

CÔNG TY CỔ PHẦN TẬP ĐOÀN  
QUẢN LÝ TÀI SẢN TRÍ VIỆT  
TRI VIET ASSET MANAGEMENT  
CORPORATION JOINT STOCK  
COMPANY

CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM Độc  
lập – Tự do – Hạnh phúc  
THE SOCIALIST REPUBLIC OF VIETNAM  
Independence - Freedom - Happiness

CÔNG BỐ THÔNG TIN TRÊN CỔNG THÔNG TIN ĐIỆN TỬ CỦA  
ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC,  
SỞ GIAO DỊCH CHỨNG KHOÁN  
**DISCLOSURE OF INFORMATION ON THE STATE SECURITIES  
COMMISSION'S PORTAL AND STOCK EXCHANGE'S PORTAL**

**Kính gửi/To:**

- Ủy ban Chứng khoán Nhà nước/ *The State Securities Commission*
- Sở Giao dịch Chứng khoán Hà Nội/ *Hanoi Stock Exchange*

Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt

*Tri Viet Asset Management Corporation Joint Stock Company*

Mã chứng khoán/Stock Symbol: TVC

Trụ sở chính/Address: Số 142 Đội Cấn, Phường Ngọc Hà, Thành phố Hà Nội/ No. 142 Doi Can, Ngoc Ha Ward, Hanoi City

Điện thoại/Telephone: 024. 3772 4999

Fax: 024. 6273 2058

Người thực hiện công bố thông tin/ Person in charge of information disclosure: Bà Nguyễn Thị Hằng/ Ms. Nguyen Thi Hang

Loại thông tin công bố: ☐ 24 giờ ☐ 72 giờ ☐ bất thường ☐ theo yêu cầu ☒ định kỳ

Information disclosure type: ☐ 24 hours ☐ 72 hours ☐ irregular ☐ on demand ☐ periodic

**Nội dung thông tin công bố/ Content of information disclosure:**

- Báo cáo tài chính hợp nhất bán niên năm 2025 đã được soát xét của Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt/ *The reviewed consolidated financial statement for the first six months 2025 of Tri Viet Asset Management Corporation Joint Stock Company.*
- Giải trình biến động lợi nhuận sau thuế TNDN 6 tháng đầu năm 2025 trong Báo cáo tài chính hợp nhất so với cùng kỳ năm ngoái/ *The explanation on the change of the profit after corporate tax between the consolidated financial statement for the first six months of 2025 and the previous period.*

Thông tin này được công bố trên trang điện tử Công ty vào ngày 29/08/2025 tại đường dẫn <http://tcorp.vn/danh-muc-qhcd/bao-cai-tai-chinh/>. This information is disclosed on company website on August 29 2025 at <http://tcorp.vn/danh-muc-qhcd/bao-cai-tai-chinh/>.



Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin đã công bố./We hereby declare to be responsible for the accuracy and completeness of the above information

Đại diện tổ chức/Organization

Representative



Nguyen Thi Hang



**CÔNG TY CỔ PHẦN TẬP ĐOÀN  
QUẢN LÝ TÀI SẢN TRÍ VIỆT**  
**TRI VIET ASSET MANAGEMENT  
CORPORATION JOINT STOCK  
COMPANY**

**CỘNG HÒA XÃ HỘI CHỦ NGHĨA VIỆT NAM**  
**Độc lập - Tự do - Hạnh phúc**  
**THE SOCIALIST REPUBLIC OF VIETNAM**  
**Independence - Freedom - Happiness**

Hà Nội, ngày 29 tháng 08 năm 2025

*Ha Noi, August 29, 2025*

**CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH**  
**PERIODIC INFORMATION DISCLOSURE THE FINANCIAL STATEMENT**

Kính gửi/To: - Sở Giao dịch Chứng khoán Hà Nội/ *Hanoi Stock Exchange*

Thực hiện quy định tại khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt thực hiện công bố thông tin báo cáo tài chính Quý I/2025 với Sở Giao dịch Chứng khoán Hà Nội như sau/ *According to clause 3 Article 14 the Circular No. 96/2020/TT-BTC dated November 16<sup>th</sup>, 2020 of the Ministry of Finance providing guidelines the information disclosure on the securities market, Tri Viet Asset Management Corporation Joint Stock Company discloses the financial statement for the first quarter of 2025 to Hanoi Stock Exchange:*

1. Tên tổ chức/Organization name:

- Mã chứng khoán/Stock symbol: TVC
- Địa chỉ/Address: Số 142 Đội Cấn, Phường Ngọc Hà, Thành phố Hà Nội/ *No. 142 Doi Can, Ngoc Ha Ward, Ba Dinh District, Hanoi City.*
- Điện thoại liên hệ/Telephone: 024.3772 4999 Fax: 024.6273 2058
- Email: Contact@tcorp.vn Website: <http://tcorp.vn/>

2. Nội dung thông tin công bố/Content of information disclosure:

- Báo cáo tài chính hợp nhất bán niên năm 2025 đã được soát xét/*The reviewed consolidated financial statement for the first six months 2025:*

☐ BCTC hợp nhất (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/*The separate financial statement (The registered company have no the subsidiary and the superior accounting unit that has affiliated units);*

☒ BCTC hợp nhất (TCNY có công ty con)/*The consolidated financial statement (The registered company have subsidiaries);*

☐ BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán hợp nhất)/ *The general financial statement (The registered company have affiliated units having separate accounting parts).*





- Các trường hợp thuộc diện phải giải trình nguyên nhân/*Cases require an explanation of the reasons:*

+ Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC được soát xét/được kiểm toán)/*The auditing organization gives an opinion that is not unqualified opinion with the financial statement (the audited financial statement):*

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of ticking "Yes":*

☐ Có/Yes

☒ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2025)/*In the reporting period, profit after tax is difference of more 5% between before and after auditing, shifting from a loss to a profit or vice versa (The financial statement in 2025):*

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of ticking "Yes":*

☐ Có/Yes

☒ Không/No

+ Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*In the reporting period of the business result report, the profit after corporate tax is difference of more 10% from the last year report:*

☒ Có/Yes

☐ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of ticking "Yes":*

☒ Có/Yes

☐ Không/No

+ Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*In the reporting period, profit after tax is loss, shifts from profit of the pervious year report to loss on this period or vice versa:*

☐ Có/Yes

☒ Không/No

Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of ticking "Yes":*

☐ Có/Yes

☒ Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày 29/08/2025 tại đường dẫn/ This information is disclosed on the company website on August 29, 2025 at: <http://tcorp.vn/danh-muc-qhed/bao-cao-tai-chinh/>

3. Báo cáo về các giao dịch có giá trị từ 35% tổng tài sản trở lên trong năm 2025/*Report on transactions having from more than 35% value of total assets in 2025.*





Trường hợp TCNY có giao dịch đề nghị báo cáo đầy đủ các nội dung sau/*In case the registered company having transaction is required to report full contents:*

- Nội dung giao dịch/*Content of transactions*: **Không có/None**
- Tỷ trọng giá trị giao dịch/tổng giá trị tài sản của doanh nghiệp (%) (căn cứ trên báo cáo tài chính năm gần nhất)/*Transaction value ratio/total asset value of the enterprise (%) (Based on the last the yearly financial statement)*: **Không có/None**
- Ngày hoàn thành giao dịch/*Date completing transactions*: **Không có/None**

Chúng tôi xin cam kết các thông tin công bố trên đây là đúng sự thật và hoàn toàn chịu trách nhiệm trước pháp luật về nội dung các thông tin công bố/ *We hereby declare to be responsible for the accuracy and completeness of the above information.*

**Tài liệu đính kèm/Attached files:**

- Báo cáo tài chính hợp nhất bán niên năm 2025 đã được soát xét/*The reviewed consolidated financial statement for the first six months 2025*
- Giải trình biến động lợi nhuận sau thuế TNDN 6 tháng đầu năm 2025 trong Báo cáo tài chính hợp nhất so với cùng kỳ năm ngoái/ *The explanation on the change of the profit after corporate tax between the consolidated financial statement for the first six months of 2025 and the previous period.*

**Đại diện tổ chức/Organization Representative**  
**Người được ủy quyền CBTT/Authorized person to disclose information**



**Nguyen Thi Hang**



**Công ty Cổ phần Tập đoàn Quản lý Tài sản Trí Việt/ Tri Viet Asset Management Corporation Joint Stock Company**

Địa chỉ/Address: Số 142 Đội Cấn, Phường Ngọc Hà, Thành phố Hà Nội/ No. 142 Doi Can, Ngoc Ha Ward, Hanoi City.

Số: 88../2025/CV-TVC

Hà Nội, ngày 08 tháng 08 năm 2025

V/v: Giải trình biến động lợi nhuận sau thuế TNDN trên BCTC  
Hợp nhất 6 tháng đầu năm 2025 so với cùng kỳ năm trước

Ha Noi, day 08 month 08 year 2025

Re: Explanation of Changes in Net Profit After Corporate  
Income Tax In The Consolidated Financial Statements for the  
first 6 months of 2025 Compared to the Same Period Last Year

**Kính gửi/To:- Ủy ban chứng khoán Nhà nước/The State Securities Commission**

**- Sở giao dịch chứng khoán Hà Nội/Ha Noi Stock Exchange**

Tên Công ty/Company Name: Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt/ Tri Viet  
Asset Management Corporation Joint Stock Company

Trụ sở chính/Address: Số 142 Đội Cấn, Phường Ngọc Hà, Thành phố Hà Nội/ No. 142 Doi Can,  
Ngoc Ha Ward, Hanoi City.

