Ending balance	Beginning balance
C - LIABILITIES	**300**		**421,695,167,286**	**399,345,337,058**
I. Current liabilities	**310**		**421,695,167,286**	**399,345,337,058**
1. Short-term trade payables	311	V.13	41,372,099,745	8,135,018,634
2. Short-term advances from customers	312	V.14	9,451,511,455	4,200,000,000
3. Dividends and profits payable	313		-	-
4. Short-term taxes and amounts payable to the State	314	V.15	2,195,387,924	1,428,738,171
5. Payables to employees	315		283,713,517	-
6. Short-term accrued expenses	316	V.16	684,567,953	257,325,709
7. Short-term intra-company payables	317		-	-
8. Progress billings payable under construction contracts – short-term	318		-	-
9. Short-term deferred revenue	319		-	-
10. Other short-term payables	320		97,000	-
11. Short-term loans and finance lease liabilities	321	V.17	367,707,789,692	385,324,254,544
12. Short-term provisions	322		-	-
13. Bonus and welfare fund	323		-	-
14. Price stabilisation fund	324		-	-
15. Government bond repurchase transactions	325		-	-
II. Non-current liabilities	**330**		-	-
1. Long-term trade payables	331		-	-
2. Long-term advances from customers	332		-	-
3. Long-term taxes and amounts payable to the State	333		-	-
4. Long-term accrued expenses	334		-	-
5. Payables to owners in respect of working capital	335		-	-
6. Long-term intra-company payables	336		-	-
7. Long-term deferred revenue	337		-	-
8. Other long-term payables	338		-	-
9. Long-term loans and finance lease liabilities	339		-	-
10. Convertible bonds	340		-	-
11. Preference shares	341		-	-
12. Deferred tax liabilities	342		-	-
13. Long-term provisions	343		-	-
14. Science and technology development fund	344		-	-

ITEM	Code	Notes	Ending balance	Beginning balance
D - OWNERS' EQUITY	**400**	**V.18**	**332,200,543,947**	**177,660,621,493**
1. Owners' contributed capital	411		307,499,940,000	157,499,940,000
- *Ordinary shares with voting rights*	*411a*		*307,499,940,000*	*157,499,940,000*
- *Preference shares*	*411b*		-	-
2. Share premium	412		-	-
3. Convertible bond option	413		-	-
4. Other capital of owners	414		-	-
5. Treasury shares	415		-	-
6. Asset revaluation reserve	416		-	-
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		-	-
9. Other equity funds	419		-	-
10. Undistributed post-tax profit	420		24,700,603,947	20,160,681,493
- *Accumulated undistributed post-tax profit up to the end of prior period*	*420a*		*20,160,681,493*	*15,743,639,453*
- *Undistributed post-tax profit for this period*	*420b*		*4,539,922,454*	*4,417,042,040*
TOTAL EQUITY AND LIABILITIES	**440**		**753,895,711,233**	**577,005,958,551**

Prepared on 14 August 2026

CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM
M.S.D.N: 0106358846-C.T.C.P
THÀNH PHỐ HÀ NỘI

Vu Thi Huong	**Nguyen Thi Thu Hang**	**Nguyen Van Quan**
Preparer	**Chief Accountant**	**General Director**

INTERIM STATEMENT OF PROFIT OR LOSS

For the first 6 months of the fiscal year ending 31 December 2026

Currency: VND

ITEM	Code	Notes	Cumulative from the beginning of the year to the end of this period	
			Current year	Prior year
1. Revenue from sale of goods and rendering of services	01	VI.1	927,147,311,508	753,347,871,547
2. Deductions from revenue	02		-	-
3. Net revenue from sale of goods and rendering of services	10		927,147,311,508	753,347,871,547
4. Cost of goods sold	11	VI.2	908,267,468,294	742,843,690,434
5. Gross profit from sale of goods and rendering of services	20		18,879,843,214	10,504,181,113
6. Gain/loss from sale and disposal of investment property	21		-	-
7. Financial income	22	VI.3	4,012,622,129	3,265,861,967
8. Financial expenses	23	VI.4	13,231,996,248	6,770,082,404
In which: interest expense	24		13,231,996,248	6,770,082,404
9. Selling expenses	25	VI.5	407,537,667	534,419,585
10. General and administrative expenses	26	VI.6	5,120,980,885	3,321,155,967
11. Net profit from operating activities	30		4,131,950,543	3,144,385,124
12. Other income	31	VI.7	1,653,782,921	704,169,461
13. Other expenses	32	VI.8	22,954,318	24,746,941
14. Other profit	40		1,630,828,603	679,422,520
15. Total accounting profit before tax	50		5,762,779,146	3,823,807,644
16. Current corporate income tax expense	51	VI.9	1,222,856,692	803,888,933
17. Deferred corporate income tax expense	52		-	-
18. Profit after corporate income tax	60		4,539,922,454	3,019,918,711
19. Basic earnings per share	70	VI.10	177	192
20. Diluted earnings per share	71	VI.10	177	192

Prepared on 14 August 2026

M.S.D.N: 0106358846-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM
THÀNH PHỐ HÀ NỘI

Shuongy | Hang | Quan

Vu Thi Huong	**Nguyen Thi Thu Hang**	**Nguyen Van Quan**
Preparer	**Chief Accountant**	**General Director**

INTERIM STATEMENT OF CASH FLOWS

(Indirect method)

For the first 6 months of the fiscal year ending 31 December 2026

Currency: VND

	ITEM	Code	Notes	Cumulative from the beginning of the year to the end of this period – Current year	Prior year
I.	**Cash flows from operating activities**				
1.	*Profit before tax*	*01*		*5,762,779,146*	*3,823,807,644*
2.	*Adjustments for:*				
-	Depreciation of fixed assets and investment property	02		2,174,251,576	1,369,940,829
-	Provisions	03		561,168,281	222,555,053
-	Unrealised foreign exchange gains/losses arising from the revaluation of monetary items denominated in foreign currency	04		-	-
-	Gains/losses from investing and financing activities	05		(4,012,622,129)	(3,265,861,967)
-	Interest expense	06		13,231,996,248	6,770,082,404
-	Other adjustments	07		-	-
3.	*Operating profit before changes in working capital*	*08*		*17,717,573,122*	*8,920,523,963*
-	Increase/decrease in receivables	09		(71,562,017,861)	9,822,938,344
-	Increase/decrease in inventories	10		31,231,973,314	(17,524,158,848)
-	Increase/decrease in payables	11		38,579,725,323	(3,220,009,107)
-	Increase/decrease in prepaid expenses	12		26,901,928	237,851,491
-	Increase/decrease in trading securities	13		-	-
-	Interest paid	14		(13,226,117,641)	(6,747,785,333)
-	Corporate income tax paid	15		(1,139,758,135)	(1,036,974,956)
-	Other cash received from operating activities	16		-	-
-	Other cash paid for operating activities	17		-	-
	Net cash flows from operating activities	*20*		*1,628,280,050*	*(9,547,614,446)*
II.	**Cash flows from investing activities**				
1.	Payments for purchases and construction of fixed assets and other non-current assets	21		(142,926,813,026)	(18,450,000,000)
2.	Proceeds from disposal of fixed assets and other non-current assets	22		-	8,668,000,000
3.	Payments for loans granted and purchase of debt instruments of other entities	23		(86,000,000,000)	(167,870,000,000)
4.	Proceeds from collection of loans and resale of debt instruments of other entities	24		86,843,571,535	141,670,000,000
5.	Payments for investments in other entities	25		-	(40,000,000,000)
6.	Proceeds from divestment in other entities	26		-	-
7.	Interest, dividends and profits received	27		1,553,963,665	1,694,924,445
	Net cash flows from investing activities	*30*		*(140,529,277,826)*	*(74,287,075,555)*

