

HANOI TRADE JOINT STOCK CORPORATION
CONSOLIDATED FINANCIAL STATEMENTS

Q2 2025



HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

CONSOLIDATED BALANCE SHEET*As at 30 June 2025**Unit: VND*

ASSETS	Code	Notes	Ending Balance (As at 30 June 2025)	Beginning Balance (As at 01 January 2025)
A. CURRENT ASSETS	100		1.023.966.809.571	1.043.479.743.747
I. Cash and cash equivalents	110	V.01	42.783.081.845	55.312.296.140
1. Cash	111		34.283.081.845	54.812.296.140
2. Cash equivalents	112		8.500.000.000	500.000.000
II. Short-term financial investments	120	V.02	300.000.000	-
1. Held-to-maturity investments	123		300.000.000	-
III. Short-term account receivables	130		920.329.837.843	928.723.842.598
1. Short-term trade receivables	131	V.03	209.529.816.909	205.033.282.954
2. Short-term advances to suppliers	132	V.04	331.471.436.114	330.080.873.329
3. Receivables for current loans	135	V.05	106.487.024.654	106.637.024.654
4. Other short-term receivables	136	V.06	468.230.369.941	482.167.539.759
5. Provision for short-term doubtful debts	137		(195.388.809.775)	(195.194.878.098)
6. Shortage of assets waiting for resolution	139		-	-
IV. Inventories	140		32.615.995.008	32.433.451.862
1. Inventories	141	V.07	32.615.995.008	32.433.451.862
2. Provision for devaluation of inventories	149		-	-
V. Other short-term assets	150	V.08	27.937.894.875	27.010.153.147
1. Short-term prepayments	151		13.305.714.014	13.049.229.612
2. Value added tax deductibles	152		13.945.591.730	13.384.931.451
3. Taxes and other receivables from the State budget	153		686.589.131	575.992.084
4. Other short-term assets	155		-	-
B. NON-CURRENT ASSETS	200		2.064.791.918.701	2.078.350.428.306
I. Long-term receivables	210		5.760.024.087	7.388.210.191
1. Long-term trade receivables	211	V.03	4.311.537.447	6.278.578.591
2. Other long-term receivables	216	V.06	1.448.486.640	1.109.631.600
3. Allowance for doubtful debt	219		-	-
II. Fixed assets	220		629.079.274.700	636.354.370.484
1. Tangible fixed assets	221	V.09	583.264.604.823	590.539.700.607
- Cost	222		902.835.934.853	898.102.203.798
- Accumulated depreciation	223		(319.571.330.030)	(307.562.503.191)
2. Intangible fixed assets	227	V.10	45.814.669.877	45.814.669.877
- Cost	228		48.910.103.011	48.910.103.011
- Accumulated depreciation	229		(3.095.433.134)	(3.095.433.134)

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III. Investment property	230	V.11	92.669.494.369	94.506.412.135
- Cost	231		131.527.016.822	131.527.016.822
- Accumulated depreciation	232		(38.857.522.453)	(37.020.604.687)
IV. Long-term assets in progress	240		969.532.963.435	963.445.908.218
1. Long-term assets in progress	241	V.12	546.895.305.236	546.582.721.998
2. Construction in progress	242	V.13	422.637.658.199	416.863.186.220
V. Long-term financial investments	250		208.039.453.523	202.403.216.823
1. Investments in subsidiaries	251	V.14	-	-
2. Investment in associates, affiliates	252	V.15	135.266.980.741	131.429.664.041
3. Equity investments in other entities	253	V.16	90.817.472.782	89.018.552.782
4. Allowance for diminution in the value of long-term financial investments	254		(18.045.000.000)	(18.045.000.000)
5. Held-to-maturity investments	255			
VI. Other long-term assets	260		159.710.708.587	174.252.310.455
1. Long-term prepayments	261	V.17	133.849.771.918	146.143.547.484
2. Commercial advantage	269		25.860.936.669	28.108.762.971
TOTAL ASSETS	270		3.088.758.728.272	3.121.830.172.053
RESOURCES	Code	Notes	Ending Balance (As at 30 June 2025)	Beginning Balance (As at 01 January 2025)
A. LIABILITIES	300		870.286.199.928	908.018.378.524
I. Current liabilities	310		671.607.292.205	684.120.498.317
1. Short-term trade payables	311	V.18	19.859.574.521	19.005.904.129
2. Short-term advances from customers	312	V.19	1.992.556.322	3.862.989.909
3. Taxes and amounts payable to the State budget	313	V.20	6.654.869.587	27.863.422.423
4. Payables to employees	314		4.281.931.438	6.671.284.918
5. Short-term accrued expenses	315	V.21	32.758.665.543	19.449.276.616
6. Phải trả nội bộ ngắn hạn	316		-	-
6. Short-term unrealized revenues	318	V.22	10.466.014.071	9.020.595.079
7. Other current payables	319	V.23	40.174.525.751	43.871.619.548
8. Short-term loans and obligations under finance leases	320	V.24	554.677.122.656	553.632.673.379
9. Short-term provisiosn	321	V.18	466.524.003	466.524.003
10. Bonus and welfare funds	322		275.508.313	276.208.313
II. Long-term liabilities	330		198.678.907.723	223.897.880.207
1. Long-term trade payables	331	V.11	-	-
2. Long-term advances from customers	332	V.19	19.710.456.615	19.707.456.615
3. Accrued expenses	333		28.681.592	-