Điện thoại/ Telephone: 024.3722.4999 Fax: 024.6273.2058

Thực hiện thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài Chính về việc hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty Cổ phần Tập đoàn Quản lý Tài sản Trí Việt xin giải trình lợi nhuận sau thuế thu nhập doanh nghiệp tại Báo cáo tài chính hợp nhất 6 tháng đầu năm 2025 so với cùng kỳ năm trước cụ thể như sau:

In compliance with Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance on guidelines for information disclosure in the securities market, Tri Viet Asset Management Corporation Joint Stock Company hereby provides an explanation regarding the net profit after corporate income tax in the consolidated financial statements for the first 6 months of 2025 compared to the same period last year, as follows:





**Công ty Cổ phần Tập đoàn Quản lý Tài sản Trí Việt/ Tri Viet Asset Management Corporation Joint Stock Company**

Địa chỉ/Address: Số 142 Đội Cấn, Phường Ngọc Hà, Thành phố Hà Nội/ No. 142 Doi Can, Ngoc Ha Ward, Hanoi City.

Đơn vị tính/Unit: VND

Chỉ tiêu/ Items	6 tháng đầu năm 2025/ First 6 months of 2025	6 tháng đầu năm 2024/ First 6 months of 2024	Chênh lệch/ Difference	Biến động/ Movement %
1	2	3	4 = (2-3)	5 =(4/3)
Doanh thu bán hàng và cung cấp dịch vụ/ Revenue from Sales of Goods and Provision of Services	51.419.134.468	175.365.101.022	-123.945.966.554	-71%
Giá vốn hàng bán/ Cost of Goods Sold	37.295.876.623	48.283.293.324	-10.987.416.701	-23%
Doanh thu hoạt động tài chính và thu nhập khác/ Financial Operating Revenue and Other Income	74.669.543.995	162.356.292.109	-87.686.748.114	-54%
Chi phí tài chính, Chi phí bán hàng, quản lý doanh nghiệp và Chi phí khác/ Financial Expenses, Selling Expenses, Administrative Expenses, and Other Expenses	51.891.628.738	3.462.286.734	48.429.342.004	1.399%
<b>Lợi nhuận sau thuế/ Profit after tax</b>	<b>36.901.173.102</b>	<b>285.975.813.073</b>	<b>-249.074.639.971</b>	<b>-87%</b>

6 tháng đầu năm 2025 Lợi nhuận sau thuế thu nhập doanh nghiệp là 36,9 tỷ đồng, giảm 249 tỷ đồng, tương đương giảm 87% so với cùng kỳ năm 2024. Nguyên nhân chủ yếu là do Doanh thu bán hàng giảm 123,9 tỷ đồng, tương đương giảm 71%; Doanh thu hoạt động tài chính và thu nhập khác giảm 87,6 tỷ đồng, tương đương giảm 54% so với cùng kỳ năm 2024:

*First 6 months of 2025, the after-tax profit was 36,9 billion VND, a decrease of 249 billion VND, equivalent to a decrease of 87% compared to the same period in 2024. The primary contributing factors were Sales Revenue decrease by 123,9 billion VND, equivalent to a decrease*



**Công ty Cổ phần Tập đoàn Quản lý Tài sản Trí Việt/ Tri Viet Asset Management  
Corporation Joint Stock Company**

Địa chỉ/Address: Số 142 Đội Cấn, Phường Ngọc Hà, Thành phố Hà Nội/ No. 142 Doi Can, Ngoc Ha Ward, Hanoi City.

of 71%; Financial operating revenue and other income decreased by 87,6 billion VND, equivalent to a decrease of 29% compared to the same period in 2024:

6 tháng đầu năm 2025 Doanh thu của Công ty giảm do thị trường chứng khoán biến động, chịu tác động mạnh từ các yếu tố thuế quan phức tạp và tình hình địa chính trị thế giới diễn biến khó lường.

*In the first 6 months of 2025, the Company's revenue declined due to volatility in the stock market, which was heavily impacted by complex tariff-related factors and unpredictable global geopolitical developments.*

Chi phí tài chính và chi phí quản lý doanh nghiệp tăng 48,4 tỷ đồng tương đương tăng 1.399% do Công ty có chi phí tài chính là âm 35,1 tỷ đồng trong 6 tháng đầu năm 2024 so với 39,8 tỷ đồng 6 tháng đầu năm 2025. Chi phí âm có được là từ hoàn nhập các khoản dự phòng giảm giá chứng khoán do danh mục cổ phiếu Công ty nắm giữ tại thời điểm ngày 30/06/2024 tăng giá nhiều so với thời điểm 31/12/2023 và hoàn nhập khoản dự phòng đầu tư vào công ty con.

*Financial expenses and corporate management expenses increased by 48,4 billion VND, equivalent to an increase of 1.399%, due to the company having negative financial expenses of -35,1 billion VND in first 6 months of 2024 compared to 39,8 billion VND in first 6 months of 2025. The negative expenses resulted from the reversal of provisions for securities devaluation, as the company's stock portfolio as of June 30, 2024, had significantly appreciated compared to December 31, 2023, along with the reversal of provisions for investments in subsidiaries.*

Trên đây là giải trình biến động lợi nhuận của báo cáo tài chính hợp nhất 6 tháng đầu năm 2025 so với cùng kỳ năm 2024 của Công ty chúng tôi.

*The above is our explanation of the fluctuations in net profit on the consolidated financial statements for the first 6 months of 2025 compared to the same period in 2024 of our Company.*

Trân trọng/ Best regards!

**Nơi nhận/Receipts:**

- Như trên/ As above;
- Lưu VP HĐQT/ Archived the board office.

**CÔNG TY CP TẬP ĐOÀN  
QUẢN LÝ TÀI SẢN TRÍ VIỆT**  
*Tri Viet Asset Management  
Corporation Joint Stock Company*



**CHỦ TỊCH HĐQT**  
*Nguyễn Thị Hằng*





**TRI VIET ASSET MANAGEMENT CORPORATION  
JOINT STOCK COMPANY  
REVIEWED INTERIM CONSOLIDATED FINANCIAL STATEMENTS  
FOR THE PERIOD FROM 01 JANUARY 2025 TO 30 JUNE 2025**



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## **STATEMENT OF THE BOARD OF MANAGEMENT**

The Board of Management of Tri Viet Asset Management Corporation Joint Stock Company (hereinafter referred to as the “Company”), comprising the the Board of Directors and the Board of General Directors (collectively referred to as the “Board of Management”), presents this report together with the Company’s reviewed interim consolidated financial statements for the period from 01 January 2025 to 30 June 2025.

### **BOARD OF DIRECTORS AND BOARD OF GENERAL DIRECTORS**

The members of the Board of Directors and the Board of General Directors who held office during the period from 01 January 2025 to 30 June 2025 and up to the date of this report are as follows:

#### **Board of Directors**

Ms. Nguyen Thi Hang	Chairwoman	
Mr. Ngo Long Giang	Member	Appointed from 14 June 2025
Ms. Phan Thi Thu Ha	Independent Member	Appointed from 14 June 2025
Mr. Chu Van Tuong	Independent Member	Dismissed from 14 June 2025
Ms. Nguyen Thi Hang Nga	Independent Member	Dismissed from 14 June 2025

#### **Board of General Directors and Chief Accountant**

Mr. Ngo Long Giang	General Director	Dismissed from 16 January 2025
Mr. Hoang Van Quan	Chief Accountant	Appointed from 24 January 2025
Ms. Le Thi Quy	Chief Accountant	Dismissed from 24 January 2025

As of the date of this report, the Company has not yet appointed a General Director. The Company currently has one (01) Legal representative, Ms. Nguyen Thi Hang – Chairwoman of the Board of Directors.

### **EVENTS AFTER THE REPORTING DATE**

The Board of Management confirms that no significant events have occurred after 30 June 2025 that would have a material impact requiring adjustment to, or disclosure in the interim consolidated financial statements.

### **THE AUDITORS**

The interim consolidated financial statements have been reviewed by UHY Auditing and Consulting Company Limited.

### **RESPONSIBILITY OF THE BOARD OF MANAGEMENT**

The Board of Management of the Company is responsible for preparing the interim consolidated financial statements for the period from 01 January 2025 to 30 June 2025, which give a true and fair view of the Company’s consolidated financial position as at 30 June 2025, as well as its consolidated results of operations and its consolidated cash flows for the period then ended. In preparing the interim consolidated financial statements, the Board of Management is required to:

- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting principles have been followed, subject to any material departures disclosed and explained in the consolidated financial statements;
- Prepare the consolidated financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue its business;
- Design and implement an effective system of internal control to ensure the preparation and fair presentation of the consolidated financial statements in order to limit risks and fraud.

The Board of Management confirms that the Company has complied with the above requirements in preparing the interim consolidated financial statements.

**STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)**

**RESPONSIBILITY OF THE BOARD OF MANAGEMENT'S (CONT'D)**

The Board of Management is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the consolidated financial position of the Company and ensure that accounting records of the Company comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of consolidated financial statements. It is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Board of Management confirms that the Company has complied with and not breached its disclosure obligations in accordance with the provisions of Circular No. 96/2020/TT-BTC, dated 16 November 2020, issued by the Ministry of Finance, regarding guidance on information disclosure in the securities market. Government Decree No. 155/2020/ND-CP dated 31 December 2020, issued by the Government, sets forth detailed regulations for the implementation of specific provisions of the Securities Law, and Circular No. 116/2020/TT-BTC dated 31 December 2020, issued by the Ministry of Finance, provides guidance on specific aspects of corporate governance applicable to public companies under Decree No. 155/2020/ND-CP.