ITEM	Code	Notes	Cumulative from the beginning of the year to the end of this period: Current year	Prior year
III. Cash flows from financing activities				
1. Proceeds from issuance of shares and capital contributions from owners	31		150,000,000,000	-
2. Payments for capital returned to owners and repurchase of issued shares	32		-	-
3. Proceeds from borrowings	33		531,065,958,570	439,437,583,060
4. Repayments of borrowing principal	34		(548,682,423,422)	(344,776,786,875)
5. Repayments of finance lease principal	35		-	-
6. Dividends and profits paid to owners	36		-	-
Net cash flows from financing activities	*40*		*132,383,535,148*	*94,660,796,185*
Net increase/decrease in cash for the period	**50**		**(6,517,462,628)**	**10,826,106,184**
Cash and cash equivalents at the beginning of the year	**60**	**V.1**	**13,142,668,648**	**33,802,962,537**
Effect of exchange rate changes on cash and cash equivalents denominated in foreign currency	61		-	-
Cash and cash equivalents at the end of the period	**70**	**V.1**	**6,625,206,020**	**44,629,068,721**

M.S.D.N: 0106358846-C.T.C.P
CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM
THÀNH PHỐ HÀ NỘI

Prepared on 14 August 2026

Thuong

Hang

Quan

Vu Thi Huong	Nguyen Thi Thu Hang	Nguyen Van Quan
Preparer	Chief Accountant	General Director

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the first 6 months of the fiscal year ending 31 December 2026

I. OPERATING CHARACTERISTICS OF THE COMPANY

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

2. **Overview of the Company:**

HSV Vietnam Group Joint Stock Company was established and operates under Enterprise Registration Certificate No. 0106358846, first issued by the Hanoi Department of Planning and Investment on 08 November 2013.

During its operation, the Company has amended its business registration 19 times. The Enterprise Registration Certificate of the joint stock company, 19th amendment, was issued by the Hanoi Department of Finance on 18 March 2026.

Charter capital according to the 19th amended Enterprise Registration Certificate: VND 307,499,940,000..
Charter capital actually contributed as at 30 June 2026: VND 307,499,940,000.

Head Office
Address: No. 68 Luu Huu Phuoc, 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 and services

4. **Business lines:**

The Company's principal business activities are the wholesale of metal and non-metal scrap and waste, steel billets and steel of all kinds, robusta coffee, virgin plastic resin, certain other agricultural products, and transportation services.

5. **Normal production and business cycle:** Within 12 months

6. **Total number of employees as at 30 June 2026:** 15 employees (14 employees at the beginning of the year).

7. **Corporate structure:**

The Company's registered head office is located at No. 68 Luu Huu Phuoc, Tu Liem Ward, Hanoi City, Vietnam, and it has the following dependent accounting branches:

Branch Name	Address	Principal Business Activity
Warehouse	Binh Phu Industrial Park, Tay Phuong, Hanoi City	Wholesale of metal and non-metal scrap and waste, steel billets

8. **Statement on the comparability of information in the financial statements:** As presented in Note III.1, from 01 January 2026 the Company adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance. The provisions of this new Enterprise Accounting System did not have a material impact on the Company's figures, and the Company has restated the comparative figures in the Statement of Financial Position as at 01/01/2026. Accordingly, the financial statement figures for the first 6 months of the fiscal year ending 31 December 2026 are fully consistent with, and comparable to, the financial statement figures for the first 6 months of the fiscal year ended 31 December 2025 and the financial statements for the fiscal year ended 31 December 2025.

II. FISCAL YEAR AND CURRENCY USED IN ACCOUNTING

1. Fiscal year
The Company's fiscal year starts on 01 January and ends on 31 December each year.

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

III. CCOUNTING STANDARDS AND SYSTEM APPLIED

1. Accounting system applied
The Company applies the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC ("Circular 99") providing guidance on the accounting regime for enterprises, issued by the Ministry of Finance on 27 October 2025, and the circulars guiding the implementation of accounting standards and the accounting system issued by the Ministry of Finance.

2. Statement of compliance with Vietnamese Accounting Standards and Accounting System
The Board of General Directors confirms that it has complied with the requirements of the accounting standards and the Vietnamese Enterprise Accounting System issued under Circular No. 99/2025/TT-BTC dated 27 October 2025, as well as the circulars guiding the implementation of accounting standards issued by the Ministry of Finance, in preparing the Interim Financial Statements.

IV. ACCOUNTING POLICIES APPLIED

1. Basis of preparation of the Interim Financial Statements
The Interim Financial Statements are prepared on an accrual basis (except for information relating to cash flows).

2. Accounting policy for cash and cash equivalents
Cash comprises cash on hand, demand deposits at banks, and monetary gold used for value-storage purposes, excluding gold classified as inventories used as raw materials for production or as goods for sale.

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

3. Accounting policy for financial investments

Held-to-maturity investments

Held-to-maturity investments include: term deposits at banks, valuable papers (including treasury bills, promissory notes, certificates of deposit), bonds, preference shares classified as liabilities, loans held to maturity for the purpose of earning periodic interest, and other held-to-maturity investments of a similar nature, excluding derivative instruments.

Held-to-maturity investments are recorded in the accounting books at cost. Cost is determined based on the actual value of payments at the time the transaction arises.

Loans are recognized at the outstanding amount under agreements between the parties, and are not traded on the market as securities.

Loans are determined at cost less provision for doubtful debts. Provision for doubtful debts on the Company's loans is made in accordance with prevailing accounting regulations.

Investments in associates

Associates

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

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

Provision for impairment of investments in associates is made when the associate incurs losses, at an amount equal to the difference between the actual capital contributed by the parties in the associate and the actual owners' equity, multiplied by the Company's ownership ratio relative to the total actual capital contributed by the parties in the associate. If the associate is required to prepare consolidated financial statements, the basis for determining the impairment provision shall be the consolidated financial statements.

Increases or decreases in the impairment provision for investments in associates required to be made at the end of the fiscal year are recognized in financial expenses.

4. Trade receivables and other receivables

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

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

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

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

- For overdue receivables:
  - 30% of 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 unlikely to be recoverable: provision is made based on the estimated loss expected.

5. Accounting policy for inventories

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

• Raw materials, goods: comprise the purchase cost and other costs directly attributable to bringing the inventories to their present location and condition.

• Finished products: comprise the cost of direct raw materials, direct labor costs, and related overhead costs allocated based on the normal level of activity.

• Work in progress: comprises the cost of direct raw materials, direct labor costs, and overhead costs.

Net realizable value is the estimated selling price of inventories at the end of the period less the estimated costs to complete and the estimated costs necessary for their sale.

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

Provision for inventory write-down is made for each item of inventory whose cost exceeds its net realizable value. For services in progress, the write-down provision is calculated for each type of service with a separate price. Increases or decreases in the inventory write-down provision required to be made at the end of the fiscal year are recognized in cost of goods sold.

6. Accounting policy for recognition and depreciation of fixed assets

a) Recognition and depreciation of tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of a tangible fixed asset comprises all costs the Company incurred to bring the tangible fixed asset to the condition ready for use. Costs incurred after initial recognition are added to the cost of the tangible fixed asset only if they will probably increase the future economic benefits from the use of the asset. Costs that do not meet the above condition are recognized immediately as expenses.

When a tangible fixed asset is sold or disposed of, its cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in income or expense for the year.

Fixed assets are depreciated on a straight-line basis over their estimated useful lives. The depreciation periods of fixed assets are as follows:

Fixed Assets	**Number of years**
Buildings and structures	30
Machinery and equipment	5 – 10
Motor vehicles, transmission equipment	6 – 15
Management equipment and tools	3 – 6
Perennial plants	10

b) Recognition and depreciation of intangible fixed assets
Intangible fixed assets are stated at cost less accumulated amortization.

