

HANOI TRADE JOINT STOCK CORPORATION
CONSOLIDATED FINANCIAL STATEMENTS
1st QUARTER 2025



HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

CONSOLIDATED BALANCE SHEET*As at 31 March 2025**Unit: VND*

ASSETS	Code	Notes	Ending Balance (As at 31 March 2025)	Beginning Balance (As at 01 January 2025)
A. CURRENT ASSETS	100		1.054.535.903.269	1.043.479.743.747
I. Cash and cash equivalents	110	V.01	30.964.939.592	55.312.296.140
1. Cash	111		23.164.939.592	54.812.296.140
2. Cash equivalents	112		7.800.000.000	500.000.000
II. Short-term financial investments	120	V.02	-	-
1. Held-to-maturity investments	123		-	-
III. Short-term account receivables	130		949.848.013.320	928.723.842.598
1. Short-term trade receivables	131	V.03	204.145.246.552	205.033.282.954
2. Short-term advances to suppliers	132	V.04	329.295.380.844	330.080.873.329
3. Receivables for current loans	135	V.05	106.637.024.654	106.637.024.654
4. Other short-term receivables	136	V.06	505.035.933.626	482.167.539.759
5. Provision for short-term doubtful debts	137		(195.265.572.356)	(195.194.878.098)
6. Shortage of assets waiting for resolution	139		-	-
IV. Inventories	140		45.920.630.000	32.433.451.862
1. Inventories	141	V.07	45.920.630.000	32.433.451.862
2. Provision for devaluation of inventories	149			-
V. Other short-term assets	150	V.08	27.802.320.357	27.010.153.147
1. Short-term prepayments	151		13.159.767.161	13.049.229.612
2. Value added tax deductibles	152		13.896.128.313	13.384.931.451
3. Taxes and other receivables from the State budget	153		738.060.776	575.992.084
4. Other short-term assets	155		8.364.107	
B. NON-CURRENT ASSETS	200		2.071.269.515.187	2.078.350.428.306
I. Long-term receivables	210		7.389.644.482	7.388.210.191
1. Long-term trade receivables	211	V.03	6.280.012.882	6.278.578.591
2. Other long-term receivables	216	V.06	1.109.631.600	1.109.631.600
3. Allowance for doubtful debt	219		-	-
II. Fixed assets	220		630.301.294.768	636.354.370.484
1. Tangible fixed assets	221	V.09	584.486.624.891	590.539.700.607
- Cost	222		898.102.203.798	898.102.203.798
- Accumulated depreciation	223		(313.615.578.907)	(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)

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

III. Investment property	230	V.11	93.587.953.252	94.506.412.135
- Cost	231		131.527.016.822	131.527.016.822
- Accumulated depreciation	232		(37.939.063.570)	(37.020.604.687)
IV. Long-term assets in progress	240		966.166.254.305	963.445.908.218
1. Long-term assets in progress	241	V.12	546.597.241.229	546.582.721.998
2. Construction in progress	242	V.13	419.569.013.076	416.863.186.220
V. Long-term financial investments	250		205.533.230.506	202.403.216.823
1. Investments in subsidiaries	251	V.14	-	-
2. Investment in associates, affiliates	252	V.15	134.559.677.724	131.429.664.041
3. Equity investments in other entities	253	V.16	89.018.552.782	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		168.291.137.874	174.252.310.455
1. Long-term prepayments	261	V.17	141.306.288.054	146.143.547.484
2. Commercial advantage	269		26.984.849.820	28.108.762.971
TOTAL ASSETS	270		3.125.805.418.456	3.121.830.172.053
RESOURCES	Code	Notes	Ending Balance (As at 31 March 2025)	Beginning Balance (As at 01 January 2025)
A. LIABILITIES	300		909.571.881.220	908.018.378.524
I. Current liabilities	310		662.065.762.035	684.120.498.317
1. Short-term trade payables	311	V.18	18.318.164.780	19.005.904.129
2. Short-term advances from customers	312	V.19	2.910.931.293	3.862.989.909
3. Taxes and amounts payable to the State budget	313	V.20	2.940.703.794	27.863.422.423
4. Payables to employees	314		4.140.159.178	6.671.284.918
5. Short-term accrued expenses	315	V.21	24.066.765.280	19.449.276.616
6. Phải trả nội bộ ngắn hạn	316		-	-
6. Short-term unrealized revenues	318	V.22	11.711.822.351	9.020.595.079
7. Other current payables	319	V.23	43.214.257.778	43.871.619.548
8. Short-term loans and obligations under finance leases	320	V.24	554.020.925.265	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		247.506.119.185	223.897.880.207
1. Long-term trade payables	331	V.11	-	-
2. Long-term advances from customers	332	V.19	19.707.456.615	19.707.456.615
3. Accrued expenses	333		28.681.592	-

