

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/ *Ha Noi 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 riêng bán niên năm 2025 đã được soát xét của Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt/ *The reviewed separate 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 riêng so với cùng kỳ năm ngoái/ *The explanation on the change of the profit after corporate tax between the separate 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-cao-tai-chinh/>./ *This information is disclosed on company website on August 29 2025 at <http://tcorp.vn/danh-muc-qhcd/bao-cao-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 năm 2024 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 16th, 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 2024 financial statement 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, 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 riêng bán niên năm 2025 đã được soát xét của Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt/ *The reviewed separate financial statement for the first six months 2025 of Tri Viet Asset Management Corporation Joint Stock Company:*

☐ BCTC riêng (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 riêng)/*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-qhcd/bao-cai-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 riêng bán niên năm 2025 đã được soát xét của Công ty Cổ phần Tập đoàn Quản lý tài sản Trí Việt/ The reviewed separate 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 riêng so với cùng kỳ năm ngoái/ The explanation on the change of the profit after corporate tax between the separate 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: 86./2025/CV-TVC

Hà Nội, ngày 29 tháng 08 năm 2025

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

Ha Noi, day 29 month 08 year 2025

Re: *Explanation of Changes in Net Profit After Corporate
Income Tax In The Separate 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 của Công ty mẹ 6 tháng đầu năm 2025 so 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, Trí Việt Asset Management Corporation Joint Stock Company hereby provides an explanation regarding the net profit after corporate income tax in the Separate 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				
Giá vốn hàng bán/ Cost of Goods Sold				
Doanh thu hoạt động tài chính và thu nhập khác/ Financial Operating Revenue and Other Income	74.265.074.301	161.739.509.989	-87.474.435.688	-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	64.635.320.787	-15.563.473.770	80.198.794.557	515%
Lợi nhuận sau thuế/ Profit after tax	9.629.753.514	177.302.983.759	-167.673.230.245	-95%

6 tháng đầu năm 2025 Lợi nhuận sau thuế thu nhập doanh nghiệp là 9,6 tỷ đồng, giảm 167,6 tỷ đồng, tương đương giảm 95% so với cùng kỳ năm 2024. Công ty giải trình nguyên nhân giảm Lợi nhuận sau thuế như sau:

First 6 months of 2025, the after-tax profit was 9,6 billion VND, a decrease of 167,6 billion VND, equivalent to a decrease 95% compared to the same period in 2024. The company explained the reasons for the decline in after-tax profit as follows:

6 tháng đầu năm 2025 Doanh thu hoạt động tài chính và thu nhập khác giảm 87,4 tỷ đồng 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.



**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.

First 6 months of 2025, financial operating revenue and other income decreased by 87,4 billion VND due to market volatility, significantly impacted by complex tariff factors and unpredictable global geopolitical developments.

Chi phí tài chính và chi phí quản lý doanh nghiệp tăng 80,1 tỷ đồng tương đương tăng 515% do Công ty có chi phí tài chính là âm 37,3 tỷ đồng trong 6 tháng đầu năm 2024 so với 51,6 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 80,1 billion VND, equivalent to an increase of 515%, due to the company having negative financial expenses of - 37,3 billion VND in first 6 months of 2024 compared to 51,6 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 của công ty mẹ 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 Separate financial statements for 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 VPHĐQT/ 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 SEPARATE FINANCIAL STATEMENTS
FOR THE PERIOD FROM 01 JANUARY 2025 TO 30 JUNE 2025**



TABLE OF CONTENTS

CONTENTS	PAGES
STATEMENT OF THE BOARD OF MANAGEMENT	2 - 3
REVIEW REPORT ON INTERIM FINANCIAL INFORMATION	4 - 5
INTERIM SEPARATE BALANCE SHEET	6 - 7
INTERIM SEPARATE INCOME STATEMENT	8
INTERIM SEPARATE CASH FLOW STATEMENT	9 - 10
NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS	11 - 32

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”), including the Board of Directors and Board of General Directors (hereinafter referred to as the “Management”), presents this report together with the Company’s reviewed 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 Board of General Directors of the Company 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 there have been no significant events occurring after 30 June 2025 that would have a material impact requiring adjustment to, or disclosure in, the accompanying interim separate financial statements.

THE AUDITORS

The accompanying interim separate 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 separate financial statements for the period from 01 January 2025 to 30 June 2025, which give an accurate and fair view of the financial position of the Company, its results of operations and cash flows for the period.