The cost of an intangible fixed asset comprises all costs the Company incurred to bring the asset to the condition ready for use. Costs relating to an intangible fixed asset incurred after initial recognition are recognized as production and business expenses in the period, unless such costs are attributable to a specific intangible fixed asset and increase the future economic benefits from that asset.

When an intangible fixed asset is sold or disposed of, its cost and accumulated amortization are derecognized, and any resulting gain or loss on disposal is recognized in income or expense for the year.
The Company's intangible fixed assets comprise:

Land use rights

Land use rights are recognized as intangible fixed assets when the Company is granted a Land Use Right Certificate. The cost of land use rights comprises all costs directly attributable to bringing the land to the condition ready for use.

- Land use rights at Phu Cat, Hamlet 3, Phu Cat Commune, Quoc Oai District, Hanoi City – value of perennial plants on 903m² is amortized on a straight-line basis over the land use term of 22 years.

- Indefinite-term land use rights at Phu Cat, Hamlet 3, Phu Cat Commune, Quoc Oai District, Hanoi City – long-term land of 300m², not subject to amortization.

- Indefinite-term land use rights at Apartment P906, Building C6, Block I, My Dinh New Urban Area, My Dinh Commune, Tu Liem District, Hanoi City (now Cau Dien Ward, Nam Tu Liem District, Hanoi City), not subject to amortization.

- Indefinite-term land use rights at Apartment P905, Building C6, Block I, My Dinh New Urban Area, My Dinh Commune, Tu Liem District, Hanoi City (now Cau Dien Ward, Nam Tu Liem District, Hanoi City), not subject to amortization.

7. Investment property

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

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

When an item of investment property is sold, its cost and accumulated depreciation are derecognized, and any resulting gain or loss is recognized in income or expense for the year.

Transfers from owner-occupied property or inventories to investment property are made only when the owner ceases to use the asset and begins to lease it out under an operating lease, or upon completion of construction. Transfers from investment property to owner-occupied property or inventories are made only when the owner begins to use the asset or begins developing it for sale. Transfers between investment property and owner-occupied property or inventories do not change the cost or carrying amount of the property for measurement or disclosure purposes at the date of transfer.

Investment property held for capital appreciation is not depreciated. Where there is reliable evidence that investment property held for capital appreciation has declined in value relative to its market value, and the decline can be reliably determined, the cost of the investment property is written down and the loss is recognized in cost of goods sold.

The Company's investment property comprises:

Investment property held for capital appreciation

The Company's investment property comprises:

- Apartment No. 1911 – Park 3 Tower, Vinhomes Times City Park Hill Urban Area, No. 25, Alley 13, Linh Nam Road, Mai Dong Ward, Hanoi City, with a usable area of 117.3m², long-term use term under Land Use Right, Ownership of Assets Attached to Land Certificate No. AA 00666009, registration entry No. VP18054, issued on 14 June 2025.
- Apartment No. 2918 – Building T18, Vinhomes Times City Urban Area, Mai Dong Ward, Hanoi City, with an area of 114.1m², long-term use term under Land Use Right, Ownership of Assets Attached to Land Certificate No. AA 04335272, registration entry No. VP44812, issued by the Hanoi Land Registration Office on 10 November 2025.
- Apartment No. 2711 – Park 3 Tower, Vinhomes Times City Park Hill Urban Area, No. 25, Alley 13, Linh Nam Road, Vinh Tuy Ward, Hanoi City, with a usable area of 117.2m², long-term use term under Land Use Right, Ownership of Assets Attached to Land Certificate No. AA 06868040, registration entry No. VP75911, issued on 4 June 2026.

- Apartment No. B2-2002, Block B1-B2, Tecco Garden, Thanh Tri Commune, Hanoi City, with a usable area of 127.3m², long-term use term under Land Use Right, Ownership of Assets Attached to Land Certificate No. AA 06868035, registration entry No. VP77476, issued on 12 June 2026.

8. Accounting policy for deferred expenses

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

Tools and instruments

Tools and instruments already put into use are allocated to expenses on a straight-line basis over a period not exceeding 3 years.

Other expenses

Other expenses are allocated to expenses on a straight-line basis over a period not exceeding 3 years.

9. Accounting policy for payables and accrued expenses

Payables and accrued expenses are recognized for amounts payable in the future relating to goods and services already 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 on the following basis:

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

10. Accounting policy for recognition of borrowings and finance lease liabilities

The Company monitors in detail the repayment terms of its borrowings and finance lease liabilities. Amounts with a repayment term of more than 12 months from the date of preparation of the financial statements are presented as long-term borrowings and finance lease liabilities. Amounts falling due within the next 12 months from the date of preparation of the financial statements are presented as short-term borrowings and finance lease liabilities in order to facilitate repayment planning.

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

11. Accounting policy for accrued expenses

Amounts payable for goods and services already received from sellers or already provided to buyers during the reporting period but not yet actually paid due to the absence of an invoice or insufficient accounting documentation, and accrued loan interest expense, are recognized as production and business expenses of the reporting period.

The recognition of accrued expenses as production and business expenses in the period must follow the matching principle between revenue and expenses incurred in the period. Actual expenses incurred must be settled against the accrued expenses previously provided for, with any difference reversed or further charged to expenses.

12. Accounting policy for owners' equity

Owners' contributed capital

Owners' contributed capital is recognized at the amount actually contributed by shareholders.

Undistributed earnings

Recognizes business results (profit or loss) after corporate income tax and the distribution of profit or treatment of losses of the Company.

Other funds

Funds are appropriated and used in accordance with the Company's Charter and the Resolutions of the General Meeting of Shareholders approved annually.

13. Profit distribution

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

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

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

14. Revenue recognition policy

Revenue from sale of goods

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

- The Company has transferred to the buyer the significant risks and rewards of ownership of the products or goods.
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold.
- Revenue can be measured reliably. When the contract stipulates that the buyer has the right to return the purchased products or goods under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer no longer

has the right to return the products or goods (except where the customer has the right to return goods in exchange for other goods or services).

- The Company has received or will receive economic benefits from the sale transaction.
- Costs relating to the sale transaction can be measured reliably.

Revenue from rendering of services

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

- Revenue can be measured reliably. When the contract stipulates that the buyer has the right to return the purchased services under specific conditions, revenue is recognized only when those specific conditions no longer exist and the buyer no longer has the right to return the services provided.
- It is probable that economic benefits from the service transaction will flow to the Company.
- The portion of work completed as at the end of the fiscal year can be measured.
- The costs incurred for the transaction and the costs to complete the service transaction can be measured reliably.

Interest

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

15. Accounting policy for cost of goods sold

Cost of goods sold in the year is recognized in a manner consistent with the revenue arising in the period and in accordance with the prudence principle.

For the cost of directly consumed raw materials in excess of normal levels, labor costs, and fixed overhead costs not allocated to the cost of finished products, these are charged directly to cost of goods sold (after deducting any compensation received, if any), even if the products or goods have not yet been determined to have been sold.

16. Accounting policy for financial expenses

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

17. Accounting policy for selling expenses and general and administrative expenses

Selling expenses reflect actual expenses incurred in the process of selling products, goods, and rendering services, including expenses for offering, introducing, and advertising products, sales commissions, warranty costs for products and goods (except for construction and installation activities), and costs of preservation, packaging, and transportation.

General and administrative expenses reflect the Company's general administrative expenses, including salaries of administrative staff (wages, remuneration, allowances, etc.); social insurance, health insurance, trade union fees, and unemployment insurance for administrative staff; office supplies, tools, and depreciation of fixed assets used for administration; land rental, business license tax; provision for doubtful debts; purchased services (electricity, water, telephone, fax, property insurance, fire and explosion insurance, etc.); and other cash expenses (client entertainment, customer conferences, etc.).