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

4. Long-term unrealized revenues	336	V.22	93.867.304.885	94.821.910.012
5. Other long-term payables	337	V.23	23.755.139.394	25.957.410.186
6. Long-term loans and obligations under finance leases	338	V.24	110.110.533.289	83.374.099.984
7. Deferred tax liabilities	341		37.003.410	37.003.410
B. EQUITY	400		2.216.233.537.236	2.213.811.793.529
I. OWNERS' EQUITY	410	V.25	2.216.233.537.236	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		(47.386.719.250)	(50.327.802.859)
- Accumulated retained earnings by the end of the previous year	421a		(50.327.802.859)	(27.225.140.160)
- Retained earnings of the current year	421b		2.941.083.609	(23.102.662.699)
11. Funds for capital construction investment	422		-	-
12. Non-controlling interests	429		20.210.512.991	20.729.852.893
II. Other funds	430		-	-
TOTAL RESOURCES	440		3.125.805.418.456	3.121.830.172.053

Preparer



CAO MANH TUAN

Chief Accountant



NGUYEN THU HANG

Ha Noi, 29 April 2025

General Director



DUONG THI LAM

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

CONSOLIDATED INCOME STATEMENT*1st Quarter 2025*

ITEMS	Code	Notes	Quarter 1		Cumulative	
			Current year	Previous year	Current year	Previous year
1. Gross revenue from good sold and services rendered	01	VI.26	125.848.164.414	145.822.615.221	125.848.164.414	145.822.615.221
2. Deductions	02		-	-	-	-
3. Net revenue from good sold and services rendered	10	VI.27	125.848.164.414	145.822.615.221	125.848.164.414	145.822.615.221
4. Cost of sales	11	VI.28	96.833.540.606	116.835.971.449	96.833.540.606	116.835.971.449
5. Gross profit from good sold and services rendered	20		29.014.623.808	28.986.643.772	29.014.623.808	28.986.643.772
6. Financial income	21	VI.29	16.597.286.207	15.994.581.543	16.597.286.207	15.994.581.543
7. Financial expenses	22	VI.30	15.129.461.432	20.189.474.060	15.129.461.432	20.189.474.060
<i>In which: interest expenses</i>	23		<i>14.506.623.986</i>	<i>19.662.988.481</i>	<i>14.506.623.986</i>	<i>19.662.988.481</i>
8. Share of net profit from joint-ventures, associates	24		3.553.763.683	3.985.906.522	3.553.763.683	3.985.906.522
8. Selling expenses	25	VI.31	8.258.244.570	10.159.864.007	8.258.244.570	10.159.864.007
10. General and administrative expenses	26	VI.32	23.148.219.165	18.493.220.883	23.148.219.165	18.493.220.883
11. Operating profit	30		2.629.748.531	124.572.887	2.629.748.531	124.572.887
12. Other incomes	31	VI.33	1.027.931.185	1.385.279.592	1.027.931.185	1.385.279.592
13. Other expenses	32	VI.34	637.905.830	332.293.467	637.905.830	332.293.467
14. Other profit	40		390.025.355	1.052.986.125	390.025.355	1.052.986.125