In preparing the interim separate 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 interim separate financial statements;
- Prepare the interim separate 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 interim separate 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 separate financial statements.

STATEMENT OF THE BOARD OF MANAGEMENT (CONT'D)

RESPONSIBILITY OF THE BOARD OF MANAGEMENT (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 separate financial position of the Company and ensure that the interim separate financial statements of the Company comply with Vietnamese Accounting Standards, Vietnamese Corporate Accounting System, and relevant legal regulations on the preparation and presentation of separate 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 affirms that the Company has complied with and has not violated its obligations to disclose information in accordance with Circular No. 96/2020/TT-BTC dated 16 November 2020, issued by the Ministry of Finance guiding information disclosure on the securities market; Decree No. 155/2020/ND-CP dated 31 December 2020, issued by the Government detailing the implementation of specific provisions of the Law on Securities; and Circular No. 116/2020/TT-BTC dated 31 December 2020, issued by the Ministry of Finance guiding specific corporate governance provisions applicable to public companies under Decree No. 155/2020/ND-CP.

APPROVAL FOR SEPARATE FINANCIAL STATEMENTS

The Board of Management has approved the attached interim separate financial statements. The interim separate financial statements present fairly, in all material respects, the financial position of the Company for the period from 01 January 2025 to 30 June 2025, and its results of operations and cash flows, in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting System and relevant legal regulations on the preparation and presentation of interim separate financial statements.



For and on behalf of the Management,

Nguyen Thi Hang

Chairwoman

Hanoi, 28 August 2025

No.: 1006/2025/UHY - BCSX

REVIEW REPORT ON INTERIM FINANCIAL INFORMATION

*Regarding the interim separate 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 separate financial statements of Tri Viet Asset Management Corporation Joint Stock Company (hereinafter referred to as the "Company"), prepared on 28 August 2025, as set out from page 06 to page 32, which comprise the interim separate balance sheet as 30 June 2025, the interim separate income statement, the interim separate cash flow statement for the period from 01 January 2025 to 30 June 2025, and Notes to the interim separate financial statements.

The Board of Management's responsibilities

The Board of Management of the Company (including the Board of Directors and the Board of General Directors is responsible for the preparation and fair presentation of these interim separate 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 separate financial statements, and for such internal control as the Board of Management determines is necessary to enable the preparation and presentation of the separate financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's responsibilities

Our responsibility is to express a conclusion on the interim separate 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 primarily of making inquiries, mainly of persons responsible for financial and accounting matters, and applying analytical and other review procedures. A review is substantially narrower 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 interim separate financial statements do not present fairly, in all material respects, the financial position of Tri Viet Asset Management Group Joint Stock Company as at 30 June 2025, and its results of operations and 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 relevant legal regulations on the preparation and presentation of interim separate financial statements.



Pham Gia Đạt

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

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Form No. B01a-DN

INTERIM SEPARATE BALANCE SHEET

As at 30 June 2025

ASSETS	Code	Note	30/06/2025 VND	01/01/2025 VND
CURRENT ASSETS	100		895,012,570,133	1,111,179,474,544
Cash and cash equivalents	110	5	621,669,367,910	17,050,016,047
Cash	111		267,669,367,910	17,050,016,047
Cash equivalents	112		354,000,000,000	-
Short-term financial investments	120		6,108,009,000	779,653,278,257
Held-for-trading securities	121	10	8,461,603,210	785,958,483,592
Provision for held-for-trading securities	122		(2,353,594,210)	(6,305,205,335)
Current accounts receivables	130		263,189,024,597	309,712,042,124
Short-term trade receivables	131	11	11,890,000,000	45,370,925,000
Short-term advances to suppliers	132		307,048,218	518,862,713
Short-term loan receivables	135	9	144,109,904,109	157,500,000,000
Other short-term receivables	136	8	277,271,872,270	276,712,054,411
Provision for doubtful short-term receivables	137		(170,389,800,000)	(170,389,800,000)
Other current assets	150		4,046,168,626	4,764,138,116
Short-term prepaid expenses	151	6	156,455,118	13,395,602
Tax and other receivable from the State budget	153	15	3,889,713,508	4,750,742,514
NON-CURRENT ASSETS	200		723,996,527,027	689,811,094,385
Long-term receivables	210		147,500,000	78,750,000
Other long-term receivables	216	8	147,500,000	78,750,000
Fixed assets	220		1,116,018,882	1,438,625,874
Tangible fixed assets	221	7	1,116,018,882	1,438,625,874
- Cost	222		4,516,497,909	4,516,497,909
- Accumulated depreciation	223		(3,400,479,027)	(3,077,872,035)
Long-term financial investments	250	12	722,693,045,828	688,167,360,594
Investment in subsidiary company	251		722,693,045,828	688,167,360,594
Other long-term assets	260		39,962,317	126,357,917
Long-term prepaid expenses	261	6	39,962,317	126,357,917
TOTAL ASSETS	270		1,619,009,097,160	1,800,990,568,929