**APPROVAL FOR CONSOLIDATED FINANCIAL STATEMENTS**

The Board of Management approved the accompanying interim consolidated financial statements, which present fairly, in all material respects, the Company's financial position as at 30 June 2025, as well as its interim results of operations and interim cash flows for the period from 1 January 2025 to 30 June 2025, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of consolidated financial statements.

*For and on behalf of The Board of Management,*



**Nguyen Thi Hang**

**Chairwoman**

*Hanoi, 28 August 2025*



No.: 1007/2025/UHY - BCSX

## **REVIEW REPORT ON INTERIM FINANCIAL INFORMATION**

*Regarding the interim consolidated financial statements of Tri Viet Asset Management Corporation  
Joint Stock Company*

*For the period from 01 January 2025 to 30 June 2025*

**To: Board of Management  
Tri Viet Asset Management Corporation Joint Stock Company**

We have reviewed the accompanying interim consolidated financial statements of Tri Viet Asset Management Corporation Joint Stock Company (hereinafter referred to as the "Company"), as prepared on 28 August 2025, and set out on pages 06 to 34, which comprise the interim consolidated balance sheet as 30 June 2025, the interim consolidated income statement and the interim consolidated cash flow statement for the period from 01 January 2025 to 30 June 2025, and the notes to the interim consolidated financial statements.

### **The Board of Management's responsibilities**

The Board of Management of the Company (comprising the Board of Directors and the Board of General Directors) is responsible for the preparation and fair presentation of these consolidated financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and the relevant legal regulations on the preparation and presentation of the consolidated financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the consolidated financial statements that are free from material misstatement, whether due to fraud or error.

### **Auditors's responsibilities**

Our responsibility is to express a conclusion on the accompanying interim consolidated financial statements based on our review. We conducted our review in accordance with the 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.

## REVIEW REPORT ON INTERIM FINANCIAL INFORMATION (CONT'D)

### Auditor's conclusion

Based on our review, nothing has come to our attention that causes us to believe that the accompanying interim consolidated financial statements do not present fairly, in all material respects, the consolidated financial position of Tri Viet Asset Management Corporation as at 30 June 2025, and its consolidated financial performance and consolidated cash flows for the period from 01 January 2025 to 30 June 2025, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System, and the relevant legal regulations on preparation and presentation of interim consolidated financial statements.



**Pham Gia Dat**

**Deputy General Director**

Auditor's Practicing Certificate No. 0798-2023-112-1

*For and on behalf of*

**UHY AUDITING AND CONSULTING COMPANY LIMITED**

*Hanoi, 28 August 2025*



Form no. B01a-DN/HN

**INTERIM CONSOLIDATED BALANCE SHEET**  
*As at 30 June 2025*

ASSETS	Code	Notes	30/06/2025 VND	01/01/2025 VND
<b>CURRENT ASSETS</b>	<b>100</b>		<b>2,042,645,739,717</b>	<b>2,264,182,476,694</b>
<b>Cash and cash equivalents</b>	<b>110</b>	<b>5</b>	<b>1,454,186,518,281</b>	<b>598,632,444,727</b>
Cash	111		375,186,518,281	548,632,444,727
Cash equivalents	112		1,079,000,000,000	50,000,000,000
<b>Short-term investments</b>	<b>120</b>	<b>7</b>	<b>92,178,048,996</b>	<b>1,165,504,794,771</b>
Held-for-trading securities	121		94,534,718,206	1,163,544,940,106
Provision for held-for-trading securities	122		(2,356,669,210)	(18,040,145,335)
Held-to-maturity investments	123		-	20,000,000,000
<b>Current accounts receivable</b>	<b>130</b>		<b>487,962,096,157</b>	<b>490,628,752,922</b>
Short-term trade receivables	131		12,343,456,479	45,808,072,037
Short-term advances to suppliers	132		748,035,603	842,519,343
Short-term loan receivables	135	8	185,113,592,768	162,680,423,916
Other short-term receivables	136	9	807,019,584,688	798,560,311,007
Provision for doubtful short-term receivables	137		(517,262,573,381)	(517,262,573,381)
<b>Other current assets</b>	<b>150</b>		<b>8,319,076,283</b>	<b>9,416,484,274</b>
Short-term prepaid expenses	151	6	1,048,598,058	1,837,817,918
Tax and other receivables from the State budget	153	14	7,270,478,225	7,578,666,356
<b>NON-CURRENT ASSETS</b>	<b>200</b>		<b>17,289,920,035</b>	<b>16,992,302,845</b>
<b>Long-term receivables</b>	<b>210</b>		<b>14,420,268,542</b>	<b>15,025,259,984</b>
Other long-term receivables	216	9	14,420,268,542	15,025,259,984
<b>Fixed assets</b>	<b>220</b>		<b>2,814,751,589</b>	<b>1,659,681,725</b>
Tangible fixed assets	221	10	2,763,945,141	1,590,426,890
- Cost	222		12,159,241,785	10,414,561,785
- Accumulated depreciation	223		(9,395,296,644)	(8,824,134,895)
Intangible fixed assets	227	11	50,806,448	69,254,835
- Cost	228		8,983,800,575	8,983,800,575
- Accumulated amortization	229		(8,932,994,127)	(8,914,545,740)
<b>Other long-term assets</b>	<b>260</b>		<b>54,899,904</b>	<b>307,361,136</b>
Long-term prepaid expenses	261	6	54,899,904	307,361,136
<b>TOTAL ASSETS</b>	<b>270</b>		<b>2,059,935,659,752</b>	<b>2,281,174,779,539</b>



**INTERIM CONSOLIDATED BALANCE SHEET (CONT'D)**

*As at 30 June 2025*

RESOURCES	Code	Notes	30/06/2025 VND	01/01/2025 VND
<b>LIABILITIES</b>	<b>300</b>		<b>76,486,429,161</b>	<b>272,970,045,836</b>
<b>Current liabilities</b>	<b>310</b>		<b>76,486,429,161</b>	<b>260,312,344,444</b>
Short-term trade payables	311		224,378,232	18,713,338,985
Short-term advances from customers	312		421,500,000	436,500,000
Tax and other payables to the State budget	313	14	-	27,273
Payables to employees	314		824,457,264	1,742,449,340
Short-term accrued expenses	315	12	49,396,693,314	50,560,556,847
Short-term other payables	319	13	2,152,726,983	2,132,449,983
Short-term loan finance lease obligation	320	15	-	163,260,348,648
Bonus and welfare fund	322		23,466,673,368	23,466,673,368
<b>Non-current liabilities</b>	<b>330</b>		<b>-</b>	<b>12,657,701,392</b>
Deferred tax liabilities	341		-	12,657,701,392
<b>OWNERS' EQUITY</b>	<b>400</b>		<b>1,983,449,230,591</b>	<b>2,008,204,733,703</b>
<b>Capital</b>	<b>410</b>	<b>16</b>	<b>1,983,449,230,591</b>	<b>2,008,204,733,703</b>
Share capital	411		1,106,106,700,000	1,186,106,700,000
- Shares with voting rights	411a		1,106,106,700,000	1,186,106,700,000
Share premium	412		49,193,890,355	52,437,300,000
Other owners' capital	414		33,274,816,400	33,274,816,400
Treasury shares	415		-	(56,115,046,965)
Investment and development fund	418		23,716,973,549	23,716,973,549
Other funds belonging to owners' equity	420		30,065,179,264	30,065,179,264
Retained earnings	421		448,147,072,330	401,531,456,771
- Undistributed earnings by the end of prior year	421a		417,400,985,550	22,368,812,546
- Undistributed earnings for the current period	421b		30,746,086,780	379,162,644,225
Non-controlling interests	429		292,944,598,693	337,187,354,684
<b>TOTAL LIABILITIES AND OWNERS' EQUITY</b>	<b>440</b>		<b>2,059,935,659,752</b>	<b>2,281,174,779,539</b>

Hanoi, 28 August 2025

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan



Chairwoman

Nguyen Thi Hang

Form No. B02a-DN/HN

**INTERIM CONSOLIDATED INCOME STATEMENT**

*For the period from 01 January 2025 to 30 June 2025*

Items	Code	Notes	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Revenue from sale of goods and rendering of service</b>	<b>01</b>	<b>17</b>	<b>51,419,134,468</b>	<b>175,365,101,022</b>
Deduction	02		-	-
<b>Net revenue from sale of goods and rendering of services</b>	<b>10</b>		<b>51,419,134,468</b>	<b>175,365,101,022</b>
Cost of goods sold and services rendered	11	18	37,295,876,623	48,283,293,324
<b>Gross profit from sale of goods and rendering of services</b>	<b>20</b>		<b>14,123,257,845</b>	<b>127,081,807,698</b>
Finance income	21	19	74,669,543,995	162,355,666,669
Finance expenses	22	20	39,866,568,866	(35,165,552,318)
<i>In which: Interest expenses</i>	23		11,618,949,366	6,635,047,293
Selling expenses	25	21	85,990,839	11,750,000,000
General and administrative expenses	26	21	23,857,466,118	21,039,830,736
<b>Operating profit</b>	<b>30</b>		<b>24,982,776,017</b>	<b>291,813,195,949</b>
Other income	31		-	625,440
Other expenses	32	22	739,304,307	18,019,562
<b>Other profit</b>	<b>40</b>		<b>(739,304,307)</b>	<b>(17,394,122)</b>
<b>Accounting profit before tax</b>	<b>50</b>		<b>24,243,471,710</b>	<b>291,795,801,827</b>
Current corporate income tax expense	51		-	19,542,012,946
Deffered tax income	52		(12,657,701,392)	(13,722,024,192)
<b>Net profit after tax</b>	<b>60</b>		<b>36,901,173,102</b>	<b>285,975,813,073</b>
Net profit after tax attributable to shareholders of the parent	61		30,746,086,780	231,371,461,213
Net profit after tax attributable to non-controlling interests	62		6,155,086,322	54,604,351,860
<b>Basic earnings per share</b>	<b>70</b>	<b>23</b>	<b>282</b>	<b>1,951</b>