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

Corporate income tax expense is 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 income not subject to tax, and carried-forward losses.

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

19. Financial instruments

Financial assets

Classification of financial assets

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

Financial assets recognized at fair value through profit or loss

A financial asset is classified as at fair value through profit or loss if it is held for trading, or is designated as such at initial recognition.

A financial asset is classified as held for trading if:

- It is acquired or incurred principally for the purpose of selling in the near term;
- The Company intends to hold it for the purpose of generating a short-term profit;;
- It is a derivative financial instrument (other than a derivative that is designated as a financial guarantee contract or an effective hedging instrument).

Held-to-maturity investments

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

Loans and receivables

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

Available-for-sale financial assets

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

Initial carrying value of financial assets
Financial assets are recognized on the trade date and derecognized on the date of sale. At initial recognition, financial assets are measured at purchase price/issuance cost plus other costs directly attributable to the purchase or issuance of that financial asset.

Financial liabilities
The Company classifies financial liabilities into the following categories: financial liabilities recognized 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 liability and is determined at initial recognition.
Financial liabilities recognized at fair value through profit or loss
A financial liability is classified as at fair value through profit or loss if it is held for trading, or is designated as such at initial recognition.

A financial liability is classified as held for trading if:
- It is issued or incurred principally for the purpose of repurchasing in the near term;
- The Company intends to hold it for the purpose of generating a short-term profit;
- It is a derivative financial instrument (other than a derivative that is designated as a financial guarantee contract or an effective hedging instrument).

Financial liabilities measured at amortized cost
A financial liability measured at amortized cost is the amount at which the financial liability was initially recognized, minus principal repayments, plus or minus the cumulative amortization using the effective interest method of any difference between the initial amount and the maturity amount, less any reduction (directly or through the use of a provision account) for impairment or uncollectibility.
The effective interest method is a method of calculating the amortized cost of a financial liability or group of financial liabilities and of allocating interest income or interest expense over the relevant period. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts through the expected life of the financial instrument, or, where appropriate, a shorter period, to the net carrying amount of the financial liability.

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

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.

20. Related parties
Parties are considered related if one party has the ability to control, or exercise significant influence over, the other party in making financial and operating policy decisions.

Related party transactions during the year are presented in Note VII.1

V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Ending balance	Beginning balance
Cash on hand	5,049,177,389	526,562,332
Demand deposits at banks	1,576,028,631	12,616,106,316
Vietnam Joint Stock Commercial Bank for Industry and Trade	*1,531,096,006*	*5,320,148,094*
Southeast Asia Commercial Joint Stock Bank	*28,964,650*	*6,975,163,509*
Other banks	*15,967,975*	*320,794,713*
Total	**6,625,206,020**	**13,142,668,648**

2. Financial investments

a) Short-term held-to-maturity investments

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Short-term	***95,147,016,645***	-	***93,602,516,049***	-
Term deposits at banks (*)	92,630,826,680	-	92,442,283,561	-
Vietnam Joint Stock Commercial Bank for Industry and Trade	*41,500,000,000*	-	*36,865,400,000*	-
Southeast Asia Commercial Joint Stock Bank	*20,400,000,000*	-	*20,400,000,000*	-
Vietnam Prosperity Joint Stock Commercial Bank	*20,020,729,146*	-	*19,576,883,561*	-
Joint Stock Commercial Bank for Foreign Trade of Vietnam	*10,710,097,534*	-	*15,600,000,000*	-
Interest on term deposits at banks	1,141,532,431	-	1,160,232,488	-
Interest on loans	1,374,657,534	-	-	-
Total	**95,147,016,645**	-	**93,602,516,049**	-

(*) These are term deposit contracts with terms of 6 months and 12 months at Vietnam Joint Stock Commercial Bank for Industry and Trade, Southeast Asia Commercial Joint Stock Bank, and Vietnam Prosperity Joint Stock Commercial Bank, with interest rates ranging from 3.4% to 8.0% per annum, and are being used as collateral for short-term loans at these banks. (*For details, see Note V.17).*

b) Long-term financial investments

	Ending balance		Beginning balance	
	Cost	Provision	Cost	Provision
Investments in joint ventures and associates	***40,000,000,000***	-	***40,000,000,000***	-
H2 Vietnam Transport Company Limited (*)	40,000,000,000	-	40,000,000,000	-
Total	**40,000,000,000**	-	**40,000,000,000**	-

(*) This represents a capital contribution investment in H2 Vietnam Transport Company Limited, whereby HSV Vietnam Group Joint Stock Company received a transfer of 40% of shares corresponding to a contributed capital of VND 48,000,000,000, at a transfer price of VND 40,000,000,000. The associate is currently operating its business normally.

3. Short-term trade receivables

	Ending balance	Beginning balance
Receivables from related parties	***2,442,232,013***	-
H2 Vietnam Transport Company Limited	2,442,232,013	-
Receivables from other customers	***226,744,110,215***	***184,531,556,913***
Hong Minh Phuc Company Limited	53,002,226,930	25,507,301,210
HKL Investment Development Joint Stock Company	36,676,620,845	18,513,652,065
Hoa Thinh Phat Steel Joint Stock Company	23,423,935,133	15,641,142,958
Viet Steel Trading Company Limited (single-member)	16,436,354,657	28,227,928,880
Thien Long Metal Joint Stock Company	9,980,138,372	31,485,440,234
Phu An Vinh Manufacturing and Trading Joint Stock Company	5,479,480,898	22,714,126,671
Other customers	81,745,353,380	42,441,964,895
Total	**229,186,342,228**	**184,531,556,913**

4. Short-term advances to suppliers

	Ending balance	Beginning balance
Advances to other suppliers	***196,648,962,018***	***78,876,098,367***
Hung Thinh Shipbuilding, Transport and Trading Company Limited	71,747,927,497	4,220,466,323
THK Hanoi Company Limited	39,762,334,942	16,179,903,187
Hung Thinh Transport Company Limited	19,975,000,000	24,980,000,000
Tien Tai Manufacturing and Trading Company Limited	-	8,037,454,000
Other suppliers	65,163,699,579	25,458,274,857
Total	**196,648,962,018**	**78,876,098,367**

5. Other short-term receivables

	Ending balance		Beginning balance	
	Amount	Provision	Giá trị	Dự phòng
Receivables from related parties	-	-	***18,360,000***	-
H2 Vietnam Transport Company Limited	-	-	18,360,000	-
Receivables from other organizations and individuals	***1,704,937,485***	-	***60,000,000***	-
Receivable from contract performance delay penalties – Hung Thinh Transport Company Limited	1,115,753,425	-	-	-
Receivable from late payment penalties – Hoa Binh 479 Joint Stock Company	529,184,060	-	-	-
Deposits and collateral	60,000,000	-	60,000,000	-
Total	**1,704,937,485**	-	78,360,000	-

6. Provision for doubtful debts

	Ending balance			Beginning balance		
	Overdue period	**Cost**	**Provision**	**Overdue period**	**Cost**	**Provision**
Short-term trade receivables		***3,650,517,717***	***(3,116,530,683)***		***3,650,517,717***	***(2,555,362,402)***
Guangxi Youchen Import and Export Co., Ltd	Overdue from 2 years to more than 3 years	3,650,517,717	(3,116,530,683)	Overdue from 2–3 years	3,650,517,717	(2,555,362,402)
Short-term advances to suppliers		***2,968,741,000***	***(2,788,741,000)***		***2,968,741,000***	***(2,788,741,000)***
VINCI Vietnam Trading and Construction Company Limited	Overdue more than 3 years	2,368,741,000	(2,368,741,000)	Overdue more than 3 years	2,368,741,000	(2,368,741,000)
Minh Chau Hy Company Limited	Overdue from 2–3 years	600,000,000	(420,000,000)	Overdue from 2–3 years	600,000,000	(420,000,000)
Total		**6,619,258,717**	**(5,905,271,683)**		**6,619,258,717**	**(5,344,103,402)**