Form No. B01a-DN

INTERIM SEPARATE BALANCE SHEET (CONT'D)

As at 30 June 2025

RESOURCES	Code	Note	30/06/2025 VND	01/01/2025 VND
LIABILITIES	300		63,251,931,962	227,734,794,565
Current liabilities	310		63,251,931,962	227,734,794,565
Payables to employees	314		576,369,543	1,195,893,127
Short-term accrued expenses	315	13	38,455,058,755	39,074,118,126
Other short-term payables	319	14	753,830,296	737,761,296
Short-term loan and finance lease obligations	320	16	-	163,260,348,648
Bonus and welfare fund	322		23,466,673,368	23,466,673,368
OWNER'S EQUITY	400		1,555,757,165,198	1,573,255,774,364
Capital	410	17	1,555,757,165,198	1,573,255,774,364
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
Treasury Share	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		23,522,719,055	23,522,719,055
Retained earnings	421		353,216,882,239	343,587,128,725
- Undistributed earnings by the end of prior year	421a		343,587,128,725	56,158,016,538
- Undistributed earnings for the current period	421b		9,629,753,514	287,429,112,187
TOTAL LIABILITIES AND OWNERS' EQUITY	440		1,619,009,097,160	1,800,990,568,929

Prepared by


Nguyen Anh Duc

Chief Accountant



Hoang Van Quan

Hanoi, 28 August 2025

Chairwoman



Nguyen Thi Hang

Form No. B02a-DN

INTERIM SEPARATE INCOME STATEMENT
For the period from 01 January 2025 to 30 June 2025

Items	Code	Note	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
			VND	VND
Revenue from sales of goods and rendering of	01		-	-
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	10		-	-
Cost of goods sold and services rendered	11		-	-
Gross profit from sales of goods and rendering of services	20		-	-
Financial income	21	18	74,265,074,301	161,738,886,539
Financial expenses	22	19	51,601,508,866	(37,362,250,801)
<i>In which: Interest expenses</i>	23		11,618,949,366	14,863,485,090
Selling expenses	25	20	85,990,839	11,750,000,000
General and administrative expenses	26	20	12,269,906,775	10,030,757,469
Net profit from operating activities	30		10,307,667,821	177,320,379,871
Other income	31		-	623,450
Other expenses	32	21	677,914,307	18,019,562
Other profit	40		(677,914,307)	(17,396,112)
Total net profit before tax	50		9,629,753,514	177,302,983,759
Current corporate income tax expenses	51	22	-	-
Deferred corporate income tax expenses	52		-	-
Profit after corporate income tax	60		9,629,753,514	177,302,983,759

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan



Hanoi, 28 August 2025

Chairwoman

Nguyen Thi Hang

Form No. B03a-DN

INTERIM SEPARATE CASH FLOW STATEMENT

(Applying indirect method)