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan

Hanoi, 28 August 2025

Chairwoman



Nguyen Thi Hang



Form No. B03a-DN/HN

**INTERIM CONSOLIDATED CASH FLOW STATEMENT**

(Applying indirect method)

For the period from 01 January 2025 to 30 June 2025

Item	Code	Notes	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Cash flows from operating activities</b>				
<b>Profit before tax</b>	<b>01</b>		<b>24,243,471,710</b>	<b>291,795,801,827</b>
<b>Adjustments for:</b>				
Depreciation and amortisation	02		589,610,136	508,756,400
Provisions/(reversal of provisions)	03		(15,683,476,125)	(68,148,568,496)
(Profits)/losses from investing activities	05		(8,805,421,635)	(11,378,775,456)
Interest expenses	06		11,618,949,366	14,338,732,328
<b>Operating profit/(loss) before changes in working capital</b>	<b>08</b>		<b>11,963,133,452</b>	<b>227,115,946,603</b>
(Increase)/decrease in receivables	09		26,346,540,438	1,266,328,322,194
Increase/(decrease) in payables (excluding interest, corporate income tax)	11		(54,527,384,134)	(59,846,722,144)
(Increase)/decrease in prepaid expenses	12		1,041,681,092	1,327,427,731
(Increase)/decrease in held-for-trading securities	13		1,069,010,221,900	(730,225,591,240)
Interest paid	14		(12,185,445,401)	(15,599,803,503)
Corporate income tax paid	15		-	(1,200,000,000)
<b>Net cash flows from/(used in) operating activities</b>	<b>20</b>		<b>1,041,648,747,347</b>	<b>687,899,579,641</b>
<b>Cash flows from investing activities</b>				
Payments for acquisition and construction of fixed assets and other long-term assets	21		(1,744,680,000)	-
Loans to other entities and payments for purchase of debt instruments of other entities	23		(2,433,168,852)	-
Collections from borrowers and proceeds from sale of debt instruments of other entities	24		-	169,847,596,242
Interest and dividends received	27		8,471,886,387	11,375,890,722
<b>Net cash flows from/(used in) investing activities</b>	<b>30</b>		<b>4,294,037,535</b>	<b>181,223,486,964</b>



**INTERIM CONSOLIDATED CASH FLOW STATEMENT (CONT'D)**  
(Applying indirect method)

*For the period from 01 January 2025 to 30 June 2025*

Item	Code	Notes	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
<b>Cash flows from financing activities</b>				
Capital redemption	32		(27,128,362,680)	-
Drawdown of borrowings	33		875,345,081,887	1,741,264,119,318
Repayment of borrowings	34		(1,038,605,430,535)	(1,886,631,889,596)
<i>Net cash flows used in from financing activities</i>	<i>40</i>		<i>(190,388,711,328)</i>	<i>(145,367,770,278)</i>
Net increase in cash for the period	50		855,554,073,554	723,755,296,327
Cash and cash equivalents at the beginning of the period	60	5	598,632,444,727	285,972,970,517
Cash and cash equivalents at the end of the period	70	5	1,454,186,518,281	1,009,728,266,844

*Hanoi, 28 August 2025*

**Prepared by**



**Nguyen Anh Duc**

**Chief Accountant**



**Hoang Van Quan**

**Chairwoman**



**Nguyen Thi Hang**

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**Form No. B09a – DN/HN**

**1. COMPANY OVERVIEW**

**1.1 STRUCTURE OF OWNERSHIP**

Tri Viet Asset Management Corporation Joint Stock Company (hereinafter referred to as the “Company”) was established and operates under Enterprise Registration Certificate No. 0106065776 issued by the Hanoi Department of Planning and Investment on 20 December 2012, as updated in the 25th amendment dated 04 February 2025.

The Company's international transaction name is Tri Viet Asset Management Corporation Joint Stock Company, its abbreviated name is T-Corp, and its abbreviated Vietnamese name is Tập đoàn Trí Việt.

According to the 25th Enterprise Registration Certificate dated 04 February 2025, the Company's charter capital is VND 1,106,106,700,000, corresponding to 110,610,670 shares, with a par value of VND 10,000 per share.

The Company's shares are currently listed on the Hanoi Stock Exchange under the stock code TVC.

As of 30 June 2025, the total number of the Company's officers and employees was 16, compared to 14 as of 01 January 2025.

The Company's head office is located at 142 Doi Can Street, Ngoc Ha Ward, Hanoi, Vietnam.

**1.2 BUSINESS SECTOR**

The company operates in the field of financial investment.

**1.3 PRINCIPAL BUSINESS ACTIVITIES**

The Company's business activities include:

- Provision of financial support services not classified elsewhere, and investment advisory services;
- Auction brokerage agency services;
- Market research and public opinion polling;
- Management consulting services;
- Office leasing services and real estate trading;
- Construction of projects for residential, office, hotel, commercial centers, supermarkets, new urban areas, industrial parks, economic zones, high-tech zones, premium entertainment areas, and golf course developments, as well as the construction of civil and industrial works;
- Real estate brokerage services, real estate valuation services, real estate exchange services, real estate advisory services, real estate advertising services, and real estate management services.

**1.4 NORMAL BUSINESS CYCLE**

The normal business cycle of the Company is within 12 months, based on the calendar financial year starting from 1 January to 31 December each year.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**1. COMPANY OVERVIEW (CONT'D)**

**1.5 CORPORATE STRUCTURE**

The Company has the following investments in a subsidiary:

No.	Name	Address	Business Line
1	Tri Viet Securities Joint Stock Corporation	No. 142 Doi Can, Ngoc Ha Ward, Hanoi City	Operating in the securities sector

The Company's ownership interest in the investment was 68.4% as at 30 June 2025, and 64.04% as at 01 January 2025

**1.6 STATEMENT OF COMPARABILITY IN THE CONSOLIDATED FINANCIAL STATEMENTS**

The Company consistently applies its accounting policies and estimates and complies with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and other relevant legal regulations on the preparation and presentation of its financial statements, thereby ensuring the comparability of the information contained therein.

The comparative figures are those presented in the consolidated financial statements for the financial year ended 31 December 2024, which were audited, and in the interim consolidated financial statements for the period from 01 January 2024 to 30 June 2024, which were reviewed.

**2. FINANCIAL YEAR AND ACCOUNTING CURRENCY**

**2.1 FINANCIAL YEAR**

The financial year of the Company begins on 1 January and ends on 31 December of the calendar year. The consolidated financial statements have been prepared for the period from 01 January 2025 to 30 June 2025.

**2.2 ACCOUNTING CURRENCY**

The consolidated financial statements are presented in Vietnamese Dong (VND), accounted for under the historical cost principle, in accordance with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of consolidated financial statements.

**3. ADOPTION OF ACCOUNTING STANDARDS AND SYSTEMS**

**3.1 ADOPTION OF ACCOUNTING STANDARDS AND SYSTEMS**

The Company applies the Vietnamese Corporate Accounting System promulgated under Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance, as amended and supplemented by Circular No. 53/2016/TT-BTC dated 21 March 2016, and Circular No. 202/2014/TT-BTC guiding the methods of preparation and presentation of consolidated financial statements.

**3.2 COMPLIANCE WITH ACCOUNTING STANDARDS AND SYSTEMS**

The Company has applied Vietnamese Accounting Standards and the relevant guidance documents issued by the Government. The financial statements have been prepared and presented in accordance with the provisions of each applicable standard, the guiding circulars, and the current Vietnamese Corporate Accounting System.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES**

The significant accounting policies, which the Company has adopted in the preparation of these consolidated financial statements, are as follows:

**4.1 BASIS OF PREPARATION OF CONSOLIDATED FINANCIAL STATEMENTS**

The consolidated financial statements for the period from 01 January 2025 to 30 June 2025 have been prepared on the basis of consolidating the consolidated financial statements of Tri Viet Asset Management Group Joint Stock Company and the financial statements of its subsidiary controlled by the Company, for the period from 01 January 2025 to 30 June 2025. Control is achieved when the Company has the power to govern the financial and operating policies of the investees to obtain benefits from their activities.

The financial statements of the subsidiaries are prepared using accounting policies consistent with those of the Company. Where necessary, the financial statements of subsidiaries are adjusted to ensure consistency with the accounting policies applied by the Company and its subsidiaries.

The results of operations of subsidiaries acquired or disposed of during the year are included in the consolidated financial statements from the date of acquisition or up to the date of disposal of the investment in that subsidiary.

