

No. 39/2026/CBTT-HSV

Hanoi, 19 October 2026

PERIODIC INFORMATION DISCLOSURE

Third-Quarter 2026 Financial Statements

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 Third-Quarter 2026 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:

Third-Quarter 2026 Financial Statements (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: 19/10/2026 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.

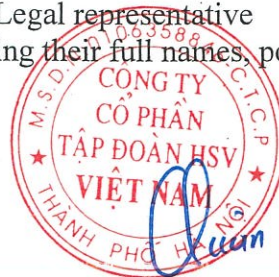
Attachments:

- Third-Quarter -2026
Financial Statements
(FS).

HSV VIETNAM GROUP JOINT STOCK COMPANY

Legal representative

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



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
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HSV VIETNAM GROUP JOINT STOCK COMPANY

FINANCIAL STATEMENTS

For the accounting period ended 30 September 2026



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STATEMENT OF FINANCIAL POSITION

As at 30 September 2026

FORM B 01-DN

Unit: VND

ASSETS	Code	Note	30/09/2026 VND	01/01/2026 VND
A. SHORT-TERM ASSETS	100		573.071.328.401	477.889.788.235
I. Cash and cash equivalents	110	5	5.552.720.201	13.142.668.648
1. Cash	111		5.552.720.201	13.142.668.648
II. Short-term investments	120	6	82.689.475.259	93.602.516.049
1. Short-term Held to maturity investments	123		82.689.475.259	93.602.516.049
III. Short-term receivable	130		383.472.323.891	258.141.911.878
1. Short-term trade receivables	131	7	216.965.760.314	184.531.556.913
2. Short-term prepayments to suppliers	132	8	172.213.221.054	78.876.098.367
3. Other short-term receivables	136	9	1.175.753.425	78.360.000
4. Short-term provision for doubtful debts	137		(6.882.410.902)	(5.344.103.402)
IV. Inventories	140	10	98.779.635.986	77.072.927.126
1. Inventories	141		98.779.635.986	77.072.927.126
V Short-term Biological assets	150		-	-
VI. Other current assets	160		2.577.173.064	35.929.764.534
1. Short-term prepaid expenses	161	13	431.922.471	134.025.152
2. Deductible VAT	162		2.145.250.593	-
3. Other short-term assets	155		-	35.795.739.382
B. LONG-TERM ASSETS	200		211.334.052.343	99.116.170.316
II. Fixed assets	220		103.972.002.697	22.056.849.611
1. Tangible fixed assets	221	11	94.191.396.992	12.128.672.237
- Historical costs	222		109.484.663.511	23.456.617.060
- Accumulated depreciation	223		(15.293.266.519)	(11.327.944.823)
2. Intangible fixed assets	227	12	9.780.605.705	9.928.177.374
- Historical costs	228		10.723.424.696	10.723.424.696
- Accumulated depreciation	229		(942.818.991)	(795.247.322)
III. Long-term Biological assets	230			
IV. Investment properties	240		67.254.351.852	36.900.000.000
- Historical costs	241		67.254.351.852	36.900.000.000
V. Long-term assets under construction	250		-	-
VI Long-term investments	260	6	40.000.000.000	40.000.000.000
1. Investments in joint ventures, associates	262		40.000.000.000	40.000.000.000
VII Other long-term assets	270		107.697.794	159.320.705
1. Long-term prepaid expenses	271	13	107.697.794	159.320.705
TOTAL ASSETS (270=100+200)	280		784.405.380.744	577.005.958.551

STATEMENT OF FINANCIAL POSITION (Continued)*As at 30 September 2026***FORM B 01-DN**

Unit: VND

CAPITAL	Code	Note	30/09/2026	01/01/2026
			VND	VND
C. LIABILITIES	300		449.990.239.998	399.345.337.058
I. Current liabilities	310		449.990.239.998	399.345.337.058
1. Short-term trade payables	311	14	20.404.845.092	8.135.018.634
2. Short-term advances from customers	312	15	28.881.407.972	4.200.000.000
3. Taxes and other payables to State budget	314	16	1.742.165.584	1.428.738.171
4. Payables to employees	315		371.842.023	-
5. Short-term accrued expenses	316		47.648.000	257.325.709
6. Short-term loans and finance lease liabilities	321	17	398.542.331.327	385.324.254.544
	0			
D. OWNER'S EQUITY	400		334.415.140.746	177.660.621.493
1. 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
2. Undistributed profit after tax	420		26.915.200.746	20.160.681.493
Undistributed post-tax profits accumulated by the end of the previous period	420a		20.160.681.493	15.743.639.453
- Undistributed profit after tax for the current period	420b		6.754.519.253	4.417.042.040
TOTAL CAPITAL (440 = 300+ 400)	440		784.405.380.744	577.005.958.551