For the period from 01 January 2025 to 30 June 2025

Items	Code Note	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Cash flow from business activities			
Profit before tax	01	9,629,753,514	177,302,983,759
Adjustments for items			
Depreciation of fixed assets and investment	02	322,606,992	322,606,992
Provisions	03	(3,951,611,125)	(70,862,686,117)
Profit from investing activities	05	(8,400,951,941)	7,369,070,795
Interest expense	06	11,618,949,366	14,863,485,090
Operating profit/(loss) before changes in working capital	08	9,218,746,806	128,995,460,519
Decrease/(Increase) in receivables	09	34,259,944,352	(17,467,033,410)
Increase/(Decrease) in payables (excluding interest payable, corporate income tax payable)	11	(656,017,920)	(2,885,911,911)
(Increase)/Decrease in prepaid expense	12	(56,663,916)	(516,803,968)
(Increase)/Decrease trading securities	13	777,496,880,382	351,475,329,119
Interest paid	14	(12,185,445,401)	(15,599,803,503)
Net cash flows from operating activities	20	808,077,444,303	444,001,236,846
Cash flow from investment activities			
Loans to other entities and payments for purchase of debt instruments of other entities	23	(144,109,904,109)	(221,847,596,242)
Collections from borrowers and proceeds from sale of debt instruments of other entities	24	157,500,000,000	169,847,596,242
Payments for investments in other entities (net of cash hold by entity being acquired)	25	(34,525,685,234)	(59,188,872,436)
Interest income, dividend and profit received	27	8,066,208,231	10,742,530,839
Net cash flow from investment activities	30	(13,069,381,112)	(100,446,341,597)

Form No. B03a-DN

INTERIM SEPARATE CASH FLOW STATEMENT (CONT'D)

(Applying indirect method)

For the period from 01 January 2025 to 30 June 2025

Items	Code	Note	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Cash flows from financing activities				
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)
Net cash flows from financing activities	40		(190,388,711,328)	(145,367,770,278)
Net decrease/(Increase) in cash during the period	50		604,619,351,863	198,187,124,971
Cash and cash equivalents at the beginning of the period	60	5	17,050,016,047	93,324,812,641
Cash and cash equivalents at the end of the period	70	5	621,669,367,910	291,511,937,612

Hanoi, 28 August 2025

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan

Chairwoman



Nguyen Thi Hang

NOTES TO THE INTERIM SEPARATE FINANCIAL STATEMENTS

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

Form No. B09 - DN

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 on 20 December 2012, and amended for the 25th time on 04 February 2025.

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

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 listed on the HNX with the stock code TVC.

The number of employees as at 30 June 2025 was 16 (at 01 January 2025: 14).

The Company's head office is located at 142 Doi Can, 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 SEPARATE 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

As at 30 June 2025, the Company had the following investment 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 as at 30 June 2025 was 68.4%, as at 01 January 2025 was 64.04%.

1.6 STATEMENT OF COMPARABILITY IN THE INTERIM SEPARATE 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 presented in the balance sheet are based on the audited financial statements of the Company for the financial year ended 31 December 2024. The figures in the income statement and the cash flow statement are based on the reviewed financial statements for the period from 1 January 2024 to 30 June 2024.

2. FINANCIAL YEAR AND ACCOUNTING CURRENCY

2.1 FINANCIAL YEAR

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

2.2 ACCOUNTING CURRENCY

The separate 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 separate financial statements.

3. ADOPTION OF ACCOUNTING STANDARDS AND SYSTEMS

3.1 ADOPTION OF ACCOUNTING STANDARDS AND SYSTEMS

The enterprise applies Vietnamese Accounting Standards and the Vietnamese Corporate Accounting System, issued under Circular No. 200/2014/TT-BTC dated 22 December 2014 of the Ministry of Finance, which guides the Vietnamese Corporate Accounting System ("Circular 200"), and Circular No. 53/2016/TT-BTC dated 21 March 2016 of the Ministry of Finance, which amends and supplements specific provisions of Circular 200 ("Circular 53").

3.2 COMPLIANCE WITH ACCOUNTING STANDARDS AND SYSTEMS

The Board of Management ensures compliance with the requirements of accounting standards, the Vietnamese Corporate Accounting System, as issued under Circular No. 200, the implementation guidance circulars of the Ministry of Finance's accounting standards, and relevant legal regulations on the preparation of separate financial statements.

NOTES TO THE INTERIM SEPARATE 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 separate financial statements, are as follows:

4.1 BASIS OF PREPARATION OF SEPARATE FINANCIAL STATEMENTS

The separate financial statements have been prepared on an accrual basis (except for those related to cash flows).

4.2 ACCOUNTING ESTIMATES

The preparation of separate financial statements in conformity with Vietnamese Accounting Standards requires the Board of Management to make estimates and assumptions that affect the reported amounts of liabilities, assets and disclosures of contingent assets and liabilities at the reporting date and the reported amounts of revenues and expenses during the financial year. Actual results could differ from those estimates.

4.3 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.