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4. Long-term unrealized revenues	336	V.22	92.912.699.758	94.821.910.012
5. Other long-term payables	337	V.23	28.979.093.954	25.957.410.186
6. Long-term loans and obligations under finance leases	338	V.24	57.010.972.394	83.374.099.984
7. Deferred tax liabilities	341		37.003.410	37.003.410
B. EQUITY	400		2.218.472.528.344	2.213.811.793.529
I. OWNERS' EQUITY	410	V.25	2.218.472.528.344	2.213.811.793.529
1. Owners' contributed capital	411		2.200.000.000.000	2.200.000.000.000
- Ordinary shares carrying voting rights	411a		2.200.000.000.000	2.200.000.000.000
- Preferred shares	411b		-	-
2. Share premium	412		315.664.802	315.664.802
3. Option to convert bonds	413		-	-
4. Other capitals of owners	414		-	-
5. Treasury shares (*)	415		(529.920.000)	(529.920.000)
6. Asset revaluation differences	416		10.242.057.765	10.242.057.765
7. Foreign exchange differences	417		-	-
8. Investment and development fund	418		33.381.940.928	33.381.940.928
9. Other funds under owners' equity	420		-	-
10. Retained earnings	421		(47.017.123.657)	(50.327.802.859)
- Accumulated retained earnings by the end of the previous year	421a		(51.951.427.629)	(27.225.140.160)
- Retained earnings of the current year	421b		4.934.303.972	(23.102.662.699)
11. Funds for capital construction investment	422		-	-
12. Non-controlling interests	429		22.079.908.506	20.729.852.893
II. Other funds	430		-	-
TOTAL RESOURCES	440		3.088.758.728.272	3.121.830.172.053

Ha Noi, 30 July 2025

Preparer

Chief Accountant

General Director



CAO MANH TUAN



NGUYEN THU HANG



HANOI TRADE JOINT STOCK CORPORATION

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CONSOLIDATED INCOME STATEMENT

Q2 2025

ITEMS	Code	Notes	Quarter 2		Cumulative	
			Current year	Previous year	Current year	Previous year
1. Gross revenue from good sold and services rendered	01	VI.26	113.793.601.331	99.886.326.492	239.641.765.745	244.479.401.757
2. Deductions	02		-	-	-	-
3. Net revenue from good sold and services rendered	10	VI.27	113.793.601.331	99.886.326.492	239.641.765.745	244.479.401.757
4. Cost of sales	11	VI.28	84.759.705.868	75.677.873.663	181.593.246.474	191.316.801.600
5. Gross profit from good sold and services rendered	20		29.033.895.463	24.208.452.829	58.048.519.271	53.162.600.157
6. Financial income	21	VI.29	14.327.488.115	13.818.702.246	30.924.774.322	29.813.283.789
7. Financial expenses	22	VI.30	14.361.182.454	20.050.457.974	29.490.643.886	40.206.705.904
<i>In which: interest expenses</i>	23		14.044.350.558	19.684.975.336	28.550.974.544	39.314.737.687
8. Share of net profit from joint-ventures, associates	24		4.989.796.979	3.171.876.618	8.543.560.662	6.928.661.414
8. Selling expenses	25	VI.31	8.483.950.545	8.331.840.238	16.742.195.115	18.523.593.165
10. General and administrative expenses	26	VI.32	25.589.341.926	21.887.808.092	48.737.561.091	38.431.897.024
11. Operating profit	30		(83.294.368)	(9.071.074.611)	2.546.454.163	(7.257.650.733)
12. Other incomes	31	VI.33	2.106.609.762	1.542.670.222	3.134.540.947	2.919.089.814
13. Other expenses	32	VI.34	13.052.737	570.365.399	650.958.567	893.798.918
14. Other profit	40		2.093.557.025	972.304.823	2.483.582.380	2.025.290.896