ITEMS	Code	Notes	Quarter 1		Cumulative	
			Current year	Previous year	Current year	Previous year
15. Accounting profit before tax	50		3.019.773.886	1.177.559.012	3.019.773.886	1.177.559.012
16. Current corporate income tax expense	51	VI.35	80.784.056	74.057.709	80.784.056	74.057.709
17. Deferred corporate tax expense	52					
18. Net profit after corporate income tax	60		2.938.989.830	1.103.501.303	2.938.989.830	1.103.501.303
19 Profit after tax attributable to non-controlling shareholders	61		2.941.083.609	776.699.284	2.941.083.609	776.699.284
20 Profit after tax attributable to parent company	62		(2.093.779)	326.802.019	(2.093.779)	326.802.019
21. Basic earnings per share	70		13,37	3,53	13,37	3,53
22. Declining earnings per share	71		13,37	3,53	13,37	3,53

Hà Nội, 29 April 2025

Preparer



Cao Manh Tuan

Chief Accountant



Nguyen Thu Hang

General Director



Duong Thi Lam

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

CONSOLIDATED CASH FLOW STATEMENT*(Under direct method)***1st Quarter 2025***Unit: VND*

Items	Codes	Curent year	Previous year
I. Cash flows from operating activities	01		
<i>1. Profit before tax</i>		3.019.773.886	1.177.559.012
<i>2. Adjustments for:</i>		-	
Depreciation of fixed assets and investment properties	02	6.971.534.599	6.169.868.540
Provisions	03	(17.551.865)	-
Exchange gains, losses arising from revaluation of monetary items denominated in foreign currency	04	(15.330.337)	(976.135.368)
Profits, losses from investing activities	05	(9.381.900.900)	(17.501.403.331)
Interest expenses	06	15.745.057.491	19.731.836.421
Other adjustments	07	-	-
	08	16.321.582.874	8.601.725.274
<i>3. Operating profit before movements in working capital</i>			
Increase, decrease in receivables	09	(17.535.188.538)	2.603.860.472
Increase, decrease in inventories	10	(13.501.697.369)	(5.356.417.208)
Increase, decrease in payables (excluding accrued loan interest and corporate income tax payable)	11	(2.459.734.801)	3.529.872.195
Increase, decrease in prepaid expenses	12	4.718.357.774	5.620.380.490
Increase, decrease in trading securities	13	-	-
Interest paid	14	(23.470.543.023)	(6.775.755.176)
Corporate income tax paid	15	(293.576.669)	(264.884.482)
Other proceeds from operating activities	16	-	-
Other payments for operating activities	17	-	(12.950.000)
<i>Net cash generated by operating activities</i>	20	(36.220.799.752)	7.945.831.565
II. Cash flows from investing activities			
Acquisition and construction of fixed assets and other long-term assets	21	(1.505.043.964)	(425.159.809)
	22	-	136.454.545
Proceed from sales, disposal of fixed assets and other long-term assets	23	-	1.100.000.000
Cash outflow for lending, selling debt instruments of other entities	24	-	800.000.000
Cash recovered from lending, selling debt instruments of other entities	25	-	(3.513.000.000)
Payments for investments in other entities	26	-	-
Proceeds from disposal of investments in other entities	27	2.065.315.379	1.467.194.168
<i>Net cash flows from investing activities</i>	30	560.271.415	(2.034.511.096)
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	88.894.944.236	58.594.066.184
Repayments of borrowings	34	(77.609.200.992)	(49.061.230.805)
Repayments of finance lease	35	-	-
Dividends, profits paid to shareholders	36	-	-
Net cash flows from financing activities	40	11.285.743.244	9.532.835.379
Net cash flows during the year (50 = 20+30+40)	50	(24.374.785.093)	15.444.155.848
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	27.428.545	218.378.492
Cash and cash equivalents at the yend of the year (70 = 50+60+61)	70	30.964.939.592	51.833.787.909

Preparer



CAO MANH TUAN

Chief Accountant



NGUYEN THU HANG



**HANOI TRADE JOINT STOCK
CORPORATION**

NOTES TO THE CONSOLIDATED FINANCIAL STATEMENTS
From 01/01/2025 to 31/03/2025

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: 6 Companies

5- List of important merged companies:

5.1- Parent company - Corporation

Add: 38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, 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 – Hanoi