Intercompany balances, income, and expenses, including unrealized gains or losses arising from intragroup transactions, are eliminated in full upon consolidation.

Non-controlling interests: Non-controlling interests represent the portion of profit or loss and net assets of the subsidiaries that is not attributable to the Company and are presented separately in the consolidated income statement and other comprehensive income, and within equity in the consolidated balance sheet.

**4.2 BUSINESS COMBINATION AND GOODWILL**

A business combination is accounted for using the purchase method. The business combination consideration includes the fair values, as of the date of exchange, of the assets transferred, the liabilities incurred or assumed, and the equity instruments issued by the acquirer in exchange for obtaining control of the acquiree, as well as the costs directly attributable to the business combination. Identifiable assets, liabilities, and any contingent liabilities assumed in the acquiree's business combination are recognized at their fair values as of the acquisition date.

Goodwill or a bargain purchase gain is determined as the difference between the investment consideration and the fair value of the identifiable net assets of the subsidiary on the acquisition date at which the parent obtains control of the subsidiary. Any bargain purchase gain, if any, shall be recognized in the consolidated statement of profit or loss. Goodwill is amortized on a straight-line basis over its estimated useful life of 10 years.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

**4.3 ACCOUNTING ESTIMATES**

The preparation of the consolidated financial statements in accordance with Vietnamese Accounting Standards requires management to make estimates and assumptions that affect the reported amounts for liabilities and assets, as well as the presentation of contingent liabilities and assets as of the reporting date, and the reported figures for revenues and expenses throughout the financial year. Actual operating results may differ from these estimates and assumptions.

**4.4 CASH AND CASH EQUIVALENTS**

Cash includes cash on hand, demand and time bank deposits, funds in transit, and monetary gold. Cash equivalents are short-term investments with maturities not exceeding three months from the date of purchase, that are readily convertible into a known amount of cash and subject to insignificant risk of changes in value.

**4.5 FINANCIAL INVESTMENTS**

*Held-to-maturity investments*

An investment is classified as held-to-maturity when the Company has the intent and ability to hold it until maturity. Held-to-maturity investments include term bank deposits.

*Trading securities*

This category reflects the value of securities (stocks, bonds) and other financial instruments (mutual fund certificates, warrants, options, forward contracts, swap contracts, commercial papers, bills of exchange, etc.) held for trading purposes as of the reporting date (i.e., held with the intent to sell for profit when their prices rise).

Trading securities are recorded at cost. The cost of trading securities is determined as the fair value of the payments made at the time the transaction occurs plus any directly attributable costs associated with purchasing the trading securities. These costs include the purchase price and any associated expenses, such as brokerage fees, transaction fees, information provision fees, taxes, duties, and bank fees.

- Listed securities are recognized at the time of order matching (T+0).
- Unlisted securities are recognized at the time when legal title is officially obtained in accordance with applicable laws.

Dividends on periods before the acquisition of the trading securities are deducted from the investment's carrying amount. Dividends declared for the period after the acquisition of the trading securities are recognized as financial income. In cases where dividends are received in the form of shares issued by a joint stock company using capital surplus, equity funds, and undistributed after-tax profits for additional share issuance (i.e., stock dividends) the Company only monitors the increase in the number of shares in the notes to the financial statements, without recognizing the value of the shares received or recording any financial income or adjustment to the investment's carrying amount in the joint stock company.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

**4.5 FINANCIAL INVESTMENT (CONT'D)**

***Provision for impairment on trading securities:*** This is the excess amount by which the cost (carrying amount) exceeds the market value of the trading securities held by the enterprise for trading purposes, with the impairment provision established based on the market value of the shares.

When liquidating or disposing of trading securities (calculated separately for each type of security), the cost of the trading securities is determined using the weighted average method.

**4.6 RECEIVABLES**

Accounts receivable are monitored in detail by the original term, the remaining term at the reporting date, the debtor, the type of receivable (in original currency), and other factors as required by the Company's management. The classification of receivables into trade receivables and other receivables is performed on the following principles:

- Trade receivables include receivables of a commercial nature arising from sales transactions, including receivables for export sales entrusted to another entity;
- Other receivables include receivables that are non-commercial and not related to sales transactions, including receivables for loan interest and deposit interest; amounts paid on behalf of others; receivables from investment cooperation contracts; receivables for penalties and compensations; advances; pledges, margin deposits, and similar items.

The Company classifies receivables as either long-term or short-term based on their remaining term as of the date of the financial statements.

Receivables are recognized at an amount not exceeding their recoverable amount. A provision for doubtful receivables is established for those receivables that have been overdue for six months or more, or for receivables for which the debtor is unlikely to pay due to dissolution, bankruptcy, or similar financial difficulties, as per the current Corporate Accounting System.

**4.7 PREPAID EXPENSES**

Prepaid expenses include actual costs incurred, such as office repair expenses, the cost of tools and equipment put into use, and other prepaid expenses that serve business operations over multiple accounting periods. Specifically:

- The Company allocates office repair expenses over a period not exceeding three years;
- The cost of tools and equipment put into use is allocated by the Company over a period not exceeding three years (long-term) and not exceeding one year (short-term);

The Company classifies prepaid expenses as either short-term or long-term based on the allocation period for each type of expense and does not reclassify them at the end of the reporting period.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

**4.8 TANGIBLE FIXED ASSETS**

Tangible fixed assets are presented at cost less accumulated depreciation.

The cost of tangible fixed assets acquired through purchase and transfer includes the purchase price and all other expenses directly related to bringing the asset to a condition of readiness for use.

Subsequent costs incurred after initial recognition are capitalized to the asset's cost if they genuinely improve its current condition relative to its original standard condition, such as:

- Changes in components of tangible fixed assets that increase their useful life or enhance their capacity for use; or
- Improvements in components of tangible fixed assets that significantly increase the quality of the products produced; or
- The adoption of a new production technology process that reduces the operating costs of the asset compared to before.

Expenses incurred for repairs and maintenance aimed at restoring or maintaining the asset's ability to generate economic benefits in its original standard operating condition, which does not meet any of the above conditions, are recognized as production and operating expenses in the year incurred.

The specific depreciation periods for tangible fixed assets are as follows:

<i>Type of assets</i>	<i>Useful life (year)</i>
- Machinery and equipment	03- 07
- Transport vehicles and transmission equipment	06- 07
- Management equipment	03- 07
- Computer software	02- 05
- Other fixed assets	03- 05

**4.9 PAYABLES AND ACCRUED EXPENSES**

Payables and accrued expenses are recognized for the amounts payable in the future related to goods and services that have been 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 carried out on the following principles:

- Trade payables reflect commercial liabilities arising from transactions for the purchase of goods, services, or assets, where the seller is an independent entity from the Company.
- Accrued expenses reflect liabilities for goods or services received from suppliers or provided to customers that have not yet been paid due to the absence of invoices or sufficient supporting documents and accounting records, as well as liabilities to employees for vacation wages and production and operating expenses that have been accrued.
- Other payables reflect liabilities that are non-commercial and not related to transactions for the purchase, sale, or provision of goods and services.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

**4.10 LOANS AND FINANCE LEASE OBLIGATIONS**

Loans and finance lease obligations of the Company include loans and financing obtained through the issuance of bonds at par (bonds issued at a price exactly equal to their face value).

Loans and finance lease obligations are tracked in detail by each lending and borrowing counterparty, by each loan agreement, by the repayment term of the loans and financial lease obligations, and by original currency (if any). Loans and finance lease liabilities with a remaining repayment term of more than 12 months from the reporting date are classified as long-term, while those due within the next 12 months from the reporting date are classified as short-term.

**4.11 BORROWING COSTS**

Borrowing costs include interest expenses and other expenses directly incurred to borrowings.

Borrowing costs are recognized as production and operating expenses in the period incurred, except for those costs directly related to the investment, construction, or production of work-in-progress assets that require a sufficiently long period (over 12 months) to be placed into use for their intended purpose or sale. Such costs are included in the cost of the asset (capitalized) when all the conditions prescribed by Vietnamese Accounting Standard No. 16 – Borrowing Costs are met.

For the period from 01 January 2025 to 30 June 2025, all borrowing costs were recognized as production and operating expenses in the period in which they were incurred.

**4.12 OWNER'S EQUITY**

***Share capital***

The owner's share capital is recognized based on the actual capital contributions of the shareholders.

Additional paid-in capital is recorded as the difference between the issue price and the par value of shares during the initial issuance and any subsequent additional issuance, the difference between the reissuance price and the book value of treasury shares, as well as the capital component of convertible bonds upon maturity. Direct costs related to the additional issuance of shares and the reissuance of treasury shares are deducted from additional paid-in capital.

Treasury shares are shares that the Company repurchases from its own issued shares, with the consideration paid including any transaction-related costs recorded as treasury shares and reflected as a deduction from shareholders' equity. Upon reissuance, the difference between the reissuance price and the book value of the treasury shares is recorded in the "Surplus equity" account.

***Profit distribution***

Net profit after corporate income tax is distributed to shareholders after the required reserves have been established in accordance with the Company's Charter and applicable legal regulations, and after approval by the General Meeting of Shareholders.

The distribution of profits to shareholders takes into account non-cash items included in the undistributed net profit after tax that may affect cash flows and the ability to pay dividends, such as gains arising from the revaluation of assets contributed as capital, gains arising from the revaluation of monetary items, financial instruments, and other non-cash items.