ITEMS	Code	Notes	Quarter 2		Cumulative	
			Current year	Previous year	Current year	Previous year
15. Accounting profit before tax	50		2.010.262.657	(8.098.769.788)	5.030.036.543	(5.232.359.837)
16. Current corporate income tax expense	51	VI.35	45.730.544	59.723.191	126.514.600	133.780.900
17. Deferred corporate tax expense	52					
18. Net profit after corporate income tax	60		1.964.532.113	(8.158.492.979)	4.903.521.943	(5.366.140.737)
19 Profit after tax attributable to parent company	61		1.993.220.363	(8.037.327.429)	4.934.303.972	(5.432.578.229)
20 Profit after tax attributable to non-controlling shareholders	62		(28.688.250)	(121.165.550)	(30.782.029)	66.437.492
21. Basic earnings per share	70		9,06	(36,53)	22,43	(24,69)
22. Declining earnings per share	71		9,06	(36,53)	22,43	(24,69)

Preparer



Cao Manh Tuan

Chief Accountant



Nguyen Thu Hang

Hà Nội, 30 July 2025

General Director



HANOI TRADE JOINT STOCK CORPORATION

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CONSOLIDATED CASH FLOW STATEMENT*(Under direct method)***For the period from January 01, 2025 to June 30, 2025***Unit: VND*

Items	Codes	Curent year	Previous year
I. Cash flows from operating activities	01		
<i>1. Profit before tax</i>		5.030.036.543	(5.232.359.837)
<i>2. Adjustments for:</i>		-	
Depreciation of fixed assets and investment properties	02	15.547.582.213	12.253.903.398
Provisions	03	(17.551.865)	2.056.704.477
Exchange gains, losses arising from revaluation of monetary items denominated in foreign currency	04	(244.966.785)	(43.726.394)
Profits, losses from investing activities	05	(18.486.296.826)	(12.368.069.495)
Interest expenses	06	30.513.398.088	39.314.737.687
Other adjustments	07	-	-
	08	32.342.201.368	35.981.189.836
<i>3. Operating profit before movements in working capital</i>			
Increase, decrease in receivables	09	(21.210.433.307)	(77.065.557.847)
Increase, decrease in inventories	10	(526.099.241)	6.831.286.884
Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(7.983.414.399)	(13.341.550.577)
Increase, decrease in prepaid expenses	12	11.759.852.966	15.050.513.558
Increase, decrease in trading securities	13	-	-
Interest paid	14	(39.665.016.945)	(47.624.217.144)
Corporate income tax paid	15	(293.576.669)	(264.884.482)
Other proceeds from operating activities	16	-	-
Other payments for operating activities	17	(11.986.621)	(90.866.000)
<i>Net cash generated by operating activities</i>	20	(25.588.472.848)	(80.524.085.772)
II. Cash flows from investing activities			
Acquisition and construction of fixed assets and other long-term assets	21	(8.285.267.208)	(13.929.673.106)
	22	3.181.818	32.041.818
Proceed from sales, disposal of fixed assets and other long-term assets	23	(7.100.000.000)	-
Cash outflow for lending, selling debt instruments of other entities	24	-	400.000.000
Cash recovered from lending, selling debt instruments of other entities	25	(1.798.920.000)	(3.513.000.000)
Payments for investments in other entities	26	-	-
Proceeds from disposal of investments in other entities	27	48.590.217.097	5.222.704.386
<i>Net cash flows from investing activities</i>	30	31.409.211.707	(11.787.926.902)
III. Cash flows from financing activities			

Items	Codes	Curent year	Previous year
Proceeds from share issuance, capital contribution	31	-	-
	32	-	
Repayments of capital contributions to owners and			
Drawdown of borrowings	33	510.442.934.260	491.006.558.413
Repayments of borrowings	34	(528.896.799.733)	(401.778.210.610)
Repayments of finance lease	35	-	-
Dividends, profits paid to shareholders	36	-	-
Net cash flows from financing activities	40	(18.453.865.473)	89.228.347.803
Net cash flows during the year (50 = 20+30+40)	50	(12.633.126.614)	(3.083.664.871)
Cash and cash equivalents at the beginning of year	60	55.312.296.140	36.171.253.569
Effect of exchange rate fluctuations on cash and cash equivalents	61	103.912.319	42.839.168
Cash and cash equivalents at the yend of the year (70 = 50+60+61)	70	42.783.081.845	33.130.427.866