7. Inventories

	Ending balance		Beginning balance	
	Amount	Provision	Amount	Provision
Work in progress	97,390,670	-	-	-
Goods	45,743,563,142	-	77,072,927,126	-
Total	**45,840,953,812**	-	**77,072,927,126**	-

8. Deferred expenses

a) Short-term deferred expenses

	Ending balance	Beginning balance
Tools and instruments	15,999,998	20,001
Insurance expenses	67,893,334	80,823,333
Other short-term deferred expenses	59,399,454	53,181,818
Total	**143,292,786**	**134,025,152**

b) Long-term deferred expenses

	Ending balance	Beginning balance
Tools and instruments issued for use	51,637,211	133,954,538
Other long-term deferred expenses	71,513,932	25,366,167
Total	**123,151,143**	**159,320,705**

9. Other current assets

	Ending balance	Beginning balance
Short-term restricted cash equivalents	10,901,578,299	35,795,739,382
Deposits at Vietnam Joint Stock Commercial Bank for Industry and Trade (*)	*10,888,626,957*	*34,926,310,860*
Deposits at Southeast Asia Commercial Joint Stock Bank	-	*700,000,000*
Accrued interest receivable on cash equivalents	*12,951,342*	*169,428,522*
Total	**10,901,578,299**	**35,795,739,382**

(*) The deposit at Vietnam Joint Stock Commercial Bank for Industry and Trade, with a term of 1 month and an interest rate of 2.1% per annum, is being used as collateral for a loan at this Bank. (*For details, see Note V.17).*

10. Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles, transmission equipment	Management equipment and tools	Other fixed assets	Total
Cost						
Beginning balance	1,919,732,304	5,494,666,667	13,949,782,160	992,435,929	1,100,000,000	23,456,617,060
Additions during the period	-	-	46,342,592,593	-	-	46,342,592,593
Ending balance	**1,919,732,304**	**5,494,666,667**	**60,292,374,753**	**992,435,929**	**1,100,000,000**	**69,799,209,653**
Of which:						
Fully depreciated but still in use	-	-	*2,494,545,455*	*327,380,273*	-	*2,821,925,728*
Accumulated depreciation						
Beginning balance	357,727,434	2,458,501,402	7,526,063,390	584,684,847	400,967,750	11,327,944,823
Depreciation for the period	24,408,626	374,424,286	1,583,488,342	38,549,209	55,000,000	2,075,870,463
Ending balance	**382,136,060**	**2,832,925,688**	**9,109,551,732**	**623,234,056**	**455,967,750**	**13,403,815,286**
Net carrying amount						
Beginning balance	1,562,004,870	3,036,165,265	6,423,718,770	407,751,082	699,032,250	12,128,672,237
Ending balance	**1,537,596,244**	**2,661,740,979**	**51,182,823,021**	**369,201,873**	**644,032,250**	**56,395,394,367**

Certain fixed assets with a cost of VND 10.718.784.545 and a net carrying amount of VND 5.419.200.289 are being used as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade – Thang Long Branch.

11. 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	795,247,322	795,247,322
Amortization for the period	98,381,113	98,381,113
Ending balance	**893,628,435**	**893,628,435**
Net Carrying Amount		
Beginning balance	9,928,177,374	9,928,177,374
Ending balance	**9,829,796,261**	**9,829,796,261**

(*) Intangible fixed assets comprise land use rights, including:

- The value of the indefinite-term land use right of Apartments 905 + 906, Building C6-K1, My Dinh I New Urban Area, My Dinh Ward, Tu Liem District, Hanoi City (now Tu Liem Ward, Hanoi City), with a cost of VND 466,904,696. As this land use right has no fixed term, it is not amortized. This land use right is currently pledged as collateral for a loan at Vietnam Joint Stock Commercial Bank for Industry and Trade (VietinBank) – Thang Long Branch.

- The value of the indefinite-term land use right of 300 m² of Land Plot No. 248, Phu Cat Commune, Quoc Oai, Hanoi, under Land Use Right Transfer Contract No. 001754, Deed No. 01/2021_TP/CC-SCC/HDGD dated 25 October 2021, with a cost of VND 5,960,544,705. As this land use right has no fixed term, it is not amortized. This land use right is currently pledged as collateral for a loan at VietinBank – Thang Long Branch.

- The value of the land use right – value of perennial crop planting rights: 903.2 m² (term through 15 October 2043) in Phu Cat Commune, Quoc Oai, Hanoi, under Land Use Right Transfer Contract No. 001754, Deed No. 01/2021_TP/CC-SCC/HDGD dated 25 October 2021, with a cost of VND 4,295,975,295 and a net carrying amount of VND 3,500,727,970. This land use right is currently pledged as collateral for a loan at VietinBank – Thang Long Branch.

12. Investment Property

	Ending balance	Beginning balance
Investment property held for capital appreciation	67,254,351,852	36,900,000,000
Total	**67,254,351,852**	**36,900,000,000**

The Company's investment properties are as follows:
- Apartment No. 1911 – Park 3 Tower, Vinhomes Times City Park Hill Urban Area, No. 25, Alley 13, Linh Nam Street, Mai Dong Ward, Hanoi City, with a usable area of 117.3 m², held under an indefinite-term Certificate of Land Use Right and Ownership of Assets Attached to Land No. AA 00666009, registration book entry No. VP18054, issued on 14 June 2025, owned by the Company.
- Apartment No. 2918 – Building T18, Vinhomes Times City Urban Area, Mai Dong Ward, Hanoi City, with an area of 114.1 m², held under an indefinite-term Certificate of Land Use Right and Ownership of Assets Attached to Land No. AA 04335272, registration book entry No.

VP44812, issued by the Hanoi Land Registration Office on 10 November 2025, owned by the Company.
- Apartment No. 2711 – Park 3 Tower, Vinhomes Times City Park Hill Urban Area, No. 25, Alley 13, Linh Nam Street, Vinh Tuy Ward, Hanoi City, with a usable area of 117.2 m², held under an indefinite-term Certificate of Land Use Right and Ownership of Assets Attached to Land No. AA 06868040, registration book entry No. VP75911, issued on 4 June 2026, owned by the Company.
- Apartment No. B2-2002 – Block B1-B2, Tecco Garden, Thanh Tri Commune, Hanoi City, with a usable area of 127.3 m², held under an indefinite-term Certificate of Land Use Right and Ownership of Assets Attached to Land No. AA 06868035, registration book entry No. VP77476, issued on 12 June 2026, owned by the Company.

These investment properties are currently pledged as collateral for a loan at VietinBank – Thang Long Branch. (See Note V.17 for details).

In accordance with Vietnamese Accounting Standard No. 05 – Investment Property, the fair value of investment property as at 30 June 2026 is required to be disclosed. However, the Company has not yet determined this fair value; therefore, the fair value of investment property as at 30 June 2026 has not been presented in the Notes to the Interim Financial Statements. In order to determine this fair value, the Company will need to engage an independent valuation firm to assess the fair value of the investment property. At present, the Company has not yet identified a suitable valuation firm to perform this work.