4.4 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 (such as mutual fund certificates, subscription rights, warrants, call options, put options, futures contracts, swap contracts, commercial papers, bills of exchange, etc.) held for trading purposes as of the reporting date (held to benefit from price appreciation for profit).

Trading securities are recorded in the accounting records at cost. The cost of trading securities is determined based on the fair value of the settlement payments at the time of the transaction, plus any expenses related to the purchase of trading securities, including the purchase price and any purchase-related expenses (if any) such as brokerage fees, transaction fees, information provision fees, taxes, levies, and bank fees.

- Listed securities are recognized at the time of order matching (T+0);

- Unlisted securities are recognized at the time when legal ownership is officially transferred per the law.

NOTES TO THE INTERIM SEPARATE 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)

4.4 FINANCIAL INVESTMENT (CONT'D)

Dividends from previous periods, before the acquisition of trading securities, are recorded as a reduction in the carrying amount of the investment. Dividends declared for the period after the trading securities were acquired are recognized as financial operating income, except for dividends received in the form of bonus shares issued by the joint-stock company using share premium surplus, other equity funds, and undistributed after-tax profits for the issuance of additional shares (stock dividends); the Company only tracks the increase in the number of shares in the notes to the financial statements, without recognizing the value of the shares received, nor recording financial operating income and the carrying amount of the investment in the joint-stock company.

Provision for impairment of trading securities: It is the excess of the difference between the cost (carrying amount) and the market value of the trading securities held for trading purposes, provided per the provisions of the current Corporate Accounting System.

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

Investment in subsidiaries

Reflects investments where the Company holds more than 50% of the voting rights and has the right to control and dominate the financial policies and operations of the investee (subsidiary) to obtain economic benefits from its activities, or where the Company holds less than 50% of the voting rights but has other agreements:

- Other investors agree to allocate more than 50% of the voting rights to the Company;
- The Company has the right to dictate the financial and operational policies per the agreed terms;
- The Company has the right to appoint or dismiss the majority of the members of the Board of Directors or equivalent management level;
- The Company has the right to cast the majority of votes at meetings of the Board of Directors or equivalent management level.

Investments in equity instruments of other entities are initially recognized at cost, including the purchase price or capital contribution and any directly attributable investment-related costs (if any), such as brokerage fees, transaction costs, advisory fees, audit fees, registration fees, taxes, and bank charges. In cases where the investment is made in non-monetary assets, the cost of the investment is recognized at the fair value of the non-monetary assets at the transaction date.

Dividends and earnings from periods prior to the acquisition of the investment are accounted for as a reduction in the carrying amount of that investment. Dividends and earnings from periods after the acquisition of the investment are recognized as financial income measured at fair value on the date of entitlement. However, for dividends received in the form of shares, the Company only tracks the increase in the number of shares in the notes to the financial statements, without recording an increase in the carrying value of the investment or additional financial income.

The provision for impairment of investments in subsidiaries is determined based on the losses incurred by the investee and the Company's proportionate share of the total actual capital contribution in the subsidiary in accordance with the current Vietnamese Corporate Accounting System.

NOTES TO THE INTERIM SEPARATE 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 RECEIVABLES

Receivables 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 collectable value. An allowance 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 Vietnamese Corporate Accounting System.

4.6 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.

4.7 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.

The cost of self-constructed tangible fixed assets includes construction costs, actual production costs incurred, plus installation and commissioning costs.

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:

NOTES TO THE INTERIM SEPARATE 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)

4.7 TANGIBLE FIXED ASSETS (CONT'D)

- 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>Time of use (year)</i>
- Transportation & transmit instrument	07
- Office equipment	07

4.8 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.

4.9 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 finance lease obligations, and by original currency (if any). Loans and financial lease obligations 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.

NOTES TO THE INTERIM SEPARATE 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 BORROWING COSTS

Borrowing costs include interest expenses and other expenses directly incurred in 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.

4.11 OWNER'S EQUITY

The owner's investment 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.

4.12 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 upon approval by the General Meeting of Shareholders.

NOTES TO THE INTERIM SEPARATE 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 is capable of collecting the economic benefits arising from that transaction.