Vu Thi Huong
Preparer



Nguyen Thi Thu Hang
Chief Accountant



Nguyen Van Quan
General Director

Hanoi, 19 October 2026

INCOME STATEMENT

Third quarter of 2026

FORM B 02-DN

Unit: VND

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

ITEM	Code	Note	Third Quarter			
			Current year	Prior year	Current year	Prior year
			VND	VND		
1. Revenue from sales and services rendered	01	19	576.318.150.332	382.352.686.790	#####	#####
2. Revenue deductions	02		-	38.464.300	-	38.464.300
3. Net revenue from sales and services rendered (10=01-02)	10		576.318.150.332	382.314.222.490	#####	#####
4. Cost of goods sold	11	20	565.427.177.383	375.720.922.442	#####	#####
5. Gross profit from sales and services rendered (20=10-11)	20		10.890.972.949	6.593.300.048	29.770.816.163	17.097.481.161
6. Financial income	22	21	2.187.915.820	1.773.387.686	6.729.722.009	5.039.249.653
7. Financial expenses	23	22	7.421.327.985	4.655.359.677	20.653.324.233	11.425.442.081
In which: Interest expenses	24		7.421.327.985	4.655.359.677	20.653.324.233	11.425.442.081
8. Selling expenses	25	23	87.717.704	324.738.783	495.255.371	859.158.368
9. General and administration expenses	26	24	2.772.171.518	2.188.702.097	7.893.152.403	5.509.858.064
10. Net profit from operating activities (30=20+(22-23)-(25+26))	30		2.797.671.562	1.197.887.177	7.458.806.165	4.342.272.301
11. Other income	31		3.850.000	46.494	1.128.448.861	704.215.955
12. Other expenses	32		72.460.631	9.892.805	95.414.949	34.639.746
13. Other profit (loss) (40=31-32)	40		(68.610.631)	(9.846.311)	1.033.033.912	669.576.209
14. Total profit before tax (50=30+40)	50		2.729.060.931	1.188.040.866	8.491.840.076	5.011.848.510
15. Current corporate income tax expenses	51	25	514.464.131	297.045.769	1.737.320.823	1.100.934.702
16. Deferred corporate income tax expenses	52		-	-		
17. Profit after corporate income tax (60=50-51-52)	60		2.214.596.800	890.995.097	6.754.519.253	3.910.913.808
18. Basic earnings per share	70	26	220	248	220	248
19. Diluted earnings per share	71		220	248	220	248


Vu Thi Huong
Preparer

Nguyen Thi Thu Hang
Chief AccountantNguyen Van Quan
General Director
Ha Noi, 19 October 2026

CASH FLOW STATEMENT

Third quarter of 2026
(Under indirect method)

FORM B 03-DN

Unit: VND

ITEM	Code	Note	Current Period	Previous Period
			VND	VND
I. CASH FLOWS FROM OPERATING ACTIVITIES				
1. Profit before tax	01		8.491.840.076	5.011.848.510
2. Adjustments for				
-	02		4.112.893.365	2.050.939.826
Depreciation of fixed assets and investment properties				
- Provisions	03		1.538.307.500	829.525.335
- Gains/losses from investment	05		(6.729.722.009)	(5.039.249.653)
- Interest expense	06		20.653.324.233	11.425.442.081
- Other adjustments	07		0	0
3. Profit from operating activities before changes in	08		28.066.643.165	14.278.506.099
- Increase/decrease in receivables	09		(93.218.230.724)	(4.131.069.420)
- Increase/decrease in inventory	10		(21.706.708.860)	(35.836.552.618)
- Increase/decrease in payables (excluding interest payables, enterprise income tax payables)	11		47.742.304.259	15.673.601.252
- Increase/decrease in prepaid expenses	12		(246.274.408)	234.648.614
- Interest expenses paid	14		(20.653.324.233)	(11.425.442.081)
- Corporate income tax paid	15		(1.139.758.135)	(1.036.974.956)
- Other expenses on operating activities	17		0	(737.096)
Net cash flows from operating activities	20		(61.155.348.936)	(22.244.020.206)
II. CASH FLOWS FROM INVESTING ACTIVITIES				
1. Purchase of fixed assets and other long-term assets	21		(116.382.398.303)	(18.483.231.481)
2. Loans to other entities and purchase of debt instruments of other entities	23		(67.000.000.000)	(92.931.668.281)
3. Collection of loans and resale of debt instrument of other entities	24		67.000.000.000	35.766.268.281
4. Equity investments in other entities	25		0	(40.000.000.000)
5. Interest and dividend received	27		6.729.722.009	5.039.249.653
Net cash flows from investing activities	30		(109.652.676.294)	(110.609.381.828)

CASH FLOW STATEMENT

Third quarter of 2026

(Under indirect method)

FORM B 03-DN

Unit: VND

ITEM	Code	Note	Current Period	Previous Period
			VND	VND
III. CASH FLOWS FROM FINANCING ACTIVITIES				
1. Proceeds from issuance of shares and receipt of contributed capital	31		150.000.000.000	0
2. Proceeds from borrowings	33		896.821.050.303	735.949.470.567
3. Repayment of principal	34		(883.602.973.520)	(602.649.535.186)
Net cash flows from financing activities	40		163.218.076.783	133.299.935.381
Net cash flows within the period (50=20+30+40)	50		(7.589.948.447)	446.533.347
Cash and cash equivalents at beginning of the period	60		13.142.668.648	33.802.962.537
Impact of foreign exchange fluctuation	61		0	0
Cash and cash equivalents at the end of period (70=50+60+61)	70	5	5.552.720.201	34.249.495.884



Vu Thi Huong
Preparer



Nguyen Thi Thu Hang
Chief Accountant



Nguyen Van Quan
General Director

Ha Noi, 19 October 2026

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

1 . CHARACTERISTICS OF OPERATION OF THE COMPANY

Form of capital ownership

HSV Vietnam Join Stock Company which was established and operating activities under Business License No 0106358846 dated the November 08, 2013 issued by Hanoi Department of Investment and Planning for the first time on 08th November 2013 , 19th re-registered on March 18, 2026.

The Company's head office is located at: No 68 Luu Huu Phuoc, Tu Liem ward, Hanoi City.

Business field

Business field of the Company is: trading.