13. Short-term Trade Payables

	Ending balance	Beginning balance
Payables to other suppliers	*41,372,099,745*	*8,135,018,634*
An Sinh Trading and Production Company Limited	15,766,681,608	5,014,684,375
Phuong Anh International Joint Stock Company	10,537,653,069	-
Phu Thai Steel Company Limited	8,802,842,400	-
Dai Viet Steel Trading and Investment Joint Stock Company	5,052,913,800	-
Thanh Nam Group Joint Stock Company	-	2,119,912,053
Other suppliers	1,212,008,868	1,000,422,206
Total	**41,372,099,745**	**8,135,018,634**

14. Short-term Advances from Customers

	Ending balance	Beginning balance
Advances from other customers	*9,451,511,455*	*4,200,000,000*
Long Do Investment and Development Joint Stock Company	5,955,787,500	-
Hung Thinh Shipbuilding, Transport and Trading Company Limited	2,834,898,955	-
THT Thang Long Trading Company Limited	-	4,200,000,000
Other customers	660,825,000	-
Total	**9,451,511,455**	**4,200,000,000**

15. Taxes and Amounts Payable to the State Budget

	Beginning balance	Amount incurred during the period		Ending balance
	Payable	Amount payable	Amount paid	Payable
Value added tax on domestic sales	288,081,546	1,060,778,543	(379,273,007)	969,587,082
Corporate income tax	1,139,758,135	1,222,856,692	(1,139,758,135)	1,222,856,692
Personal income tax	898,490	6,873,133	(4,827,473)	2,944,150
Other taxes	-	21,744,271	(21,744,271)	-
Total	**1,428,738,171**	**2,312,252,639**	**(1,545,602,886)**	**2,195,387,924**

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

Value Added Tax
The Company pays value added tax using the deduction (credit) method.

Corporate Income Tax
The Company is subject to corporate income tax on its taxable income at a rate of 20%.

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

16. Short-term Accrued Expenses

	Ending balance	Beginning balance
Payables to other organizations and individuals	*684,567,953*	*257,325,709*
Accrued interest expense	263,204,316	257,325,709
Office rental expense	421,363,637	-
Total	**684,567,953**	**257,325,709**

17. Short-term Loans and Finance Lease Liabilities

	Ending balance		Beginning balance	
	Amount	Repayable amount	Amount	Repayable amount
Short-term Bank Loans	***367,707,789,692***	***367,707,789,692***	***385,324,254,544***	***385,324,254,544***
Joint Stock Commercial Bank for Industry and Trade of Vietnam (VietinBank) – Thang Long Branch (1)	*270,857,716,846*	*270,857,716,846*	*269,925,801,828*	*269,925,801,828*
Southeast Asia Commercial Joint Stock Bank (SeABank) – Vinh Phuc Branch (2)	*39,964,456,911*	*39,964,456,911*	*39,900,000,000*	*39,900,000,000*
Vietnam Prosperity Joint Stock Commercial Bank (VPBank) (3)	*38,544,799,348*	*38,544,799,348*	*49,956,351,200*	*49,956,351,200*
Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) (4)	*18,340,816,587*	*18,340,816,587*	*25,542,101,516*	*25,542,101,516*
Total	**367,707,789,692**	**367,707,789,692**	**385,324,254,544**	**385,324,254,544**

(1) The loan from the Joint Stock Commercial Bank for Industry and Trade of Vietnam (VietinBank) – Thang Long Branch is under the following contracts:
+ Credit Line Loan Contract No. 01/2026-HĐCVHM/NHCT326-HSV for VND 250 billion, signed on 26 June 2026. The credit limit is VND 250,000,000,000, maintained until 26 June 2027, with interest rates specified under each individual loan drawdown note (IOU), and a maximum term per drawdown of 4 months. Loan purpose: to supplement working capital for the Company's production and business operations.
+ Credit Line Loan Contract No. 02/2026-HĐCVHM/NHCT326-HSV for VND 30 billion, signed on 26 June 2026. The credit limit is VND 30,000,000,000, maintained until 26 June 2027, with interest rates specified under each individual loan drawdown note (IOU), and a maximum term per drawdown of 3 months. Loan purpose: to supplement working capital for the Company's production and business operations.
The Company's loans at VietinBank – Thang Long Branch are secured by the Company's deposit contracts held at this bank and other assets under the accompanying mortgage/pledge contracts.

(2) The loan from Southeast Asia Commercial Joint Stock Bank (SeABank) – Vinh Phuc Branch is under Loan Contract No. REF2602759005/HĐCV dated 5 February 2026. The credit limit is VND 40,000,000,000. The credit line is maintained for 12 months, with interest rates specified under each individual loan drawdown note (IOU), and a maximum term per drawdown of 6 months. Loan purpose: to supplement working capital for the Company's trading activities in iron, steel, scrap iron and steel, and plastic granules. The loan is secured by the Company's term deposits held at this bank and other assets under the accompanying mortgage/pledge contracts.

(3) The loan from Vietnam Prosperity Joint Stock Commercial Bank (VPBank) is under Credit Line Agreement No. BCLC-4923-01 signed on 11 April 2025. The credit limit is VND 160,000,000,000. The credit line is maintained for 12 months, with interest rates specified under each individual debt acknowledgment agreement, and a maximum term per drawdown of 5

months. Loan purpose: to supplement working capital, issue guarantees, issue domestic letters of credit/domestic UPAS L/Cs to support the Company's scrap steel and coffee trading activities; to fund employee salary payments and other operating expenses such as fuel/electricity/water, labor, insurance/transportation/warehousing, etc. for the Company's business operations. The loan is secured by the Company's deposit contracts held at VPBank.

(4) The loan from the Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank) – Thang Long Branch is under Credit Agreement No. 21/25/CTD-HSV dated 29 May 2025. The credit limit is VND 100,000,000,000, valid through 28 May 2026, with interest rates specified under each individual debt acknowledgment agreement, and a maximum term per drawdown of 4 months. Loan purpose: to finance legitimate, reasonable, and valid short-term working capital needs for iron and steel and scrap iron and steel trading activities, excluding short-term needs related to fixed asset investment activities. The loan is secured by the Company's deposit contracts held at this bank and other assets under the accompanying mortgage/pledge contracts.

Details of movements in loans during the period are as follows:

	Beginning balance	Amount borrowed during the period	Amount repaid during the period	Ending balance
Short-term Bank Loans	385,324,254,544	531,065,958,570	(548,682,423,422)	367,707,789,692
Total	**385,324,254,544**	**531,065,958,570**	**(548,682,423,422)**	**367,707,789,692**

18. Owner's Equity

a, Statement of changes in owner's equity

	Owner's invested capital	Undistributed post-tax profit	Total
Balance at beginning of prior year	157,499,940,000	15,743,639,453	173,243,579,453
Profit for the prior year	-	4,417,042,040	4,417,042,040
Balance at end of prior year	**157,499,940,000**	**20,160,681,493**	**177,660,621,493**
Balance at beginning of this year	157,499,940,000	20,160,681,493	177,660,621,493
Capital increase during this period	150,000,000,000	-	150,000,000,000
Profit for this period	-	4,539,922,454	4,539,922,454
Balance at end of this period	**307,499,940,000**	**24,700,603,947**	**332,200,543,947**

b, Details of owners' contributed capital:

	Ending balance	Ratio	Beginning balance	Ratio
Mr. Nguyen Hong Tao	26,797,650,000	8.71%	9,297,650,000	5.90%
Ms. Le Thi Hang	28,952,000,000	9.42%	8,952,000,000	5.68%
Mr. Nguyen Van Quan	32,325,000,000	10.51%	8,235,000,000	5.23%
Other shareholders	219,425,290,000	71.36%	131,015,290,000	83.19%
Total	**307,499,940,000**	**100.00%**	**157,499,940,000**	**100.00%**

c, Shares

	Ending balance	Beginning balance
Number of shares registered for issuance	30,749,994	15,749,994
Number of shares sold to the public	30,749,994	15,749,994
- *Ordinary shares*	*30,749,994*	*15,749,994*
- *Preference shares*	-	-
Number of shares outstanding	30,749,994	15,749,994
- *Ordinary shares*	*30,749,994*	*15,749,994*
- *Preference shares*	-	-

Par value of outstanding shares: VND 10,000.