Preparer

Chief Accountant



CAO MANH TUAN



NGUYEN THU HANG

Hà Nội, 30 July 2025

General Director



DUONG THI LAM



**HANOI TRADE JOINT STOCK
CORPORATION**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
From 01/04/2025 to 31/06/2025

I-Operational characteristics of the Corporation

- 1- Business field: Domestic and foreign
- 2- Business lines: Import-export business, Domestic trade, Investment and development of commercial infrastructure systems.

3. The Corporation's organizational structure at the time of reporting includes:

Board of Directors

Mr Nguyen Thai Dung	Chairman of the Board of Directors
Mrs Tran Thi Tuyet Nhung	Member of the Board of Director
Mrs Tran Hue Linh	Member of the Board of Director

Board of Supervisors

Mrs Nguyen Hong Hai	Head of the Board of Supervisors
Mrs Vu Thi Quynh Trang	Member of Supervisory Board
Mr Nguyen Trong Hien	Member of Supervisory Board

Board of Management

Mr Vu Thanh Son	General Director (dismissed on 01 March 2025)
Mrs Duong Thi Lam	General Director (appointed on 01 March 2025)
	Deputy General Director (dismissed on 01 March 2025)
Mrs Do Tue Tam	Deputy General Director
Mr Le Anh Tuan	Deputy General Director

Chief Accountant

Mrs Duong Thi Lam	Chief Accountant (dismissed on 15th January 2025)
Mrs Nguyen Thu Hang	Chief Accountant (appointed on 15th January 2025)

4. Total number of subsidiaries: 7 Companies

5- List of important merged companies:

5.1- Parent company - Corporation

Add: 38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Parent company's interest rate: 100%

Voting rights of the Parent Company: 100%

5.2- Hapro Handicrafts Import Export and Trader Tourism Joint Stock Company

Add: 11B Trang Thi, Hoan Kiem Ward, Ha Noi

Parent company's interest rate: 52,5%

Voting rights of the Parent Company 52,5%

5.3- Hanoi Trade Infrastructure Development Investment Joint Stock Company

Add: 38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Ha Noi

Parent company's interest rate: 92,41%

Voting rights of the Parent Company: 92,41%

5.4- Bac Giang Trade Infrastructure Development Investment Joint Stock Company

Add: 38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Parent company's interest rate: 60,97%

Voting rights of the Parent Company: 60,97%

5.5- Hapro Vodka Joint Stock Company

Add: Hapro Food Industrial Park – Thuan An – Hanoi

Parent company's interest rate: 54,58%

Voting rights of the Parent Company: 54,58%

5.6- Hai Duong Technology Products Joint Stock Company

Add: 150 Chi Lang, Nguyen Trai Ward, Hai Phong

Parent company's interest rate: 54,13%

Voting rights of the Parent Company: 54,13%

5.7- Binh Phuoc Cashew Production Processing Import Export Joint Stock Company

Add: Number 551, Group 1, Tan Phuoc village, Phu Rieng Commune, Binh Phuoc Province

Parent company's interest rate: 83,69%

Voting rights of the Parent Company: 83,69%

II- Accounting period, currency used in accounting and comparative data

1- Annual accounting period (starts from January 1 and ends on December 31).

2- Currency unit used in accounting: Vietnam Dong

III- Applicable accounting standards and regimes

1- Applicable accounting regime: Enterprise accounting regime

2- Declaration of compliance with Accounting Standards and Accounting Regime: Financial statements are prepared and presented in accordance with Vietnamese Accounting Standards and Regime.

3- Accounting form applied: Apply accounting software on computers.

IV- Applicable accounting policies

1- Principles for recording cash and cash equivalents.

Method of converting other currencies into currencies used in accounting.

2- Principles for recording inventory:

- Principle of recording inventory: Inventory according to actual purchase price

- Method of calculating inventory value: Regular declaration

- Inventory accounting method: Regular declaration

- Method of setting up provisions for devaluation of inventory.

3- Principles for recording and depreciating fixed assets:

- Principles for recording fixed assets (tangible, intangible, finance lease): According to the original price and remaining value of the fixed asset.

- Fixed assets depreciation method (Tangible, intangible, financial lease): According to the straight-line method.