Revenue from sale of goods and rendering of service is recognized when the outcome of such transactions is reliably determined. The outcome of a service contract is determined when all four (4) of the following conditions are met:

- Revenue is determined with relative certainty; if the contract stipulates that the buyer has the right to return the purchased service under specific conditions, the Company shall recognize revenue only when those particular conditions no longer exist and the buyer is no longer entitled to return the service provided.
- It is probable that the economic benefits from the service contract will be collected.
- The portion of work completed as of the balance sheet date can be determined.
- The expenses incurred for the transaction and the costs to complete the service contract can be determined.

Financial income arises from interest on deposits, gains from the sale of trading securities, interest from investment cooperation contracts and deposits for purchasing OTC shares, dividend income, profit distributions, bond interest, interest from share transfers, and other financial operating revenues, specifically as follows:

- Interest income is recognized on an accrual basis, determined based on the balances of deposit accounts and the actual interest rates for each period.
- Gains from the sale of trading securities are recognized daily and on a per-stock exchange basis as the difference between the total value of securities sold during the day and the corresponding cost; where the cost is the carrying amount determined using the weighted average cost method, and the sale price is the price at which the sell order is executed.
- Interest from investment cooperation contracts and deposits for purchasing OTC shares is determined based on the fixed interest rate specified in each contract and the period of the investment cooperation/deposit. Such interest amounts may change if the parties agree otherwise.
- Dividends and profit distributions are recognized when the Company is entitled to receive dividends or profits from its capital contributions. Dividends received in the form of shares are only tracked by the increase in the number of shares, without recognizing the value of the shares received.

Other income reflects revenue arising from events or transactions that are distinct from the Company's normal business activities, apart from the revenue items 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 SEPARATE 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 separate 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 realized, 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.

TRI VIET ASSET MANAGEMENT CORPORATION SEPARATE 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 SEPARATE FINANCIAL STATEMENTS (CONT'D)

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

5. CASH AND CASH EQUIVALENTS

	30/06/2025	01/01/2025
	VND	VND
- Cash	1,300,000,000	-
- Cash at bank	266,369,367,910	17,050,016,047
- Cash equivalents (*)	354,000,000,000	-
	621,669,367,910	17,050,016,047

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

6. PREPAID EXPENSES

	30/06/2025	01/01/2025
	VND	VND
a) Short-term	156.455.118	13.395.602
- Consumed tools and instruments	140,574,759	4,387,882
- Others expenses	15,880,359	9,007,720
b) Long-term	39,962,317	126,357,917
- Consumed tools and instruments	2,742,430	57,409,512
- Others expenses	37,219,887	68,948,405
	196,417,435	139,753,519

7. TANGIBLE FIXED ASSETS

	Transportation, transmission vehicles VND	Management, equipment and tools VND	Total VND
COST			
01/01/2025	4,440,152,455	76,345,454	4,516,497,909
30/06/2025	4,440,152,455	76,345,454	4,516,497,909
ACCUMULATED DEPRECIATION			
01/01/2025	(3,046,970,319)	(30,901,716)	(3,077,872,035)
- Depreciated for the period	(312,810,888)	(9,796,104)	(322,606,992)
30/06/2025	(3,359,781,207)	(40,697,820)	(3,400,479,027)
CARRYING AMOUNT			
01/01/2025	1,393,182,136	45,443,738	1,438,625,874
30/06/2025	1,080,371,248	35,647,634	1,116,018,882

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

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

8. OTHER RECEIVABLES

	30/06/2025		01/01/2025	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
a) Short-term				
- Advance	277,271,872,270	(170,389,800,000)	276,712,054,411	(170,389,800,000)
- Receivables from investment cooperation contracts (*)	12,025,363,009	-	11,792,812,345	-
+ Rong Viet construction and investment joint stock company	256,859,000,000	(170,389,800,000)	256,859,000,000	(170,389,800,000)
+ Gio Moi investment and trading joint stock company	63,920,000,000	(48,244,000,000)	63,920,000,000	(48,244,000,000)
+ Tcapital joint stock company	120,369,000,000	(87,145,800,000)	120,369,000,000	(87,145,800,000)
+ Mr. Trinh Huy Binh	46,170,000,000	(35,000,000,000)	46,170,000,000	(35,000,000,000)
- Accrued interest from investment cooperation contracts	26,400,000,000	-	26,400,000,000	-
- Accrued interest from loan contracts	412,641,066	-	412,641,066	-
- Collateral & deposit	292,268,195	-	-	-
- Other receivables	250,000	-	-	-
- Other receivables	7,682,350,000	-	250,000	-
b) Long-term				
- Collateral & deposit	147,500,000	-	7,647,351,000	-
- Collateral & deposit	147,500,000	-	78,750,000	-
			78,750,000	-
	277,419,372,270	(170,389,800,000)	276,790,804,411	(170,389,800,000)

(*) Receivables under contracts signed between the Company and its partners, intended as investment cooperation payments. Under these contracts, the Company earns fixed returns regardless of the investment performance of the investee, and the cooperation term does not exceed 365 days from the date the Company transferred the investment cooperation funds. These receivables are past due based on the contract terms. The negotiation and signing of these contracts were directly handled by individuals from the Company's former management team.