19. Off-Balance Sheet Items

Foreign currencies

	Ending balance	Beginning balance
US Dollar (USD)	74.04	74.04

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM STATEMENT OF PROFIT OR LOSS

1. Revenue from sale of goods and rendering of services

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Revenue from sale of scrap iron and steel	704,907,369,705	530,651,695,259
Revenue from sale of agricultural products	183,564,510,000	165,437,185,060
Revenue from sale of other goods	31,329,810,865	57,258,991,228
Revenue from transportation services	7,345,620,938	-
Total	**927,147,311,508**	**753,347,871,547**

Net revenue from sale of goods and rendering of services to related parties

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
H2 Vietnam Transport Company Limited	2,261,325,938	-

2. Cost of Goods Sold

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Cost of scrap iron and steel sold	691,431,260,170	520,721,122,142
Cost of agricultural products sold	183,577,580,000	165,024,364,400
Cost of other goods sold	30,964,837,726	57,098,203,892
Cost of transportation services	2,293,790,399	-
Total	**908,267,468,294**	**742,843,690,434**

3. Revenue from Financial Activities

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Interest income from deposits and loans	4,012,622,129	3,265,861,967
Total	**4,012,622,129**	**3,265,861,967**

4. Financial Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Borrowing costs	13,231,996,248	6,770,082,404
Total	**13,231,996,248**	**6,770,082,404**

5. Selling Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Staff costs	69,001,400	-
Depreciation of fixed assets	97,997,837	227,113,433
Purchased outside services expense	240,538,430	307,306,152
Total	**407,537,667**	**534,419,585**

6. General and Administrative Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Staff costs	1,416,945,852	1,298,405,696
Office supplies expense	129,198,168	241,780,621
Depreciation of fixed assets	1,016,081,276	1,038,482,156
Taxes, fees and charges	-	5,000,000
Provision for/(Reversal of) doubtful debts	561,168,281	222,555,053
Purchased outside services expense	1,674,988,597	256,644,937
Other expenses	322,598,711	258,287,504
Total	**5,120,980,885**	**3,321,155,967**

7. Other Income

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Contract violation penalty	1,644,937,485	-
Other income	8,845,436	704,169,461
Total	**1,653,782,921**	**704,169,461**

8. Other Expenses

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Fines and back taxes/additional tax assessments	22,954,316	24,745,413
Other expenses	2	1,528
Total	**22,954,318**	**24,746,941**

9. Current Corporate Income Tax Expense

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Total accounting profit before tax	5,762,779,146	3,823,807,644
Adjustments to accounting profit to determine taxable income:	351,504,316	195,637,021
- Increasing adjustments	351,504,316	350,089,908
- Decreasing adjustments	-	(154,452,887)
Taxable income	6,114,283,462	4,019,444,665
Assessable income	6,114,283,462	4,019,444,665
Corporate income tax rate	20%	20%
Corporate income tax payable	***1,222,856,692***	***803,888,933***
Current corporate income tax expense	**1,222,856,692**	**803,888,933**

10. Basic/Diluted Earnings Per Share

	Cumulative from the beginning of the year to the end of this period	
	Current year	Previous year
Accounting profit after corporate income tax	4,539,922,454	3,019,918,711
Adjustments to accounting profit to determine profit attributable to holders of ordinary shares:	-	-
Profit used to calculate basic/diluted earnings per share	4,539,922,454	3,019,918,711
Weighted average number of ordinary shares outstanding during the period	25,666,661	15,749,994
Basic/diluted earnings per share	**177**	**192**

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 this period	
	Current year	Previous year
Ordinary shares outstanding at the beginning of the year	15,749,994	15,749,994
Effect of ordinary shares issued during the period	9,916,667	-
Weighted average number of ordinary shares outstanding during the period	**25,666,661**	**15,749,994**

11. Production and Business Expenses by Nature

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Office supplies expense	198,199,568	241,780,621
Labor costs	1,689,590,785	1,389,220,491
Depreciation of fixed assets	2,174,251,576	1,369,940,829
Provision expense	561,168,281	222,555,053
Purchased outside services expense	2,961,212,920	563,951,089
Other expenses	335,276,491	263,287,504
Total	**7,919,699,621**	**4,050,735,587**

VII. ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE INTERIM STATEMENT OF CASH FLOWS

1. Non-cash Transactions

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

	Cumulative from the beginning of the year to the end of this period	
	Current year	**Previous year**
Interest on term deposits with maturities of no more than 3 months capitalized into principal	70.586.333	-
Interest on term deposits with maturities of more than 3 months capitalized into principal	1.032.114.654	549.327.121

VIII. OTHER INFORMATION

1. Related Party Information

A, Transactions with key management personnel and related individuals

Key management personnel comprise members of the Board of Directors and members of the Executive Board (Board of General Directors, Chief Accountant). Individuals related to key management personnel are close family members of key management personnel.

During the period, the Company had no transactions with related parties.

Income of key management personnel:

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

	Cumulative from the beginning of the year to the end of this period	
Full name	**Current year**	**Previous year**
Ms. Nguyen Thi Quyen	225,525,718	167,284,496
Mr. Nguyen Van Quan	167,440,149	130,058,427
Ms. Tran Thi Hong Khang (Appointed on 12/5/2025)	18,000,000	6,000,000
Ms. Tran Thi Thu Ha (Appointed on 12/5/2025)	12,000,000	4,000,000
Ms. Nguyen Thi Huong (Removed from office on 12/5/2025)	-	12,000,000
Mr. Tran Ba Dung (Removed from office on 12/5/2025)	-	8,000,000
Ms. Nguyen Thi Thu Hang (Appointed on 17/4/2026)	47,179,480	-
Ms. Nguyen Thi Khuyen (Removed from office on 17/4/2026)	57,784,071	74,549,486
Total	**527,929,418**	**401,892,409**

B, Other Related Parties

Other related parties of the Company include: associate companies, individuals with direct or indirect voting rights in the Company and their close family members, and enterprises controlled by key management personnel and individuals with direct or indirect voting rights in the Company, and their close family members.

Other related parties of the Company are as follows:	Relationship
H2 Vietnam Transport Company Limited	Associate company

Transactions with other related parties

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

	Current year	Previous year
H2 Vietnam Transport Company Limited		
Receivables for services provided	*2,442,232,013*	-
Collection of other receivables	*18,360,000*	-

As at the financial year-end, balances with other related parties are presented in Notes V.3 and V.5./.

2. Segment Information

Segment information is presented by business segment and geographical area. The primary segment reporting format is by business segment, based on the Company's internal organizational and management structure and internal financial reporting system, as the Company's business activities are organized and managed according to the nature of the products and services provided by the Company, with each segment being a business unit that provides different products and serves different markets, given that the Company's risks and rates of return are primarily affected by differences in the products and services the Company provides.

A, Business Segment Information

The Company has the following main business segments:

- Sale of iron, steel, and scrap
- Agricultural products trading
- Sale of other goods and services.