Dividends are recognized as liabilities when approved by the General Meeting of Shareholders and upon the issuance of a resolution by the Board of Directors on the payment schedule.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

**4.13 OTHER REVENUE AND INCOME**

Revenue is recognized when the outcome of the transaction can be reliably determined and the Company can collect the associated economic benefits.

**Revenue from sale of goods and rendering of services** is recognized when the outcome of the transaction can be reliably measured. The outcome of a service contract is determined when all of the following four (4) conditions are met:

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

**Financial income** arises from interest on deposits, gains from the sale of trading securities, interest from joint venture contracts and deposits for OTC stock purchases, dividends, profit distributions, bond interest, gains from share transfers, and other financial operating income, as follows:

- Interest on bank deposits is determined with a high degree of certainty based on the deposit balance and the actual interest rate stipulated in each deposit contract;
- Gains from the sale of trading securities are recognized on a daily basis and by each stock exchange as the excess of the total sale value of securities sold during the day over the corresponding cost; wherein the cost is the carrying amount determined using the weighted average method, and the sale price is the matched order price in the sell order transactions;
- Interest from joint venture contracts and deposits for OTC stock purchases is determined based on the fixed interest rate in each contract and the duration of the joint venture/deposit. Such interest may vary if otherwise agreed upon by the parties;
- Dividends and profit distributions are recognized in accordance with the ex-dividend announcement issued by the dividend or profit-distributing party.

**Other income** reflects income arising from events or transactions that are separate from the Company's ordinary business activities, in addition to the revenues mentioned above.

**4.14 COST OF GOODS SOLD AND SERVICES RENDERED**

Cost is recognized at the time the transaction occurs or when it is reasonably sure to happen in the future, regardless of whether cash has been disbursed. The cost of goods sold and revenue are recognized concurrently on a matching basis. Expenses exceeding typical consumption are immediately recognized as costs, in accordance with the prudence principle.

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

**4.15 TAXES**

Corporate income tax expense comprises current corporate income tax and deferred corporate income tax.

***Current income tax***

Current corporate income tax is the tax calculated based on taxable income. The difference between taxable income and accounting profit arises due to adjustments for temporary differences between tax and accounting, non-deductible expenses, as well as adjustments for non-taxable income and carried-forward losses.

***Deferred income tax***

Deferred corporate income tax represents the corporate income tax that will be payable or refundable in the future due to temporary differences between the carrying amounts of assets and liabilities in the consolidated financial statements and their corresponding tax bases. Deferred tax liabilities are recognized for all taxable temporary differences. Deferred tax assets are recognized only when it is probable that future taxable profits will be available to utilize these deductible temporary differences.

The carrying amount of deferred tax assets is reviewed at the end of the financial year and reduced to an amount that ensures sufficient taxable profits are available to allow the utilization of part or all of the deferred tax asset. Deferred tax assets that have not been previously recognized are reviewed at the end of the financial year and recognized when it is probable that sufficient taxable profits will be available to utilize these previously unrecognized deferred tax assets.

Deferred tax assets and liabilities are measured at the tax rates that are expected to apply in the year when the asset is realised or the liability settled, based on tax rates enacted at the balance sheet date. Deferred tax is recognised in the income statement and is denominated in equity, except when it relates to items charged or credited directly to equity.

Other types of taxes are applied in accordance with the current tax laws of Vietnam.

**4.16 RELATED PARTIES**

Parties are considered related if one party can control or exert significant influence over the other in making decisions regarding financial and operating policies. Parties are also deemed related if they are under common control or subject to substantial common influence.

When evaluating related party relationships, the substance of the relationship takes precedence over its legal form. The Company presents all transactions and balances with related parties arising during the year in the notes below.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**4. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES (CONT'D)**

**4.17 SEGMENT REPORTING**

A segment is an identifiable component of the Company that is engaged in providing related products or services (business segment) or in providing products or services within a specific economic environment (geographic segment). Each segment is subject to distinct risks and derives different benefits compared to other segments.

Segment information is prepared and presented in accordance with the accounting policies applied in the preparation and presentation of the Company's consolidated financial statements, enabling users of the financial statements to fully understand and assess the Company's overall operating performance.

The Company presents segment reporting by business segment, including segments for providing brokerage, underwriting, and advisory services, other service activities, and securities investment activities.

**5. CASH AND CASH EQUIVALENTS**

	<b>30/06/2025</b>	<b>01/01/2025</b>
	<b>VND</b>	<b>VND</b>
Cash	1,759,770,457	319,770,457
Demand deposits at Banks	373,426,747,824	548,312,674,270
Cash equivalents (*)	1,079,000,000,000	50,000,000,000
	<b>1,454,186,518,281</b>	<b>598,632,444,727</b>

(\*) As at 30 June 2025: This represents a term deposit at the Joint Stock Commercial Bank for Investment and Development of Vietnam with a maturity of less than three months, interest payable at maturity, and the interest rate specified in each individual contract.

**6. PREPAID EXPENSES**

	<b>30/06/2025</b>	<b>01/01/2025</b>
	<b>VND</b>	<b>VND</b>
<b>Short-term</b>	<b>1,048,598,058</b>	<b>1,837,817,918</b>
- Tools and supplies issued	238,404,748	34,928,797
- Other expenses	810,193,310	1,802,889,121
<b>Long-term</b>	<b>54,899,904</b>	<b>307,361,136</b>
- Tools and supplies issued	2,742,430	57,409,512
- Office repair expenses	-	56,256,917
- Other expenses	52,157,474	193,694,707
	<b>1,103,497,962</b>	<b>2,145,179,054</b>

NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)

(These notes are an integral part of and should be read in conjunction with the financial statements)

7. TRADING SECURITIES

	30/06/2025			01/01/2025		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Share	94,534,718,206	99,696,536,585	(2,356,669,210)	1,163,544,940,106	1,045,398,509,000	(18,040,145,335)
+ HPG	52,247,102,153	53,902,512,000	-	126,877,694,937	-	-
+ MWG	25,919,874,843	29,226,100,000	-	908,382,084,427	926,419,200,000	(2,428,080,000)
+ Other	16,367,741,210	16,567,924,585	(2,356,669,210)	128,285,160,742	118,979,309,000	(15,612,065,335)
<b>Total</b>	<b>94,534,718,206</b>	<b>99,696,536,585</b>	<b>(2,356,669,210)</b>	<b>1,163,544,940,106</b>	<b>1,045,398,509,000</b>	<b>(18,040,145,335)</b>

8. LOAN RECEIVABLE

	30/06/2025		01/01/2025	
	Balance VND	Provision VND	Balance VND	Provision VND
Individual Loans (*)	144,109,904,109	-	157,500,000,000	-
- Ms. Nguyen Thi Van	19,800,000,000	-	-	-
- Mr. Hoang Viet Dung	57,109,904,109	-	67,400,000,000	-
- Mr. Le Dang Tuan Linh	47,700,000,000	-	47,700,000,000	-
- Ms. Nguyen Hong Ngoc	19,500,000,000	-	-	-
- Ms. Mai Thi Hoi	-	-	42,400,000,000	-
Margin trading transaction loans at TVB	4,615,187,750	(4,615,187,750)	4,615,187,750	(4,615,187,750)
Advance sales payment loans at TVB	36,388,500,909	-	565,236,166	-
	<b>185,113,592,768</b>	<b>(4,615,187,750)</b>	<b>162,680,423,916</b>	<b>(4,615,187,750)</b>

(\*) The loans are granted under loan agreements between Tri Viet Asset Management Corporation Joint Stock Company and the borrowers, bearing interest rate 9% per annum. The loan term is six (06) months from the disbursement date. The loans are secured by listed shares owned by a third party, which have been blocked at a securities company to secure the repayment obligations mentioned above.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**9. OTHER RECEIVABLES**

	30/06/2025		01/01/2025	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
<b>Short-term</b>	<b>807,019,584,688</b>	<b>(512,385,208,881)</b>	<b>798,560,311,007</b>	<b>(512,385,208,881)</b>
- Advances	56,740,075,776	-	48,158,268,195	-
- Receivables from Investment Cooperation Contracts (1)	256,859,000,000	(170,389,800,000)	256,859,000,000	(170,389,800,000)
+ Rong Viet construction and investment joint stock company	63,920,000,000	(48,244,000,000)	63,920,000,000	(48,244,000,000)
+ Gio Moi investment and trading joint stock company	120,369,000,000	(87,145,800,000)	120,369,000,000	(87,145,800,000)
+ Tcapital joint stock company	46,170,000,000	(35,000,000,000)	46,170,000,000	(35,000,000,000)
+ Mr. Trinh Huy Binh	26,400,000,000	-	26,400,000,000	-
- Receivables from Securities Trading Contracts (2)	465,376,876,880	(341,384,876,880)	465,376,876,880	(341,384,876,880)
+ Manh Cuong construction and investment joint stock company	131,960,000,000	(96,222,000,000)	131,960,000,000	(96,222,000,000)
+ Viet Bac investment and development joint stock company	156,320,000,000	(113,624,000,000)	156,320,000,000	(113,624,000,000)
+ Vinh Thanh investment consulting joint stock company	172,195,000,000	(126,637,000,000)	172,195,000,000	(126,637,000,000)
+ Other entities	4,901,876,880	(4,901,876,880)	4,901,876,880	(4,901,876,880)
- Interest receivables	2,296,407,291	(610,532,001)	2,470,515,231	(610,532,001)
+ Accrued Interest from investment cooperation contracts (2)	412,641,066	-	412,641,066	-
+ Accrued loan interest receivable	292,268,195	-	-	-
+ Accrued dividends – Ordinary shares	1,591,498,030	(610,532,001)	2,057,874,165	(610,532,001)
- Deposits, Margins, and Collaterals	127,524,741	-	107,524,741	-
- Advance payment for repurchase of ESOP shares	15,490,000,000	-	15,490,000,000	-
- Other receivables	10,129,700,000	-	10,098,125,960	-
<b>Long-term</b>	<b>14,420,268,542</b>	<b>-</b>	<b>15,025,259,984</b>	<b>-</b>
- Deposits, Margins, and Collaterals	481,395,235	-	403,566,059	-
- Payment Support Fund	13,938,873,307	-	14,621,693,925	-
	<b>821,439,853,230</b>	<b>(512,385,208,881)</b>	<b>813,585,570,991</b>	<b>(512,385,208,881)</b>

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**9. OTHER RECEIVABLES (CONT'D)**

(1) Receivables under contracts entered into between the Company and its partners to transfer funds for investment cooperation, whereby the Company is entitled to a fixed profit rate under each contract regardless of the investee's business performance, with a cooperation term not exceeding 365 days from the date the Company transfers the investment funds. All such receivables have become overdue according to the contractual terms. The negotiation and signing of these contracts with the partners were directly executed by individuals from the former management of the Company.