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:: 79,22%

Voting rights of the Parent Company: 79,22%

5.4- Hapro Vodka Joint Stock Company

Add: Hapro Food Industrial Park – Le Chi – Gia Lam – Hanoi

Parent company's interest rate:: 54,58%

Voting rights of the Parent Company: 54,58%

5.5- Hai Duong Technology Products Joint Stock Company

Add: 150 Chi Lang, Nguyen Trai Ward, Hai Duong City

Parent company's interest rate:: 54,13%

Voting rights of the Parent Company: 54,13%

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

Add: Number 551, Group 1, Tan Phuoc village, Thuan Bu Nho Commune, Phu Rieng District, 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.

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

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	4.605.136.008	-	3.328.129.271	-
Bank demand deposits	18.559.803.584	-	49.006.094.977	-
Transferring money	-	-	2.478.071.892	-
Cash equivalents	7.800.000.000	-	500.000.000	-
Total	30.964.939.592	-	55.312.296.140	-
2. Short-term financial investments				
Held-to-maturity investments	-	-	-	-
Total	-	-	-	-
3. Trade receivables				
Short-term trade receivables	204.145.246.552	-	205.033.282.954	-
Long-term trade receivables	6.280.012.882	-	6.278.578.591	-
Total	210.425.259.434	-	211.311.861.545	-
4. Advances to suppliers				
Short-term advances to suppliers	329.295.380.844	-	330.080.873.329	-
Long-term advances to suppliers	-	-	-	-
Total	329.295.380.844	-	330.080.873.329	-
5. Receivables for current loans				
Short - term receivables for current loans	106.637.024.654	-	106.637.024.654	-
Long - term receivables for current loans	-	-	-	-
Total	106.637.024.654	-	106.637.024.654	-
6. Other receivables				
Other short-term receivables	505.035.933.626	-	482.167.539.759	-
Other long-term receivables	1.109.631.600	-	1.109.631.600	-
Deposit	1.109.631.600	-	1.109.631.600	-
Receivable from equitization	-	-	-	-
Total	506.145.565.226	-	483.277.171.359	-
7. Inventories				
Goods in transit	-	-	-	-
Raw Material	780.563.893	-	1.620.066.288	-
Tools and supplies	-	-	-	-
Work in progress	-	-	25.000.000	-
Finished goods	17.673.717.549	-	9.485.326.982	-
Goods	26.255.415.225	-	20.092.125.259	-
Goods sent for sale	-	-	-	-
Real estate goods	1.210.933.333	-	1.210.933.333	-

HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, Ha Noi
 Telephone: 024 - 38267984 - Fax: 024 - 39288407

Total	45.920.630.000	-	32.433.451.862	-
--------------	-----------------------	----------	-----------------------	----------

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	13.159.767.161	13.049.229.612
Value added tax deductibles	13.896.128.313	13.384.931.451
Taxes and other receivables from the State budget (*)	738.060.776	575.992.084
Total	27.802.320.357	27.010.153.147

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

	Ending balance	Beginning balance
Corporate income tax	441.751.770	365.186.938
Import and export duties	40.000.000	40.000.000
Value added tax	-	-
Special consumption tax	50.000.001	-
Personal income tax	43.633.049	8.129.190
Land rent	6.411.015	6.411.015
Other taxes	156.264.941	156.264.941
Total	738.060.776	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
<i>a) Rental real estate</i>				
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, Hang Trong Ward, Hoan Kiem District, Ha Noi