4- Principles for recording and depreciating investment real estate:

- Principles for recording investment real estate

- Depreciation method of investment real estate

5- Principles for recording financial investments:

- Investments in subsidiaries, affiliated companies, capital contributions to jointly controlled business establishments: Equity
- Short-term securities investments: Original price
- Other short-term and long-term investments: Original price
- Method of making provisions for short-term and long-term investment price reductions: Based on the types of securities for which provisions are made
- 6- Principles for recording and capitalizing borrowing costs:
 - Principles for recording borrowing costs: Recorded in Account 635
 - Capitalization rate is used to determine borrowing costs capitalized during the period: Recorded in Account 241
- 7- Principles for recording and capitalizing other expenses:
 - Prepaid expenses: Account expenses according to regulations and allocate multiple times to production and business expenses (Account 142 allocated for 1 year, Account 242 allocated over 1 year)
 - Other costs.
 - Prepaid expense allocation method: Straight line
 - Method and time of allocation of goodwill.
- 8- Principles for recording payable expenses.
- 9- Principles and methods for recording provisions for payables.
- 10- Principles for recording equity: According to the decision to allocate State capital
 - Principles for recording the owner's investment capital, share capital surplus, and other capital of the owner.
 - Principles for recording differences in asset revaluation.
 - Principles for recording exchange rate differences: Comply with standard No. 10
 - Principles for recording undistributed profits: Recording profits after corporate income tax and regulations of Circulars 33, 64 and regulations of the Corporation.
- 11- Principles and methods of revenue recognition:
 - Sales revenue: Comply with 05 revenue recognition conditions specified in CM No. 14
 - Service provision revenue: Comply with 04 conditions for recording service provision revenue in CM No. 14
 - Financial revenue: Comply with 02 conditions for recording financial revenue specified in CM No. 14
 - Construction contract revenue.
- 12. Principles and methods of recording financial expenses: Comply with relevant standards (Do not offset financial revenue)
- 13. Principles and methods for recording current corporate income tax expenses and deferred corporate income tax expenses: Comply with corporate income tax law and guiding circulars and standards 17
- 14- Foreign exchange risk provisions: None
- 15- Other accounting principles and methods.

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V. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE BALANCE SHEET*Unit: VND*

	Ending balance		Beginning balance	
	Original price	Preventive	Original price	Preventive
1. Cash and Cash equivalents				
Cash on hand	4.188.752.047		3.328.129.271	
Bank demand deposits	30.094.329.798		49.006.094.977	
Transferring money	-		2.478.071.892	
Cash equivalents	8.500.000.000		500.000.000	
Total	42.783.081.845		55.312.296.140	
2. Short-term financial investments				
Held-to-maturity investments	300.000.000		-	
Total	300.000.000		-	
3. Trade receivables				
Short-term trade receivables	209.529.816.909		205.033.282.954	
Long-term trade receivables	4.311.537.447		6.278.578.591	
Total	213.841.354.356		211.311.861.545	
4. Advances to suppliers				
Short-term advances to suppliers	331.471.436.114		330.080.873.329	
Long-term advances to suppliers	-		-	
Total	331.471.436.114		330.080.873.329	
5. Receivables for current loans				
Short - term receivables for current loans	106.487.024.654		106.637.024.654	
Long - term receivables for current loans	-		-	
Total	106.487.024.654		106.637.024.654	
6. Other receivables				
Other short-term receivables	468.230.369.941		482.167.539.759	
Other long-term receivables	1.448.486.640		1.109.631.600	
Deposit	1.448.486.640		1.109.631.600	
Receivable from equitization				
Total	469.678.856.581		483.277.171.359	
7. Inventories				
Goods in transit	-	-	-	-
Raw Material	287.653.184	-	1.620.066.288	-
Tools and supplies	-	-	-	-
Work in progress	-	-	25.000.000	-
Finished goods	9.909.374.826	-	9.485.326.982	-
Goods	21.208.033.665	-	20.092.125.259	-
Goods sent for sale	-	-	-	-
Real estate goods	1.210.933.333	-	1.210.933.333	-

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Total	32.615.995.008	-	32.433.451.862	-
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The value of inventory is used as mortgage or pledge to secure payable debts:

None

8. Other short-term assets	Ending balance	Beginning balance
Short-term prepayments	13.305.714.014	13.049.229.612
Value added tax deductibles	13.945.591.730	13.384.931.451
Taxes and other receivables from the State budget (*)	686.589.131	575.992.084
Total	27.937.894.875	27.010.153.147