Business activities

Main business activities of the Company is:

- Wholesale of scrap iron and steel, steel billets and all kinds of steel
- Wholesale Robusta green coffee beans
- Wholesale virgin plastic granules

2 . ACCOUNTING PERIOD AND ACCOUNTING CURRENCY

Annual accounting period commences from 1st January and ends as at 31st December.

The Company maintains its accounting records in VND.

3 . STANDARDS AND APPLICABLE ACCOUNTING POLICIES

Applicable accounting policies

The Company applies Enterprise Accounting System issued under Decision No .99/2025/QĐ-BTC dated 27 October 2025 amended.

Declaration of compliance with accounting standards and accounting system

The Company applies Vietnamese Accounting Standards and supplement documents issued by the State. Financial statements are prepared in accordance with regulations of each standard and supplement documents as well as with current Accounting Standards and Accounting System.

4 . SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The significant accounting policies, which have been adopted by the Company in the preparation of these

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***Estimates**

The preparation of financial statements in conformity with Vietnamese Accounting Standards, accounting regime for enterprises and legal regulations relating to financial reporting requires management to make estimates and assumptions that affect the reported amounts of assets, liabilities and disclosures of contingent assets and liabilities at the date of the financial statements and the reported amounts of revenues and expenses during the accounting period. Although these accounting estimates are based on the management's best knowledge, actual results may differ from those estimates.

Basis for preparation of financial statements

Financial statements are presented based on historical cost principle.

Foreign currency transactions

The foreign currency transactions during the accounting period are converted into Vietnam dong with the real exchange rate at the transaction date. Real exchange rates are determined as the following principles:

- When buying or selling foreign currency: are exchange rates concluded in contracts of foreign exchange sale between Company and commercial banks;
- When capital contribution or receipt of contributed capital: are exchange rate of purchase of foreign currency of the bank where Company opens the account to receive capital from investors at the date of the
- When recording receivables: are exchange rates of purchase of commercial banks where Company assigned customers to make payment at the time of incurred transactions;
- When recording liabilities: are exchange rates of purchase of commercial banks where Company expects to conduct transactions at the time of incurred transactions;
- When purchases of assets or expenses paid immediately in foreign currency: are the rate of purchase of commercial banks where Company makes payments.

Real exchange rate upon re-determining accounts derived from foreign currencies at the date of the Financial statements is determined on the following principles:

- For accounts classified as asset: applies exchange rates of purchase of commercial banks where Company regularly conducts transaction;
- For foreign currency deposited in bank: applies exchange rate of purchase of the bank where Company
- For accounts classified as liabilities: applies exchange rates of selling foreign currency of commercial banks where Company regularly conducts transaction.

All sums of real exchange rates for foreign currency transactions in the period and real exchange rate upon re-determining accounts derived from foreign currencies at the end of the period are recorded immediately to

Cash and cash equivalents

Cash and cash equivalents comprise cash on hand, demand deposits and short-term, highly liquid investments that are readily convertible to known amounts of cash and which are subject to an insignificant risk of changes in value.

Financial investments**Trading securities**

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements*

Trading securities are those the Company holds for trading purpose. Trading securities are recognised from the date the Company obtains the ownership of those securities and initially measured at the fair value of payments made at the transaction date plus directly attributable transaction costs.

In subsequent periods, investments in trading securities are measured at cost less provision for impairment of such investments.

With regard to investments in trading securities, the provision shall be made on the basis of the excess of original cost of the investments recorded in the accounting book over their market value at the provision date.

Held-to-maturity investments

Held-to-maturity investments comprise investments that the Company has the positive intent or ability to hold to maturity, including term deposits (commercial bills), bonds, preference shares which the issuer shall redeem at a certain date in the future, loans held to maturity to earn periodic interest and other held-to-maturity investments.

Held-to-maturity investments are recognised on a trade date basis and are initially measured at acquisition price plus directly attributable transaction costs. Post-acquisition interest income from held-to-maturity investments is recognised in the income statement on accrual basis. Pre-acquisition interest is deducted from the cost of such investments at the acquisition date.

Held-to-maturity investments are measured at cost less provision for doubtful debts.

With regard to investments held to maturity, the provision for doubtful debts shall be made based on the recovery capacity in accordance with statutory regulations.

Loan receivables

Loan receivables are measured at cost less provision for doubtful debts. Provision for doubtful debts relating to loan receivables is made in accordance with prevailing accounting regulations.

Investments in associates

An associate is an entity over which the Company has significant influence and that is neither a subsidiary nor an interest in joint venture. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not control or joint control over those policies.

Interests in associates are initially recognised at cost. The Company's share of the net profit of the investee after acquisition is recognised in the income statement. Other distributions received other than such profit share are deducted from the cost of the investments as recoverable amounts.

The provision for loss investments shall be made based on the financial statements of associates at the provision date.

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***Receivables**

Receivables represent the amounts recoverable from customers or other debtors and are stated at book value less provision for doubtful debts.

The provision for doubtful debts is made for receivables that are overdue under an economic contract, a loan agreement, a contractual commitment or a promissory note and for receivables that are not due but difficult to be recovered. Accordingly, the provisions for overdue debts shall be based on the due date stipulated in the initial sale contract, exclusive of the debt rescheduling between contracting parties and the case where the debts are not due but the debtor is in bankruptcy, in dissolution, or missing and making fleeing.

Inventories

Inventories are stated at the lower of cost and net realisable value. Cost comprises direct materials and where applicable, direct labour costs and those overheads that have been incurred in bringing the inventories to their present location and condition. Cost is calculated using the weighted average method /or FIFO /or specific identification method /or retail method in case of goods. Net realisable value represents the estimated selling price less all estimated costs to completion and costs to be incurred in marketing, selling and distribution.