The current management has carefully assessed the recoverability of these receivables based on available information and has decided to make a provision amounting to over VND 170.3 billion, while ceasing to record interest from 01 January 2023. The outstanding receivables not provided for as of the reporting date, amounting to over VND 86.4 billion, have been secured by guarantees in the form of listed shares owned by Mr. Pham Thanh Tung and Tung Tri Viet One-Member Limited Liability Company, as evidenced by the meeting minutes between the Company and the relevant parties.

(2) Contractual receivables arising from agreements entered into between Tri Viet Securities Joint Stock Company and its counterparties to transfer funds in search of investment opportunities that have the potential to yield high returns by identifying customers in need of selling various securities, with a contract term of one (1) year from the date of execution. All these receivables have become overdue per the contractual terms. The negotiation and execution of these agreements with the counterparties were directly carried out by individuals from the Company's former management.

The current management has prudently assessed the recoverability of these receivables based on the available information and decided to establish a provision amounting to over VND 336.4 billion. The remaining balance of receivables, not provided for and amounting to over VND 123.9 billion, has been secured by collateral in the form of shares listed on the stock exchange and owned by Tung Tri Viet One Member Limited Liability Company, as per the meeting minutes dated 01 October 2024 between the Company and the parties.



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**10. TANGIBLE FIXED ASSETS**

	Machinery, equipment	Transport, transmission means	Management tools and equipment	Other tangible fixed asset	Total
	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>	<u>VND</u>
<b>COST</b>					
01/01/2025	2,976,350,001	6,776,045,182	170,692,454	491,474,148	10,414,561,785
- Purchased during the period	-	1,744,680,000	-	-	1,744,680,000
30/06/2025	<u>2,976,350,001</u>	<u>8,520,725,182</u>	<u>170,692,454</u>	<u>491,474,148</u>	<u>12,159,241,785</u>
<b>ACCUMULATED DEPRECIATION</b>					
01/01/2025	(2,976,350,001)	(5,261,617,597)	(100,369,149)	(485,798,148)	(8,824,134,895)
- Depreciation for the period	-	(531,938,312)	(33,547,437)	(5,676,000)	(571,161,749)
30/06/2025	<u>(2,976,350,001)</u>	<u>(5,793,555,909)</u>	<u>(133,916,586)</u>	<u>(491,474,148)</u>	<u>(9,395,296,644)</u>
<b>CARRYING AMOUNT</b>					
01/01/2025	-	1,514,427,585	70,323,305	5,676,000	1,590,426,890
30/06/2025	-	2,727,169,273	36,775,868	-	2,763,945,141

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**  
*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**11. INTANGIBLE FIXED ASSET**

	Computer Software VND	Total VND
<b>COST</b>		
01/01/2025	8,983,800,575	8,983,800,575
30/06/2025	8,983,800,575	8,983,800,575
<b>ACCUMULATED AMORTIZATION</b>		
01/01/2025	(8,914,545,740)	(8,914,545,740)
- Amortization for the period	(18,448,387)	(18,448,387)
30/06/2025	(8,932,994,127)	(8,932,994,127)
<b>CARRYING AMOUNT</b>		
01/01/2025	69,254,835	69,254,835
30/06/2025	50,806,448	50,806,448

**12. ACCRUED EXPENSES**

	30/06/2025 VND	01/01/2025 VND
<b>Short-term</b>	49,396,693,314	50,560,556,847
- Accrued Financial Expenses	49,313,746,764	49,313,746,764
- Interest expenses	-	566,496,035
- Other short-term payables	82,946,550	680,314,048
	49,396,693,314	50,560,556,847

**13. OTHER PAYABLES**

	30/06/2025 VND	01/01/2025 VND
<b>Short-term</b>	2,152,726,983	2,132,449,983
- Statutory Employee Benefit Accruals	152,384,406	135,315,406
- Bonus for Exceeding the 2021 Target for the Board of Directors	177,455,203	177,455,203
- Undeposited Dividends of Shareholders	889,331,920	889,331,920
- Other Payables and Liabilities	933,555,454	930,347,454
	2,152,726,983	2,132,449,983



(These notes are an integral part of and should be read in conjunction with the financial statements)

	01/01/2025	Payable amount for the period	Paid/Offset amount for the period	30/06/2025
	VND	VND	VND	VND
<b>Tax and other payables</b>				
- Value added tax (VAT)	27,273	185,163,989	185,191,262	-
- Fees, charges, and other payables	-	6,000,000	6,000,000	-
	<u>27,273</u>	<u>191,163,989</u>	<u>191,191,262</u>	<u>-</u>
	<b>01/01/2025</b>	<b>Payable amount for the period</b>	<b>Amount collected/deducted during the period</b>	<b>30/06/2025</b>
	VND	VND	VND	VND
<b>Taxes and other receivables</b>				
- Personal income tax (PIT)	3,600,968,402	5,626,553,271	5,318,365,140	3,292,780,271
- Corporate income tax (CIT)	3,977,697,954	-	-	3,977,697,954
	<u>7,578,666,356</u>	<u>5,626,553,271</u>	<u>5,318,365,140</u>	<u>7,270,478,225</u>

	30/06/2025	During the period		01/01/2025		
	Balance	Amounts expected to be settled	Increase	Decrease	Balance	Amounts expected to be settled
	VND	VND	VND	VND	VND	VND
<b>Short-term loans</b>	-	-	875,345,081,887	1,038,605,430,535	163,260,348,648	145,367,770,278
Margin loans from securities companies	-	-	875,345,081,887	1,038,605,430,535	163,260,348,648	145,367,770,278
	-	-	875,345,081,887	1,038,605,430,535	163,260,348,648	145,367,770,278

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**16. OWNERS' EQUITY**

**16.1 CHANGE IN OWNERS' EQUITY**

Item	Owner's share capital	Share premium	Other owner's capital	Treasury shares	Development investment fund	Other funds owner's share capital	Post-tax profit	Non-controlling interest	Total
	VND	VND	VND	VND	VND	VND	VND	VND	VND
01/01/2024	1,186,106,700,000	52,437,300,000	33,274,816,400	-	23,716,973,549	30,065,179,264	17,225,735,516	427,986,685,130	1,770,813,389,859
- Profit of the year	-	-	-	-	-	-	379,162,644,225	337,187,354,684	716,349,998,909
- Increase/Decrease due to changes in ownership percentage in subsidiaries	-	-	-	-	-	-	5,143,077,030	(427,986,685,130)	(422,843,608,100)
- Treasury shares repurchased (*)	-	-	-	(56,115,046,965)	-	-	-	-	(56,115,046,965)
31/12/2024	1,186,106,700,000	52,437,300,000	33,274,816,400	(56,115,046,965)	23,716,973,549	30,065,179,264	401,531,456,771	337,187,354,684	2,008,204,733,703
01/01/2025	1,186,106,700,000	52,437,300,000	33,274,816,400	(56,115,046,965)	23,716,973,549	30,065,179,264	401,531,456,771	337,187,354,684	2,008,204,733,703
- Profit for the period	-	-	-	-	-	-	30,746,086,780	6,155,086,322	36,901,173,102
- Increase/Decrease due to changes in ownership percentage in subsidiaries	-	-	-	-	-	-	15,869,528,779	(50,397,842,313)	(34,528,313,534)
- Bought back treasury shares (*)	(80,000,000,000)	(3,243,409,645)	-	56,115,046,965	-	-	-	-	(27,128,362,680)
30/06/2025	1,106,106,700,000	49,193,890,355	33,274,816,400	-	23,716,973,549	30,065,179,264	448,147,072,330	292,944,598,693	1,983,449,230,591

(\*) The Company carried out the cancellation of 8,000,000 treasury shares and a corresponding reduction of charter capital in accordance with Resolution No. 01/2024/NQ-ĐHĐCĐ/TVC dated 08 June 2024 of the Annual General Meeting of Shareholders 2024, and Resolution No. 17/2024/HĐQT/TVC dated 24 October 2024 of the Company's Board of Directors.