(*) Taxes and other receivables from the State budget:

	Ending balance	Beginning balance
Corporate income tax	425.783.985	365.186.938
Import and export duties	40.000.000	40.000.000
Value added tax	-	-
Special consumption tax	50.000.000	-
Personal income tax	8.129.190	8.129.190
Land rent	6.411.015	6.411.015
Other taxes	156.264.941	156.264.941
Total	686.589.131	575.992.084

9. Tangible fixed assets <Details in Appendix No. 01>
10. Increases, decreases in intangible assets

	Land use rights	Computer Software	Other	Total
Cost				
<i>Opening balance</i>	<i>45.845.913.581</i>	<i>3.031.689.430</i>	<i>32.500.000</i>	<i>48.910.103.011</i>
Additions				-
Another increases	-		-	-
Another decreases	-	-	-	-
Liquidation and sale		-	-	-
<i>Closing balance</i>	<i>45.845.913.581</i>	<i>3.031.689.430</i>	<i>32.500.000</i>	<i>48.910.103.011</i>
<i>Closing balance</i>				
Accumulated amortisation	<i>31.243.704</i>	<i>3.031.689.430</i>	<i>32.500.000</i>	<i>3.095.433.134</i>
<i>Opening balance</i>	-			-
Depreciation during the period				
Liquidation and sale	-	-	-	-
Another decreases				-
<i>Closing balance</i>	<i>31.243.704</i>	<i>3.031.689.430</i>	<i>32.500.000</i>	<i>3.095.433.134</i>
Net book value				
<i>Opening balance</i>	<i>45.814.669.877</i>	-	-	<i>45.814.669.877</i>
<i>Closing balance</i>	<i>45.814.669.877</i>	-	-	<i>45.814.669.877</i>

11. Increases, decreases in investment properties

	Beginning balance	Increased during the period	Decreased during the period	Ending balance
a) Rental real estate				
Cost	131.527.016.822	-	-	131.527.016.822
- Land use rights	97.669.924.568	-	-	97.669.924.568
- Infrastructure	33.857.092.254	-	-	33.857.092.254

HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

Accumulated Depreciation	37.020.604.687	1.836.917.766	-	38.857.522.453
- Land use rights	19.129.697.942	1.374.024.384	-	20.503.722.326
- Infrastructure	17.890.906.745	462.893.382	-	18.353.800.127
Net book value	94.506.412.135	-	-	92.669.494.369
- Land use rights	78.540.226.626	-	-	77.166.202.242
- Infrastructure	15.966.185.509	-	-	15.503.292.127
12. Long-term assets in progress			Ending balance	Beginning balance
Le Chi housing and auxiliary area project, Gia Lam, Hanoi			546.895.305.236	546.582.721.998
Total			546.895.305.236	546.582.721.998
13. Construction in progress			Ending balance	Beginning balance
Total			422.637.658.199	416.863.186.220
14. Investments in subsidiaries (Details in Appendix No. 02)				
15. Investment in associates, affiliates (Details in Appendix No. 02)				
16. Equity investments in other entities (Details in Appendix No. 02)				
17. Long-term prepayments			Ending balance	Beginning balance
Long-term prepayments			133.849.771.918	146.143.547.484
Total			133.849.771.918	146.143.547.484
18. Trade payables			Ending balance	Beginning balance
Short-term trade payables			19.859.574.521	19.005.904.129
Long-term trade payables			-	-
Total			19.859.574.521	19.005.904.129
19. Advances from customers			Ending balance	Beginning balance
Short-term advances from customers			1.992.556.322	3.862.989.909
Long-term advances from customers			19.710.456.615	19.707.456.615
Total			21.703.012.937	23.570.446.524
20. Taxes and amounts payable to the State budget			Ending balance	Beginning balance
Value added tax			4.278.543.057	27.405.500.749
Special consumption tax			890.409	1.981.421
Corporate income tax			75.876.240	145.469.650
Personal income tax			216.097.588	243.322.039
Land rent			2.075.942.293	59.628.564
Other taxes			7.520.000	7.520.000
Total			6.654.869.587	27.863.422.423

HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

21. Short-term accrued expenses	Ending balance		Beginning balance	
	Value	Capable of repaying debt	Value	Capable of repaying debt
Other accruals	32.758.665.543	32.758.665.543	19.449.276.616	19.449.276.616
Total	32.758.665.543	32.758.665.543	19.449.276.616	19.449.276.616