The cost of inventory is calculated by weighted average method/first in first out method /or specification price

Inventory is recorded by perpetual method /or periodic method.

Method for valuation of work in process at the end of the period:

- Work in progress is obtained based on actual cost incurred for each kind of unfinished products /or main material cost for each unfinished products /or cost incurred for each stage in production chain /or the ratio of the equivalent finished product.

Tangible fixed assets and depreciation

Tangible fixed assets are stated at cost less accumulated depreciation.

The costs of purchased tangible fixed assets comprise their purchase prices and any directly attributable costs of bringing the assets to their working condition and location for their intended use.

The costs of self-constructed or manufactured assets are the actual construction or manufacturing cost plus installation and test running costs.

Tangible fixed assets are depreciated using the straight-line method over their following estimated useful lives /or using the following depreciation rate:

- Buildings	30 years
- Machine, equipment	05 - 10 years
- Transportation equipment	06 - 15 years
- Office equipment and furniture	03 - 05 years
- Others property	03 - 05 years

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

*These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***Intangible assets and amortisation****Land use rights**

Intangible assets represent land use rights that are stated at cost less accumulated amortisation. Land use rights are amortised using the straight-line method over the duration of the right to use the land.

Investment properties

Investment properties are composed of land use rights, buildings and structures held by the Company to earn rentals or for capital appreciation. Investment properties held to earn rentals are stated at cost less accumulated depreciation while investment properties held for capital appreciation are stated at cost less impairment loss. The costs of purchased investment properties comprise their purchase prices and any directly attributable expenditures, such as professional fees for legal services, property transfer taxes and other related transaction costs. The costs of self-constructed investment properties are the finally accounted construction or directly

Investment properties held to earn rentals are depreciated using the straight-line method over their estimated useful lives:

- Buildings	05 - 30	year
- Land use rights	05 - 30	year

No depreciation is recorded for investment properties held for capital appreciation.

Investment properties are not presented on financial statements after being sold or investment properties is unused and probable that no future economic benefit associated with the liquidation that investment properties will flow to the Company. Any difference between net cash received from asset disposal of the investment property and its carrying amount is recognised in the income statement of the disposal date.

An item of owner-occupied property or inventories only becomes an investment property when its use has changed, evidenced by commencement of stopping using that item and starting to operate leasing for the third party or completing the construction period. The investment property is transferred to owner-occupied property or inventories only where it undergoes a change in use, evidenced by commencement of starting using the assets by owner or development with a view to sale. The transferring from investment property to owner-occupied property or inventories will not change the original cost and carrying amount of asset as at the date of transfer.

Prepaid expenses

Prepaid expenses are expenses which have already been paid but relate to results of operations of multiple accounting periods, including land rentals, establishment costs and other types of long-term prepayments.

Other types of long-term prepaid expenses comprise costs of small tools, supplies and spare parts issued for consumption, advertising expenditures and training costs incurred during the pre-operating stage which are expected to provide future economic benefits to the Company. These expenditures have been capitalised as long-term prepayments, and are allocated to the income statement using the straight-line method in accordance with the current prevailing accounting regulations.

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***Payables**

The payables shall be kept records in details according to period payables, entities payables, types of currency payable and other factors according to requirements for management of the Company.

Loans and finance lease liabilities

The value of finance lease liabilities is the total payable amount calculated on the present value of minimum lease payments or the fair value of leased assets.

Loans and finance lease liabilities shall be kept records in details according to entities loans, loan agreement and loans and finance lease liabilities term. In case of loans or liabilities in foreign currency shall be kept records in detail the currency.

Borrowing costs

Borrowing costs are recognized into operating costs in the period, except for which directly attributable to the construction or production of unfinished asset included (capitalized) in the cost of that asset, when gather sufficient conditions as regulated in VAS No. 16 "Borrowing costs". Beside, regarding loans serving the construction of fixed assets, investment properties, and the interests shall be capitalized even if the construction duration is under 12 months.

Regarding joint capital borrowings, which are used for the purpose of investment in construction or production of an unfinished asset, the borrowing costs eligible for capitalization in each accounting year shall be determined according to the capitalization rate for weighted average accumulated costs incurred to the investment in construction or production of such asset. The capitalization rate shall be calculated according to the weighted average interest rate of the borrowings unrepaid in the period, except for particular borrowings for purpose of

Accrued expenses

Payables to goods or services received from the seller or provided for the seller during a reporting period, but payments of such goods or services have not been made and other payables such as annual leave salary, expenses in seasonal cessation of production period, interest expenses... which are recorded to operating expenses of the reporting period.

The recording of accrued expenses to operating expenses during a period shall be carried out in conformity with revenues and expenses incurring during the period. Accrued expenses payable are settled with actual expenses incurred. The difference between accrument and actual expenses are reverted.

Owner's equity

Owner's equity is stated at actually contributed capital of owners.

Undistributed profit after tax is used to record business results (profit, loss) after corporate income tax and situation of income distribution or loss handling of company. In case payment of dividends, profits for the owners exceeding the undistributed profit after tax shall be essentially decrease of contributed capital. Undistributed profit after tax can be distributed to investors based on capital contribution rate after approval by General Meeting of Shareholders /or Board of Directors and after making appropriation to funds in accordance with the Company's Charter and Vietnamese regulatory requirements.