Telephone: 024 - 38267984 - Fax: 024 - 39288407

Accumulated Depreciation	37.020.604.687	918.458.883	-	37.939.063.570
- Land use rights	19.129.697.942	687.012.192	-	19.816.710.134
- Infrastructure	17.890.906.745	231.446.691	-	18.122.353.436
Net book value	94.506.412.135	-	-	93.587.953.252
- Land use rights	78.540.226.626	-	-	77.853.214.434
- Infrastructure	15.966.185.509	-	-	15.734.738.818
12. Long-term assets in progress			Ending balance	Beginning balance
Le Chi housing and auxiliary area project, Gia Lam, Hanoi			546.597.241.229	546.582.721.998
Total			546.597.241.229	546.582.721.998
13. Construction in progress			Ending balance	Beginning balance
Total			419.569.013.076	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			141.306.288.054	146.143.547.484
Total			141.306.288.054	146.143.547.484
18. Trade payables			Ending balance	Beginning balance
Short-term trade payables			18.318.164.780	19.005.904.129
Long-term trade payables			-	-
Total			18.318.164.780	19.005.904.129
19. Advances from customers			Ending balance	Beginning balance
Short-term advances from customers			2.910.931.293	3.862.989.909
Long-term advances from customers			19.707.456.615	19.707.456.615
Total			22.618.387.908	23.570.446.524
20. Taxes and amounts payable to the State budget			Ending balance	Beginning balance
Value added tax			1.496.934.826	27.405.500.749
Special consumption tax			371.417	1.981.421
Corporate income tax			52.473.502	145.469.650
Personal income tax			190.906.250	243.322.039
Land rent			1.192.497.799	59.628.564
Other taxes			7.520.000	7.520.000
Total			2.940.703.794	27.863.422.423
21. Short-term accrued expenses	Ending balance		Beginning balance	
	Value	Debt Capacity	Value	Debt Capacity
Other accruals	24.066.765.280	24.066.765.280	19.449.276.616	19.449.276.616

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

Total	24.066.765.280	24.066.765.280	19.449.276.616	19.449.276.616
22. Unrealized revenues			Ending balance	Beginning balance
Short-term unrealized revenues			11.711.822.351	9.020.595.079
Long-term unrealized revenues			93.867.304.885	94.821.910.012
Total			105.579.127.236	103.842.505.091
23. Other current payables			Ending balance	Beginning balance
Short-term other current payables			43.214.257.778	43.871.619.548
Long-term other current payables			23.755.139.394	25.957.410.186
Total			66.969.397.172	69.829.029.734
24. Loans and obligations under finance leases			Ending balance	Beginning balance
Short-term loans and obligations under finance leases			554.020.925.265	553.632.673.379
Long-term loans and obligations under finance leases			110.110.533.289	83.374.099.984
Total			664.131.458.554	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	84.384.435.934	106.950.950.961
Revenue from providing services and finished products	41.027.237.802	38.429.582.852
Real estate business revenue	436.490.678	442.081.408
Total	125.848.164.414	145.822.615.221
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	84.384.435.934	106.950.950.961
Revenue from service provision	41.027.237.802	38.429.582.852
Revenue from providing services and finished products	436.490.678	442.081.408
Total	125.848.164.414	145.822.615.221
28. Cost of sales	Current period	Previous period
Cost of goods sold	70.907.886.259	94.348.164.743
Cost of services and finished products provided	25.694.207.656	22.256.360.015
Cost of real estate business	231.446.691	231.446.691
Total	96.833.540.606	116.835.971.449
29. Financial income	Current period	Previous period
Interest on deposit, margin	2.243.418.403	3.672.943.922
Interest on exchange rate difference	907.230.990	1.502.620.947

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

Dividends and profits are distributed	3.470.198.460	7.791.095.890
Profits from business cooperation	9.976.438.354	2.971.603.269
Other revenue from financial activities	-	56.317.515
Total	16.597.286.207	15.994.581.543
30. Financial expenses	Current period	Previous period
Loan interest expenses	14.506.623.986	19.662.988.481
Payment discounts, deferred sales interest	-	-
Exchange rate difference loss	622.837.446	526.485.579
Other financial expenses	-	-
Total	15.129.461.432	20.189.474.060
31. Selling expenses	Current period	Previous period
Employee expenses	3.118.529.282	3.982.299.354
Cost of packaging materials	141.169.800	138.702.900
Cost of tools and supplies	308.490.942	480.969.478
Fixed asset depreciation expense	353.474.844	206.033.443
Cost of hired services	3.556.892.173	4.328.364.344
Other costs	779.687.529	1.023.494.488
Total	8.258.244.570	10.159.864.007
32. General and administrative expenses	Current period	Previous period
Employee expenses	7.191.698.563	7.148.736.592
Material costs	19.858.782	18.047.679
Cost of office supplies	97.157.441	133.917.259
Fixed asset depreciation expense	1.170.228.549	1.473.228.957
Taxes, charges and fees	320.247.097	150.065.639
Setting up provisions for bad debts	(17.551.865)	-
Cost of hired services	1.941.004.929	2.769.231.217
Other costs	12.425.575.669	6.799.993.540
Total	23.148.219.165	18.493.220.883
33. Other incomes	Current period	Previous period
Liquidation of fixed assets, tools and equipment	-	136.454.545
Other incomes	1.027.931.185	1.248.825.047
Total	1.027.931.185	1.385.279.592
34. Other expenses	Current period	Previous period
Residual value of fixed assets, liquidated tools and equipment	-	-
Other expenses	637.905.830	332.293.467
Total	637.905.830	332.293.467
35. Current corporate income tax expenses	Current period	Previous period