22. Unrealized revenues	Ending balance	Beginning balance
Short-term unrealized revenues	10.466.014.071	9.020.595.079
Long-term unrealized revenues	92.912.699.758	94.821.910.012
Total	103.378.713.829	103.842.505.091

23. Other current payables	Ending balance	Beginning balance
Short-term other current payables	40.174.525.751	43.871.619.548
Long-term other current payables	28.979.093.954	25.957.410.186
Total	69.153.619.705	69.829.029.734

24. Loans and obligations under finance leases	Ending balance	Beginning balance
Short-term loans and obligations under finance leases	554.677.122.656	553.632.673.379
Long-term loans and obligations under finance leases	57.010.972.394	83.374.099.984
Total	611.688.095.050	637.006.773.363

VI. ADDITIONAL INFORMATION FOR ITEMS PRESENTED ON THE INCOME STATEMENT <Unit: VND>

26. Gross revenue from good sold and services rendered	Current period	Previous period
Sales revenue	65.871.026.736	54.927.005.643
Revenue from providing services and finished products	47.611.288.979	44.518.106.497
Real estate business revenue	311.285.616	441.214.352
Total	113.793.601.331	99.886.326.492

Revenue deductions	0	0
Trade discount		
Sales returned	-	-
Reduced sales price	-	-
Total		

27. Net revenue from good sold and services rendered	Current period	Previous period
Revenue from finished goods sold	65.871.026.736	54.927.005.643
Revenue from service provision	47.611.288.979	44.518.106.497
Revenue from providing services and finished products	311.285.616	441.214.352
Total	113.793.601.331	99.886.326.492

28. Cost of sales	Current period	Previous period
Cost of goods sold	55.108.069.082	47.507.391.739
Cost of services and finished products provided	29.420.190.095	27.939.035.233
Cost of real estate business	231.446.691	231.446.691
Total	84.759.705.868	75.677.873.663

HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

29. Financial income	Current period	Previous period
Interest on deposit, margin	2.337.277.040	3.670.905.865
Interest on exchange rate difference	1.057.805.406	1.774.957.749
Dividends and profits are distributed	2.174.063.201	6.190.082.192
Profits from business cooperation	8.758.342.468	1.751.742.741
Other revenue from financial activities	-	431.013.699
Total	14.327.488.115	13.818.702.246
30. Financial expenses	Current period	Previous period
Loan interest expenses	14.044.350.558	19.684.975.336
Payment discounts, deferred sales interest	-	-
Exchange rate difference loss	316.831.896	365.482.638
Other financial expenses	-	-
Total	14.361.182.454	20.050.457.974
31. Selling expenses	Current period	Previous period
Employee expenses	2.592.360.481	3.213.267.300
Cost of packaging materials	172.927.660	158.771.500
Cost of tools and supplies	291.662.132	272.042.735
Fixed asset depreciation expense	347.172.889	429.945.293
Cost of hired services	4.371.172.070	3.166.482.585
Other costs	708.655.313	1.091.330.825
Total	8.483.950.545	8.331.840.238
32. General and administrative expenses	Current period	Previous period
Employee expenses	6.885.199.904	6.820.437.711
Material costs	15.632.059	40.501.542
Cost of office supplies	146.503.668	259.848.522
Fixed asset depreciation expense	1.176.564.619	1.333.864.790
Taxes, charges and fees	302.764.458	341.006.490
Setting up provisions for bad debts	-	3.941.451.065
Cost of hired services	1.876.828.512	2.348.554.212
Other costs	15.185.848.706	6.802.143.760
Total	25.589.341.926	21.887.808.092
33. Other incomes	Current period	Previous period
Liquidation of fixed assets, tools and equipment	3.181.818	-
Other incomes	2.103.427.944	1.542.670.222
Total	2.106.609.762	1.542.670.222
34. Other expenses	Current period	Previous period
Residual value of fixed assets, liquidated tools and equipment	-	136.986.083

HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

Other expenses	13.052.737	433.379.316
Total	13.052.737	570.365.399

35. Current corporate income tax expenses

	Current period	Previous period
Corporate income tax must be paid	45.730.544	59.723.191