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***Revenue*****Sales***

Revenue from the sale of goods is recognised when all five (5) following conditions are satisfied:

- The Company has transferred to the buyer the significant risks and rewards of ownership of the goods;
- The Company retains neither continuing managerial involvement to the degree usually associated with ownership nor effective control over the goods sold;
- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The costs incurred or to be incurred in respect of the transaction can be measured reliably.

Services rendered

Revenue of a transaction involving the rendering of services is recognised when the outcome of such transactions can be measured reliably. Where a transaction involving the rendering of services is attributable to several periods, revenue is recognised in each period by reference to the percentage of completion of the transaction at the balance sheet date of that period. The outcome of a transaction can be measured reliably when

- The amount of revenue can be measured reliably;
- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The percentage of completion of the transaction at the balance sheet date can be measured reliably; and
- The costs incurred for the transaction and the costs to complete the transaction can be measured reliably.

The stage of completion of a transaction may be determined by surveys of work completed method.

Financial income

Revenue arising from the use by the others of entity assets yielding interest, royalties and dividends shall be recognised when:

- It is probable that the economic benefits associated with the transaction will flow to the Company;
- The amount of the income can be measured reliably;

Dividends shall be recognised when the shareholder's right to receive payment is established.

Bonus shares or dividends paid by stocks: No earnings are recognized when the rights to receive bonus shares or stock dividend are established, the number of bonus shares or dividends paid by stocks will be presented on the related Note to Consolidated Financial Statements.

Revenue deductions

Revenue deductions from sales and service provisions arising in the period include: Trade discounts, sales allowances and sales return.

Trade discounts, sales allowances and sales returns incurred in the same period of consumption of products, goods and services are adjusted a decrease in revenue in the incurring period. In case products, goods and services are sold from the previous period, until the next period are incurred deductible items, Company records a decrease in revenue under the principles: If incurred prior to the issuance of Financial Statements then record a decrease in revenue on the Financial statements of the reporting period (the previous period); and if incurred after the release of Financial statements then record a decrease in revenue of incurring period (the next period).

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

*These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***Cost of goods sold**

Cost of goods sold is recognized in accordance with revenue arising and ensure compliance with the prudence principle. Cases of loss of materials and goods exceeded the norm, abnormal expenses, and losses of inventories after deducting the responsibility of collective and individuals concerned,... are recognized fully and promptly into cost of goods sold in the year.

Financial expenses

Items recorded into financial expenses consist of:

- Expenses or losses relating to financial investment activities;
- Expenses of capital borrowing;
- Losses from short-term security transfer, expenses of security selling transaction;
- Provision for business security decrease, provision for losses from investment in other units, losses incurred when selling foreign currency, losses from exchange rate...

The above items are recorded by the total amount arising within the period without compensation to financial

Taxation

Income tax expense represents the sum of the tax currently payable and deferred tax.

The determination of the tax currently payable is based on the current interpretation of tax regulations. However, these regulations are subject to periodic variation and their ultimate determination depends on the results of the tax authorities' examinations.

Other taxes are paid in accordance with the prevailing tax laws in Vietnam.

Earnings per share

Basic earnings per share are calculated by dividing net profit or loss after tax for the year attributable to ordinary shareholders of the Company (after adjusting for the bonus and welfare fund and allowance for Board of Directors) by the weighted average number of ordinary shares outstanding during the For the accounting period

Related Parties

The parties are regarded as related parties if that party has the ability to control or significantly influence the other party in making decisions about the financial policies and activities. The Company's related parties include:

- Companies, directly or indirectly through one or more intermediaries, having control over the Company or being under the control of the Company, or being under common control with the Company, including the Company's parent, subsidiaries and affiliated companies;
- Individuals, directly or indirectly, holding voting power of the Company that have a significant influence on the Company, key management personnel including directors and employees of the Company, the close family members of these individuals;
- Enterprises due to the above-mentioned individuals directly or indirectly hold an important part of the voting rights or have significant influence on the Company.

In considering the relationship of related parties to serve for the preparation and presentation of Financial statements, the Company should consider the nature of the relationship rather than the legal form of the

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***5 . CASH AND CASH EQUIVALENTS**

	30/09/2026	01/01/2026
	VND	VND
Cash on hand	4.444.523.973	526.562.332
Non term deposit	1.108.196.228	12.616.106.316
Cash equivalents	0	0
	5.552.720.201	13.142.668.648

6 . FINANCIAL INVESTMENTS**a) Held to maturity investments**

	30/09/2026		01/01/2026	
	Historical cost	Book value	Historical cost	Book value
	VND	VND	VND	VND
Short-term	82.689.475.259	82.689.475.259	93.602.516.049	93.602.516.049
Term deposits	82.689.475.259	82.689.475.259	93.602.516.049	93.602.516.049
Others	-	-	0	0
	82.689.475.259	82.689.475.259	93.602.516.049	93.602.516.049

b) Investments in join ventures, associates

	30/09/2026		01/01/2026	
	Historical cost	Reasonable value	Historical cost	Reasonable value
	VND	VND	VND	VND
H2 Vietnam Transport Company Limited	40.000.000.000	40.000.000.000	40.000.000.000	40.000.000.000
	40.000.000.000	40.000.000.000	40.000.000.000	40.000.000.000

Detail information on the Company's join ventures, associates as at 30/09/2026 as follows:

Name of company	Head office	Rate of interest	Rate of voting rights	Main business activities
H2 Vietnam Transport Company Limited	Hai Phong	40,00%	0	Inland waterway transport

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

*These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***7 . SHORT-TERM TRADE RECEIVABLES**