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

	Iron, steel and scrap trading segment	Agricultural products trading segment	Other goods and services trading segment	Total
Net revenue from sale of goods and rendering of services to external customers	704,907,369,705	183,564,510,000	38,675,431,803	927,147,311,508
Total net revenue from sale of goods and rendering of services	***704,907,369,705***	***183,564,510,000***	***38,675,431,803***	***927,147,311,508***
Segment expenses	(691,431,260,170)	(183,577,580,000)	(33,258,628,125)	(908,267,468,294)
Segment operating results	13,476,109,535	(13,070,000)	5,416,803,678	18,879,843,214
Unallocated expenses				(5,528,518,552)
Profit from business activities				13,351,324,662
Revenue from financial activities				4,012,622,129
Financial expenses				(13,231,996,248)
Other income				1,653,782,921
Other expenses				(22,954,318)
Current corporate income tax expense				(1,222,856,692)
Profit after corporate income tax				***4,539,922,454***
Total expenditure incurred to acquire fixed assets and other long-term assets				***76,700,904,445***
Total depreciation and amortization of long-term prepaid expenses				***2,214,381,138***

The Company's assets and liabilities by business segment are as follows:

	Iron, steel and scrap trading segment	Agricultural products trading segment	Other goods and services trading segment	Total
Ending balance				
Direct segment assets	372,131,687,071	84,310,495,208	63,242,580,321	519,684,762,600
Unallocated assets				223,309,370,333
Total assets				***742,994,132,934***
Direct segment liabilities	318,208,191,169	82,864,406,304	17,458,803,419	418,531,400,892
Unallocated liabilities				3,163,766,394
Total liabilities				***421,695,167,286***

B, Geographical Area Information

All of the Company's operations take place solely within the territory of Vietnam.

3. Fair Value of Financial Assets and Liabilities

	Carrying amount		Fair value	
	Ending balance	Beginning balance	Ending balance	Beginning balance
Financial Assets				
Cash and cash equivalents	6,625,206,020	13,142,668,648	6,625,206,020	13,142,668,648
Held-to-maturity investments	95,147,016,645	93,602,516,049	95,147,016,645	93,602,516,049
Trade receivables	226,069,811,545	181,976,194,511	226,069,811,545	181,976,194,511
Other receivables	1,704,937,485	78,360,000	1,704,937,485	78,360,000
Available-for-sale financial assets	40,000,000,000	40,000,000,000	40,000,000,000	40,000,000,000
Other assets	10,901,578,299	35,795,739,382	10,901,578,299	35,795,739,382
Total	**380,448,549,994**	**364,595,478,590**	**380,448,549,994**	**364,595,478,590**
Financial Liabilities				
Loans and borrowings	367,707,789,692	385,324,254,544	367,707,789,692	385,324,254,544
Trade payables	41,372,099,745	8,135,018,634	41,372,099,745	8,135,018,634
Other payables	968,378,469	257,325,709	968,378,469	257,325,709
Total	**410,048,267,906**	**393,716,598,887**	**410,048,267,906**	**393,716,598,887**

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

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

- The fair value of cash and cash equivalents, trade receivables, loans, other receivables, borrowings, trade payables, and other short-term payables approximates their carrying amounts (net of provisions for estimated uncollectible amounts) due to the short-term nature of these items.
- The fair value of long-term loans, trade receivables, other receivables, borrowings, trade payables, other payables, and held-to-maturity investments that are not listed on the stock market and for which no trading price is published by three securities companies is estimated by discounting cash flows using interest rates applicable to debts with similar characteristics and remaining maturities.

4. Credit Risk

Credit risk is the risk that a counterparty to a contract will be unable to fulfill its obligations, resulting in a financial loss to the Company.

The Company is exposed to credit risk arising from its business activities (primarily trade receivables) and financial activities (bank deposits, loans, and other financial instruments).

Trade Receivables

The Company minimizes credit risk by dealing only with counterparties that have good financial capacity, requiring letters of credit from counterparties transacting for the first time or whose financial capacity is not yet known, and by having accounts receivable staff regularly monitor receivables to follow up on collection. On this basis, and because the Company's receivables relate to a large number of different customers, credit risk is not concentrated with any single customer.

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

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

The Board of General Directors bears ultimate responsibility for liquidity risk management. The Company's liquidity risk arises primarily from the mismatch in maturities between financial assets and financial liabilities.

The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and borrowings at a level that the Board of General Directors considers sufficient to meet the Company's operating requirements, in order to minimize the impact of fluctuations in cash flows.

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

	Within 1 year	Over 1 to 5 years	Over 5 years	Total
Ending balance				
Loans and borrowings	367,707,789,692	-	-	367,707,789,692
Trade payables	41,372,099,745	-	-	41,372,099,745
Other payables	968,378,469	-	-	968,378,469
Total	**410,048,267,906**	**-**	**-**	**410,048,267,906**
Beginning balance				
Loans and borrowings	385,324,254,544	-	-	385,324,254,544
Trade payables	8,135,018,634	-	-	8,135,018,634
Other payables	257,325,709	-	-	257,325,709
Total	**393,716,598,887**	**-**	**-**	**393,716,598,887**

The Company considers the concentration risk relating to debt repayment to be low. The Company is able to settle its debts as they fall due from cash flows generated by its business operations and proceeds from maturing 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 comprises three types: currency risk, interest rate risk, and other price risk.

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

Currency Risk
Currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in foreign 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 relates primarily 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 Risk

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 changes in interest rates and exchange rates.

7. Collateral Assets

Assets pledged by third parties for other entities

The Company has used assets owned by third parties as collateral for loans obtained by the Company. Specifically (see Note V.17):

Asset	Owner	Pledgee
Apartment No. 601 and the Land Use Right at MD Complex Tower Mixed-Use Building, Cau Dien Ward, My Dinh I Urban Area, Nam Tu Liem District, Hanoi	Mr. Nguyen Duc Nam and Ms. Do Thi Thanh Nhan	Joint Stock Commercial Bank for Industry and Trade of Vietnam (VietinBank)
Train sets 2868, 2869, 2870, 2871, 2872	H2 Vietnam Transport Company Limited	Joint Stock Commercial Bank for Industry and Trade of Vietnam (VietinBank)
Certificate of Land Use Right, House Ownership and Other Assets Attached to Land No. CC 325098; registration book entry: CS-NTL: 01267, issued by the Hanoi Department of Natural Resources and Environment on 9 November 2015	Mr. Tran Xuan Quynh and Ms. Phan Thi Mao	Joint Stock Commercial Bank for Industry and Trade of Vietnam (VietinBank)
Apartment No. 1205A under Certificate of Land Use Right, House Ownership and Other Assets Attached to Land No. DC404239, registration book entry: CS 33871	Mr. Nguyen Thanh Lam	Joint Stock Commercial Bank for Foreign Trade of Vietnam (Vietcombank)

8. Going Concern

These financial statements have been prepared on a going concern basis.

9. Events After the Interim Reporting Period

There were no events arising after the end of the accounting period that would require adjustment to, or disclosure in, the Interim Financial Statements.

10. Comparative Figures

The comparative figures in the Interim Statement of Financial Position are figures from the 2025 Annual Financial Statements, which were audited by Nhan Tam Viet Auditing Company Limited.

The comparative figures in the Interim Statement of Profit or Loss and the Interim Statement of Cash Flows are figures from the Interim Financial Statements for the first 6 months of the financial year ended 31 December 2025, which were audited by Nhan Tam Viet Auditing Company Limited.

As presented in Note III.1, from 1 January 2026 the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance, providing guidance on the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. Accordingly, the Company has restated the comparative figures as follows:

Item	Code	Figures per audited Financial Statements – Previous year	Figures as at 1 January 2026 (reclassified)
Cash equivalents	112	35,626,310,860	-
Held-to-maturity investments – short-term	123	92,442,283,561	93,602,516,049
Other short-term receivables	135	1,408,021,010	78,360,000
Other current assets	165	-	35,795,739,382

Prepared on 14 August 2026

Preparer	Chief Accountant	General Director
Vu Thi Huong	Nguyen Thi Thu Hang	Nguyen Van Quan

CÔNG TY CỔ PHẦN TẬP ĐOÀN HSV VIỆT NAM