Preparer



CAO MANH TUAN

Chief accountant



NGUYEN THU HANG

Ha Noi, 30 July 2025

General Director



DUONG THI LAM



HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

Appendix No. 01: Tangible fixed assets

	Buildings and structures	Machinery and equipment	Motor vehicles	Office equipment	Othes	Total
Cost						
Opening balance	853.265.853.164	30.933.749.633	8.595.617.720	2.632.861.246	2.674.122.035	898.102.203.798
Buy during the period	4.047.062.975				49.120.000	4.096.182.975
Basic construction completed	798.112.400					798.112.400
Other increase						-
Liquidation and sale				50.000.000		50.000.000
Other decrease		110.564.320				110.564.320
Closing balance	858.111.028.539	30.823.185.313	8.595.617.720	2.582.861.246	2.723.242.035	902.835.934.853
Accumulated depreciation						
Opening balance	286.815.258.679	10.279.033.661	6.967.109.107	1.977.933.871	1.523.167.873	307.562.503.191
Depreciation during the period	11.138.691.723	842.307.062	117.360.504	52.561.416	18.470.454	12.169.391.159
Other increase						-
Liquidation and sale				50.000.000		50.000.000
Other decrease		110.564.320				110.564.320
Closing balance	297.953.950.402	11.010.776.403	7.084.469.611	1.980.495.287	1.541.638.327	319.571.330.030
Net book value						
Opening balance	566.450.594.485	20.654.715.972	1.628.508.613	654.927.375	1.150.954.162	590.539.700.607
Closing balance	560.157.078.137	19.812.408.910	1.511.148.109	602.365.959	1.181.603.708	583.264.604.823



HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

Appendix No. 02: Long-term financial investments**A Investment in associates, affiliates**

	Proportion (%)	Ending balance	Beginning balance
1 Chu Dau Ceramic Joint Stock Company	30,00%	20.331.281.875	18.537.805.237
2 Livestock Production and Trading Joint Stock Company	42,33%	4.035.431.071	4.139.555.528
3 An Phu Hung Import Export Trading Joint Stock Company	40,00%	-	-
4 Hapro Information Joint Stock Company	26,77%	997.599.891	984.214.891
5 Long Bien Joint Stock Company	30,94%	17.346.900.235	16.735.368.995
6 Asia Tower Company Limited	40,00%	18.818.373.719	21.078.638.881
7 Hanoi Agricultural Import Export Service Joint Stock Company	42,38%	25.133.356.999	25.333.198.202
8 Trang Thi Hotel Joint Stock Company	30,00%	2.203.968.901	2.263.233.440
9 Hanoi Trade and Tourist Development Joint Stock Company	40,00%	10.571	10.571
10 Buoï Market Services and Trading Investment Joint Stock Company	30,00%	4.090.122.927	4.200.696.069
11 Hanoi FoodStuff Joint Stock Company	20,00%	11.816.428.120	12.208.257.417
12 Thuy Ta Joint Stock Company	30,00%	22.549.074.238	18.530.028.527
13 Thuy Ta Food Joint Stock Company	30,00%	7.944.432.194	7.418.656.283
Total		135.266.980.741	131.429.664.041

B Equity investments in other entities

	Proportion (%)	Ending balance	Beginning balance
1 Hanoi Trading Service Fashion Joint Stock Company	15,00%	17.154.346.367	17.154.346.367
2 VNN Trading and Investment Joint Stock Company	6,11%	1.295.000.000	1.295.000.000
3 Hanoi Milk Joint Stock Company	0,50%	788.160.603	788.160.603
4 Global Property Investment Corporation	2,40%	32.203.288.931	30.404.368.931
5 Construction Investment And Trading - Cointra Joint Stock Company	10,00%	1.000.000.000	1.000.000.000
6 Trang Tien Investment and Trading Company Limited	10,00%	10.065.485.897	10.065.485.897
7 Chu Dau Hai Duong Porcelain Ceramics Joint Stock Company	3,33%	-	-
8 Tan My Production Trading and Services Joint Stock Company	5,77%	7.082.706.930	7.082.706.930

HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hoan Kiem Ward, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

9	Nga Tu So Market Trade Center Joint Venture		5.550.000.000	5.550.000.000
10	LANG YEN TRADING JOINT STOCK COMPANY	5,00%	2.108.484.054	2.108.484.054
11	Viet Ha Cashew Import Export Joint Stock Company	5,00%	-	-
12	Hapro Four Seasons Culinary Joint Stock Company	16,85%	2.870.000.000	2.870.000.000
13	Hapro Distribution Joint Stock Company	5,00%	500.000.000	500.000.000
14	Hanoi Supermarket Development Joint Stock Company	16,56%	10.200.000.000	10.200.000.000
Total			90.817.472.782	89.018.552.782