	30/09/2026	01/01/2026
	VND	VND
INOX VIET NAM PRODUCTION AND TRADING COMPANY LIMITED	9.972.551.081	4.551.580.932
SX AND TM PHU AN VINH JOINT STOCK COMPANY	7.209.556.728	22.714.126.671
HONG MINH PHUC COMPANY LIMITED	24.575.651.930	25.507.301.210
SAI GON STEEL JOINT STOCK COMPANY	26.490.796.329	0
Other trade receivables	148.717.204.246	131.758.548.100
	216.965.760.314	184.531.556.913

8 . SHORT-TERM PREPAYMENTS TO SUPPLIERS

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Consultant equipment and technical services joint stock company	3.971.613.600	0	0	0
Dong A business company limited	8.419.460.586	0	0	0
HUNG THINH INDUSTRY BOAT, TRANSPORT AND TRADING COMPANY LIMITED	28.831.248.660	0	4.220.466.323	0
Hung Thinh Co.,Ltd	19.975.000.000	0	24.980.000.000	0
Others	111.015.898.208	0	49.675.632.044	0
	172.213.221.054	0	78.876.098.367	0

9 . OTHER SHORT-TERM RECEIVABLES

	30/09/2026		01/01/2026	
	Value	Provision	Value	Provision
	VND	VND	VND	VND
Deposits	60.000.000	0	60.000.000	0
Others	1.115.753.425	0	18.360.000	0
	1.175.753.425	0	78.360.000	0

10 . INVENTORIES

	30/09/2026		01/01/2026	
	Original cost	Provision	Original cost	Provision
	VND	VND	VND	VND
Goods	98.779.635.986	0	77.072.927.126	0
Goods on consignment warehouse	-	-	-	-
Real estate	-	-	-	-
	98.779.635.986	0	77.072.927.126	0

HSV VIETNAM GROUP JOINT STOCK COMPANY

No 68 Luu Huu Phuoc, Tu Liem ward, Hanoi City

For the accounting period ended 30 September 2026

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NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

11 . TANGIBLE FIXED ASSETS

	Buildings	Machinery, equipment	Transportation equipment	Management equipment	Others	Total
	VND	VND	VND	VND	VND	VND
Original cost						
As at 01/01/2026	1.919.732.304	5.494.666.667	13.949.782.160	992.435.929	1.100.000.000	23.456.617.060
Purchase	-	-	86.028.046.451	-	-	86.028.046.451
As at 30/09/2026	<u>1.919.732.304</u>	<u>5.494.666.667</u>	<u>99.977.828.611</u>	<u>992.435.929</u>	<u>1.100.000.000</u>	<u>109.484.663.511</u>
Accumulated depreciation						
As at 01/01/2026	356.549.267	2.458.501.402	7.546.215.756	565.710.667	400.967.731	11.327.944.823
Depreciation	36.612.939	561.636.429	3.224.436.831	60.135.497	82.500.000	3.965.321.696
As at 30/09/2026	<u>393.162.206</u>	<u>3.020.137.831</u>	<u>10.770.652.587</u>	<u>625.846.164</u>	<u>483.467.731</u>	<u>15.293.266.519</u>
Net carrying amount						
As at 01/01/2026	1.563.183.037	3.036.165.265	6.403.566.404	426.725.262	699.032.269	12.128.672.237
As at 30/09/2026	<u>1.526.570.098</u>	<u>2.474.528.836</u>	<u>89.207.176.024</u>	<u>366.589.765</u>	<u>616.532.269</u>	<u>94.191.396.992</u>

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***12 . INTANGIBLE FIXED ASSETS**

	Land use rights	Total
	VND	VND
Original cost		
As at 01/01/2026	10.723.424.696	10.723.424.696
As at 30/09/2026	10.723.424.696	10.723.424.696
Accumulated depreciation		
As at 01/01/2026	795.247.322	795.247.322
Depreciation	147.571.669	147.571.669
As at 30/09/2026	942.818.991	942.818.991
Net carrying amount		
As at 01/01/2026	9.928.177.374	9.928.177.374
As at 30/09/2026	9.780.605.705	9.780.605.705

13 . PREPAID EXPENSES

	30/09/2026	01/01/2026
	VND	VND
a) Short-term prepaid expenses		
Short-term prepaid expenses	431.922.471	134.025.152
	431.922.471	134.025.152
b) Long-term prepaid expenses		
Long-term prepaid expenses	107.697.794	159.320.705
	107.697.794	159.320.705

14 . SHORT-TERM TRADE PAYABLES

	30/09/2026		01/01/2026	
	Outstanding balance	Amount can be paid	Outstanding balance	Amount can be paid
	VND	VND	VND	VND
a) Short-term trade payables				
THANH NAM GROUP JOINT STOCK COMPANY	5.513.801.766	5.513.801.766	2.119.912.053	2.119.912.053
DAI VIET STEEL TRADING INVESTMENT JOINT STOCK COMPANY	9.249.011.200	9.249.011.200	0	0
KHOI NGUYEN GENERAL TRADING INVESTMENT JOINT STOCK COMPANY	5.087.012.216	5.087.012.216	0	0
Other loan payables	555.019.910	555.019.910	6.015.106.581	6.015.106.581
	20.404.845.092	20.404.845.092	8.135.018.634	8.135.018.634

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***15 . SHORT-TERM ADVANCES FROM CUSTOMERS**

	30/09/2026	01/01/2026
	VND	VND
a) Short-term advances from customers		
LONG DO INVESTMENT AND DEVELOPMENT., JSC	3.049.269.762	0
HIEP HUONG TRADE JOINT STOCK COMPANY	19.161.957.200	0
THT THANG LONG TRADING CO., LTD.	0	4.200.000.000
Other	6.670.181.010	0
	28.881.407.972	4.200.000.000