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

**Corporate income tax must be
paid**

80.784.056

74.057.709

Preparer



CAO MANH TUAN

Chief accountant



NGUYEN THU HANG

Ha Noi, 29 April 2025

General Director



DUONG THI LAM

HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, 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	851.605.615.119	32.593.987.678	8.595.617.720	2.632.861.246	2.674.122.035	898.102.203.798
Buy during the period						-
Basic construction completed						-
Other increase						-
Liquidation and sale						-
Other decrease						-
Closing balance	851.605.615.119	32.593.987.678	8.595.617.720	2.632.861.246	2.674.122.035	898.102.203.798
Accumulated depreciation						
Opening balance	286.036.423.932	11.057.868.408	6.967.109.107	1.977.933.871	1.523.167.873	307.562.503.191
Depreciation during the period	5.541.211.609	417.758.883	58.680.252	26.280.708	9.144.264	6.053.075.716
Other increase						-
Liquidation and sale						-
Other decrease						-
Closing balance	291.577.635.541	11.475.627.291	7.025.789.359	2.004.214.579	1.532.312.137	313.615.578.907
Net book value						
Opening balance	565.569.191.187	21.536.119.270	1.628.508.613	654.927.375	1.150.954.162	590.539.700.607
Closing balance	560.027.979.578	21.118.360.387	1.569.828.361	628.646.667	1.141.809.898	584.486.624.891

HANOI TRADE JOINT STOCK CORPORATION

38- 40 Le Thai To, Hang Trong Ward, Hoan Kiem District, 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%	19.640.619.823	18.537.805.237
2 Livestock Production and Trading Joint Stock Company	42,33%	4.087.493.299	4.139.555.528
3 Hanoi Trade Infrastructure Development Investment Joint Stock Company			-
4 An Phu Hung Import Export Trading Joint Stock Company	40,00%	-	-
5 Hapro Distribution Joint Stock Company	25,50%	-	-
6 Hapro Information Joint Stock Company	26,77%	997.599.891	984.214.891
7 Long Bien Joint Stock Company	30,94%	17.444.575.675	16.735.368.995
8 Asia Tower Company Limited	40,00%	21.791.598.881	21.078.638.881
9 Hanoi Agricultural Import Export Service Joint Stock Company	42,38%	25.186.044.030	25.333.198.202
10 Trang Thi Hotel Joint Stock Company	30,00%	2.223.723.747	2.263.233.440
11 Hanoi Trade and Tourist Development Joint Stock Company	40,00%	10.571	10.571
12 Bui Market Services and Trading Investment Joint Stock Company	30,00%	4.044.762.791	4.200.696.069
13 Hanoi FoodStuff Joint Stock Company	20,00%	11.877.153.936	12.208.257.417
14 Thuy Ta Joint Stock Company	30,00%	19.979.293.742	18.530.028.527
15 Thuy Ta Food Joint Stock Company	30,00%	7.286.801.338	7.418.656.283
Total		134.559.677.724	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%	30.404.368.931	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

HANOI TRADE JOINT STOCK CORPORATION

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

Telephone: 024 - 38267984 - Fax: 024 - 39288407

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
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			89.018.552.782	89.018.552.782