**TRI VIET ASSET MANAGEMENT CORPORATION CONSOLIDATED FINANCIAL STATEMENTS**  
**JOINT STOCK COMPANY**

No. 142 Doi Can, Ngoc Ha Ward, Hanoi, Vietnam

For the period from  
01 January 2025 to 30 June 2025

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**16. OWNERS' EQUITY (CONT'D)**

**16.2 DETAILS OF OWNERS' SHARE CAPITAL**

	30/06/2025		01/01/2025	
	VND	Rate	VND	Rate
Tung Tri Viet One Member Company Limited	160,214,630,000	14.48%	160,214,630,000	13.51%
Mr. Pham Thanh Tung	83,901,340,000	7.59%	83,901,340,000	7.07%
Other Shareholders	861,990,730,000	77.93%	941,990,730,000	79.42%
	<b>1,106,106,700,000</b>	<b>100.00%</b>	<b>1,186,106,700,000</b>	<b>100.00%</b>

**16.3 CAPITAL TRANSACTIONS WITH OWNERS AND DISTRIBUTION, DIVIDENDS, PROFITS**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Share capital		
Beginning contributed capital	1,186,106,700,000	1,186,106,700,000
Capital contributions during the period	-	-
Capital reductions during the period	80,000,000,000	-
Ending contributed capital	1,106,106,700,000	1,186,106,700,000

**16.4 SHARES**

	30/06/2025 Share	01/01/2025 Share
Number of registered issued shares	110,610,670	118,610,670
Number of shares sold to the public	110,610,670	118,610,670
+ Ordinary shares	110,610,670	118,610,670
Number of shares repurchased	-	5,358,900
+ Ordinary shares	-	5,358,900
Number of outstanding shares	110,610,670	113,251,770
+ Ordinary shares	110,610,670	113,251,770
Par value per share (VND/share)	10,000	10,000

**17. REVENUE FROM SALE OF GOODS AND RENDERING OF SERVICES**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Revenue from securities trading activities	51,387,268,249	175,339,770,900
- Gains from the sale of financial assets	47,110,179,835	164,403,171,185
- Interest income from lending and receivables	1,346,488,956	8,231,187,308
- Revenue from securities brokerage activities	397,263,162	816,858,701
- Other revenue	2,533,336,296	1,888,553,706
Revenue from other activities	31,866,219	25,330,122
	<b>51,419,134,468</b>	<b>175,365,101,022</b>

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**18. COST OF GOODS SOLD AND SERVICES RENDERED**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Cost of securities trading activities	37,271,945,119	48,252,084,039
- Loss from securities sales	29,825,478,353	27,935,945,234
- Cost of securities brokerage activities	2,022,333,789	4,820,202,922
- Cost of securities custody services	169,085,322	204,536,484
- Proprietary trading expenses	5,255,047,655	15,291,399,399
Cost of other activities	23,931,504	31,209,285
	<b>37,295,876,623</b>	<b>48,283,293,324</b>

**19. FINANCIAL INCOME**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Interest income from deposits and loans	2,203,564,255	746,525,456
Gains from the purchase and sale of trading securities	65,864,122,360	150,957,890,537
Dividends and profit sharing	6,601,857,380	10,632,250,000
Revenue from financial activities	-	19,000,676
	<b>74,669,543,995</b>	<b>162,355,666,669</b>

**20. FINANCIAL EXPENSES**

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Interest expense	11,618,949,366	14,338,732,328
Loss from securities trading	33,893,590,719	15,263,490,772
Provision for/(Reversal of) decline in value of trading securities	(7,783,328,875)	(68,141,234,872)
Other financial expenses	2,137,357,656	3,373,459,454
	<b>39,866,568,866</b>	<b>(35,165,552,318)</b>



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**21. SELLING EXPENSES, GENERAL AND ADMINISTRATIVE EXPENSES**

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
<b>SELLING EXPENSES</b>	<b>85,990,839</b>	<b>11,750,000,000</b>
Other cash expenses	85,990,839	11,750,000,000
<b>GENERAL AND ADMINSTRATIVE EXPENSES</b>		
Emplyee expenses	16,168,913,342	11,914,607,904
Adminstrative material expenses	154,386,049	80,603,059
Depreciation of fixes assets	589,610,137	508,756,400
Taxes, fees, and charges	190,977,366	166,805,645
Outsourced service expenses	5,983,952,826	5,426,747,916
Other cash expenses	769,626,398	2,942,309,812
	<b>23,857,466,118</b>	<b>21,039,830,736</b>

**22. OTHER EXPENSES**

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	VND
Other expenses	739,304,307	18,019,562
	<b>739,304,307</b>	<b>18,019,562</b>

**23. BASIC / DILUTED EARNINGS PER SHARE**

**a. Basic earnings per share**

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
Net profit after tax of the parent company (VND)	30,746,086,780	231,371,461,213
Profit/(Loss) attributable to ordinary shareholders (VND)	30,746,086,780	231,371,461,213
Weighted average number of ordinary shares outstanding during the period (Shares)	109,143,037	118,610,670
<b>Basic Earnings per Share (VND/Share)</b>	<b>282</b>	<b>1,951</b>

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**24. SEGMENT REPORTING**

**The period from 01 January 2025 to 30 June 2025**

	Brokerage, underwriting, advisory, and Other activities	Securities investment	Interest income from lending and receivables	Total segments	Eliminations	Total for the entire entity
	VND	VND	VND	VND	VND	VND
Revenue by segment	2,962,465,677	47,110,179,835	1,346,488,956	51,419,134,468	-	51,419,134,468
Cost of goods sold by segment	(2,215,350,615)	(35,080,526,008)	-	(37,295,876,623)	-	(37,295,876,623)
<b>Gross profit from sales and services</b>	<b>747,115,062</b>	<b>12,029,653,827</b>	<b>1,346,488,956</b>	<b>14,123,257,845</b>	<b>-</b>	<b>14,123,257,845</b>
Unallocated assets	-	-	-	2,059,935,659,752	-	2,059,935,659,752
<b>Total Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,059,935,659,752</b>	<b>-</b>	<b>2,059,935,659,752</b>
Unallocated liabilities	-	-	-	76,486,429,161	-	76,486,429,161
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>76,486,429,161</b>	<b>-</b>	<b>76,486,429,161</b>



**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**24. SEGMENT REPORTING (CONT'D)**

**The period from 01 January 2024 to 30 June 2024**

	Brokerage, Underwriting, Advisory, and Other activities	Securities Investment	Interest income from lending and receivables	Total segments	Eliminations	Total for the entire entity
	VND	VND	VND	VND	VND	VND
Revenue by segment	2,730,742,529	164,403,171,185	8,231,187,308	175,365,101,022	-	175,365,101,022
Cost of goods sold by segment	(5,055,948,691)	(43,227,344,633)	-	(48,283,293,324)	-	(48,283,293,324)
<b>Gross profit from sales and services</b>	<b>(2,325,206,162)</b>	<b>121,175,826,552</b>	<b>8,231,187,308</b>	<b>127,081,807,698</b>	<b>-</b>	<b>127,081,807,698</b>
Unallocated assets	-	-	-	2,061,594,499,823	-	2,061,594,499,823
<b>Total Assets</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>2,061,594,499,823</b>	<b>-</b>	<b>2,061,594,499,823</b>
Unallocated liabilities	-	-	-	77,966,761,058	-	77,966,761,058
<b>Total Liabilities</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>77,966,761,058</b>	<b>-</b>	<b>77,966,761,058</b>

**NOTES TO THE INTERIM CONSOLIDATED FINANCIAL STATEMENTS (CONT'D)**

*(These notes are an integral part of and should be read in conjunction with the financial statements)*

**25. RELATED PARTIES**

**25.1 List of related parties**

No.	Company/Individual name	Relationship
1	Tung Tri Viet one member Company limited	Major shareholder
2	Mr. Pham Thanh Tung	Major shareholder

**25.2 Transactions of related parties**

**Income of the Board of Directors, General Director and Chief Accountant**

<u>Full name</u>	<u>Position/ Relationship</u>	<u>From 01/01/2025 to 30/06/2025 VND</u>	<u>From 01/01/2024 to 30/06/2024 VND</u>
Ms. Pham Thi Thanh Huyen	Chairwoman (Dismissed on 08 June 2024)	-	200,262,000
Ms. Nguyen Thi Hang	Chairwoman	792,681,482	774,240,050
Mr. Pham Thanh Tung	Member	-	-
Ms. Nguyen Thi Hang Nga	Independent Member (Dismissed on 14 June 2025)	27,777,775	116,666,665
Ms. Pham Thanh Hoa	Independent Member (Dismissed on 08 June 2024)	-	272,957,111
Mr. Chu Van Tuong	Independent Member (Dismissed on 14 June 2025)	27,777,775	5,555,555
Ms. Nguyen Thi Thu Thuy	Chief Accountant (Dismissed on 02 April 2024)	-	108,232,001
Ms. Le Thi Quy	Chief Accountant (Dismissed on 24 January 2025)	-	111,828,261
Mr. Hoang Van Quan	Chief Accountant (Appointed on 24 January 2025)	212,666,667	-
Mr. Ngo Long Giang	General Director (Dismissed on 16 January 2025)	145,652,174	-
<b>Total</b>		<b>1,206,555,873</b>	<b>1,589,741,643</b>

Tung Tri Viet One Member Limited Liability Company have used shares listed on the stock exchange to secure the payment of receivables (Note 9).



**Nguyen Thi Hang**