16 . TAX AND PAYABLES FROM STATE BUDGET

	Payable at the opening period	Payable arise in the period	Amount paid in the period	Payable at the closing period
	VND	VND	VND	VND
Value added tax	288.081.546	1.060.778.543	1.348.860.089	0
Business income tax	1.139.758.135	1.737.320.824	1.139.758.136	1.737.320.823
Personal income tax	898.490	9.960.272	6.014.001	4.844.761
Fees and other obligations	-	11.895.598	11.895.598	0
	1.428.738.171	2.819.955.237	2.506.527.824	1.742.165.584

HSV VIETNAM GROUP JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS

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These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

17 . SHORT-TERM LOANS AND FINANCE LEASE LIABILITIES

	01/01/2026		In the period		30/09/2026	
	Outstanding balance	Amount can be paid	Increase	Decrease	Outstanding balance	Amount can be paid
	VND	VND	VND	VND	VND	VND
Short-term loans	385.324.254.544	385.324.254.544	896.821.050.303	883.602.973.520	398.542.331.327	398.542.331.327
<i>Vietnam Joint Stock Commercial Bank for Industry and Trade - Thang Long Branch</i>	269.925.801.828	269.925.801.828	710.155.746.357	680.086.338.006	299.995.210.179	299.995.210.179
<i>Southeast Asia Commercial Joint Stock Bank - Vinh Phuc Branch</i>	39.900.000.000	39.900.000.000	79.963.728.711	79.864.456.911	39.999.271.800	39.999.271.800
<i>Vietnam Prosperity Joint Stock Commercial Bank - Head Office Branch</i>	49.956.351.200	49.956.351.200	88.360.758.648	79.769.260.500	58.547.849.348	58.547.849.348
<i>Joint Stock Commercial Bank for Foreign Trade - Thang Long Branch</i>	25.542.101.516	-	18.340.816.587	43.882.918.103	-	-
	385.324.254.544	385.324.254.544	896.821.050.303	883.602.973.520	398.542.331.327	398.542.331.327

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

These notes are an integral part of and should be read in conjunction with the accompanying Financial statements

18 . OWNER'S EQUITY

a) Increase and decrease in owner's equity

	Contributed legal capital VND	Undistributed earnings VND	Total VND
Third quarter of 2025			
As at 01/01/2025	157.499.940.000	15.743.639.453	173.243.579.453
Previous period increase in capital	0	0	0
Profit/loss of the previous period	0	3.910.913.808	3.910.913.808
As at 30/09/2025	157.499.940.000	19.654.553.261	177.154.493.261
Third quarter of 2026			
As at 01/01/2026	157.499.940.000	20.160.681.493	177.660.621.493
Current period increase in capital	150.000.000.000	0	150.000.000.000
Profit/loss of the current period	0	6.754.519.253	6.754.519.253
As at 30/09/2026	307.499.940.000	26.915.200.746	334.415.140.746

b) Details of owner's invested capital

	Rate (%)	30/09/2026 VND	Rate (%)	01/01/2026 VND
Invested capital Nguyen Hong Tao	8,71%	26.797.650.000	5,9%	9.297.650.000
Invested capital Nguyen Van Quan	10,51%	32.325.000.000	5,3%	8.325.000.000
Invested capital Le Thi Hang	9,42%	28.952.000.000	5,7%	8.952.000.000
Others	71,36%	219.425.290.000	83,1%	130.925.290.000
Treasury stock	0,00%	0	0%	0
	100%	307.499.940.000	100%	157.499.940.000

c) Capital transactions with owners and distribution of dividends and profits

	Current Period VND	Previous Period VND
Owner's invested capital	307.499.940.000	157.499.940.000
- At the beginning of period	307.499.940.000	157.499.940.000
- At the ending of period	307.499.940.000	157.499.940.000

d) Stock

	Current Period	Previous Period
Quantity of issued stocks	30.749.994	15.749.994
- Common stocks	30.749.994	15.749.994
Quantity of circulation stocks	30.749.994	15.749.994
- Common stocks	30.749.994	15.749.994
Par value per stock (VND)	10.000	10.000

19 . REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES

	Current Period VND	Previous Period VND
Revenue from sale of merchandise	1.503.465.461.840	1.135.700.558.337
	1.503.465.461.840	1.135.700.558.337

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***20 . COSTS OF GOODS SOLD**

	Current Period	Previous Period
	VND	VND
Cost of merchandise sold	1.473.694.645.677	1.118.564.612.876
	<u>1.473.694.645.677</u>	<u>1.118.564.612.876</u>

21 . FINANCE INCOME

	Current Period	Previous Period
	VND	VND
Interest income, interest from loans	6.729.722.009	5.039.249.653
	<u>6.729.722.009</u>	<u>5.039.249.653</u>

22 . FINANCIAL EXPENSES

	Current Period	Previous Period
	VND	VND
Interest expenses	20.653.324.233	11.425.442.081
	<u>20.653.324.233</u>	<u>11.425.442.081</u>

23 . SELLING EXPENSES

	Current Period	Previous Period
	VND	VND
Expenses from external services	495.255.371	859.158.368
	<u>495.255.371</u>	<u>859.158.368</u>

24 . GENERAL AND ADMINISTRATION EXPENSES

	Current Period	Previous Period
	VND	VND
Raw materials	5.176.000	286.271.914
Labor	2.078.171.883	2.005.625.782
Depreciation and amortisation	1.697.189.190	1.609.757.770
Tax, Charge, Fee	258.074.194	5.000.000
Provision expenses/reversal of provision	1.538.307.500	829.525.335
Expenses from external services	2.158.180.583	382.971.301
Other expenses by cash	158.053.053	390.705.962
	<u>7.893.152.403</u>	<u>5.509.858.064</u>

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***25 . CURRENT BUSINESS INCOME TAX EXPENSES**

	Current Period	Previous Period
	VND	VND
Total profit before tax	8.491.840.076	5.011.848.510
Increase	194.764.041	492.825.000
- <i>Unreasonable expenses</i>	194.764.041	492.825.000
Decrease	0	0
Taxable income	8.686.604.117	5.504.673.510
Current corporate income tax expenses	1.737.320.823	1.100.934.702
Tax payable at the beginning of period	1.139.758.135	1.036.974.955
Tax paid in the period	(1.139.758.136)	(1.036.974.955)
Closing period income tax payable of main business activities	1.737.320.822	1.100.934.702
Tax payable at the beginning of period of real estate business	-	-
Tax paid in the period of real estate business	-	-
Closing period income tax payable of real estate business	-	-
Total current corporate income tax expenses	1.737.320.823	1.100.934.702
Corporate income tax payable at the end of the period	1.737.320.822	1.100.934.702

26 . BASIC EARNINGS PER SHARE

Earning per share distributed to common shareholders of the company is calculated as follows :

	Current Period	Previous Period
	VND	VND
Profit after tax	6.754.519.253	3.910.913.808
Profit distributed for common stocks	6.754.519.253	3.910.913.808
Average circulated common stocks in the period	30.749.994	15.749.994
Basic earnings per share	220	248

27 . DILUTED EARNINGS PER SHARE

Diluted earnings per share distributed to common shareholders of the Company are:

	Current Period	Previous Period
	VND	VND
Profit after tax	6.754.519.253	3.910.913.808
Profit distributed for common stocks	6.754.519.253	3.910.913.808
Average circulated common stocks in the period	30.749.994	15.749.994
Diluted earnings per share	220	248

NOTES TO THE FINANCIAL STATEMENTS**FORM B 09-DN***These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***28 . FINANCIAL INSTRUMENTS**

The types of financial instruments of the Company include:

	Carrying amount			
	30/09/2026		01/01/2026	
	Original Cost	Provision	Original Cost	Provision
	VND	VND	VND	VND
Financial Assets				
Cash and cash equivalents	5.552.720.201	-	13.142.668.648	0
Trade receivables, other receivables	218.141.513.739	-	184.609.916.913	0
Short term investments	82.689.475.259	-	93.602.516.049	0
	306.383.709.199	-	291.355.101.610	0
	Carrying amount			
	30/09/2026		01/01/2026	
	VND		VND	
Financial Liabilities				
Loans and borrowings			398.542.331.327	385.324.254.544
Trade payables, other payables			20.404.845.092	8.135.018.634
Accrued expenses			47.648.000	257.325.709
			418.994.824.419	393.716.598.887

Financial assets and financial liabilities are not revalued according to fair value at the year ended because Circular No. 210/2009/TT-BTC and prevailing statutory regulations require to present Financial Statements and additional note for financial instruments but do not provide any relevant instructions for assessment and recognition of fair value of financial assets and liabilities, excluding provisions for bad debts and provision for devaluation of securities investments which are presented in relevant notes.

Financial risk management

The Company's financial risks including market risk, credit risk and liquidity risk. The Company has developed its control system to ensure the reasonable balance between cost of incurred risks and cost of risk management. The Board of Directors of the Company is responsible for monitoring the risk management process to ensure the appropriate balance between risk and risk control.

Market risk**Price Risk**

The Company bears price risk of equity instruments from short-term and long-term security investments due to uncertainty on future prices of the securities. Long-term securities are held for long-term strategies, at the end of the fiscal year, the Company has no plans to sell these investments.

NOTES TO THE FINANCIAL STATEMENTS

FORM B 09-DN

*These notes are an integral part of and should be read in conjunction with the accompanying Financial statements***Exchange rate risk**

The Company bears the risk of exchange rate due to fluctuation in fair value of future cash flows of a financial instrument according to changes in exchange rates if loans, revenues and expenses of the Company are done in foreign currencies other than VND.

Interest rate risk

The Company bears the risk of interest rates due to fluctuation in fair value of future cash flow of a financial instrument according to changes in market interest rates if the Company has time or demand deposits, loans and debts subject to floating interest rates. The Company manages interest rate risk by analyzing the market competition situation to obtain any interest profitable for its operation purpose.

Credit Risk

Credit risk is risk in which the potential loss may be incurred if a counterpart fails to perform its obligations under contractual terms or financial instruments. The Company has credit risk from operating activities (mainly for trade receivables) and financial activities (including bank deposits, loans and other financial instruments).

Liquidity Risk

Liquidity risk is the risk in which the Company has trouble in settlement of its financial obligations due to lack of funds. Liquidity risk of the Company is mainly from different maturity of its financial assets and liabilities.

29 . EVENTS AFTER BALANCE SHEET DATE

There have been no significant events occurring after the reporting period, which would require adjustments or disclosures to be made in the Financial statements.

30 . COMPARATIVE FIGURES

The comparative figures are figures in the Financial statements for the accounting period ended as at 30 September 2025, which was prepared by the Company.



Vu Thi Huong
Preparer



Nguyen Thi Thu Hang
Chief Accountant



Nguyen Van Quan
General Director

Ha Noi, 19 October 2026