The current management has prudently assessed the collectibility of these receivables based on available information and has decided to record a provision amounting to more than VND 170.3 billion. Additionally, interest accrual ceased on 01 January 2023. As of the reporting date, the remaining balance of receivables not yet provided for, amounting to over VND 86.4 billion, is secured by assets, namely listed shares owned by Tung Tri Viet Co., Ltd., as documented in agreements between the Company and the related parties.

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

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

9. LOAN RECEIVABLE

	30/06/2025		01/01/2025	
	Balance	Provision	Balance	Provision
	VND	VND	VND	VND
a) Short-term				
- Mr. Le Dang Tuan Linh	144,109,904,109	-	157,500,000,000	-
- Ms. Mai Thi Loi	47,700,000,000	-	47,700,000,000	-
- Mr. Hoang Viet Dung	-	-	42,400,000,000	-
- Ms. Nguyen Hong Ngoc	57,109,904,109	-	67,400,000,000	-
- Ms. Nguyen Thi Van	19,500,000,000	-	-	-
	19,800,000,000	-	-	-
Total	144,109,904,109	-	157,500,000,000	-

Loans made under loan agreements between Tri Viet Asset Management Group JSC and borrowers, carrying interest rates of 9% per annum, with a loan term of 6 months from the disbursement date. The loans are intended to meet personal financial needs, secured by listed shares owned by third parties or issued on an unsecured basis. These shares have been pledged at a securities company to ensure repayment of the loans.

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

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

10. TRADING SECURITIES

	30/06/2025			01/01/2025		
	Cost VND	Fair value VND	Provision VND	Cost VND	Fair value VND	Provision VND
Share	8,461,603,210	6,108,009,000	(2,353,594,210)	785,958,483,592	793,000,139,000	(6,305,205,335)
+ DGW	-	-	-	23,776,143,125	21,989,400,000	(1,786,743,125)
+ SSI	-	-	-	721,800,000	3,760,578,000	-
+ HPG	-	-	-	7,136,935,296	7,376,720,000	-
+ MWG	-	-	-	745,862,001,961	755,930,300,000	-
+ TDH	8,300,794,495	6,014,848,000	(2,285,946,495)	8,300,794,495	3,839,836,000	(4,460,958,495)
+ Others	160,808,715	93,161,000	(67,647,715)	160,808,715	103,305,000	(57,503,715)
Total	8,461,603,210	6,108,009,000	(2,353,594,210)	785,958,483,592	793,000,139,000	(6,305,205,335)

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

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

11. TRADE RECEIVABLES

	30/06/2025		01/01/2025	
	Balance VND	Provision VND	Balance VND	Provision VND
a) Short- term	11,890,000,000	-	45,370,925,000	-
- Receivables from unsettled securities transactions	11,890,000,000	-	45,370,925,000	-
	<u>11,890,000,000</u>	<u>-</u>	<u>45,370,925,000</u>	<u>-</u>

12. FINANCIAL INVESTMENTS

	30/06/2025		01/01/2025	
	Balance VND	Fair value VND	Balance VND	Fair value VND
Investment in equity of subsidiaries	722,693,045,828	-	722,693,045,828	688,167,360,594 #
Tri Viet Securities Joint Stock Company	722,693,045,828	-	722,693,045,828	688,167,360,594 #
	<u>722,693,045,828</u>	<u>-</u>	<u>722,693,045,828</u>	<u>688,167,360,594 #</u>

(*) Tri Viet Securities Joint Stock Company primarily operates in the fields of securities brokerage and proprietary trading. Its shares are currently listed on the Ho Chi Minh City Stock Exchange (HOSE) under the stock code TVB.

The Company's ownership interest in Tri Viet Securities Joint Stock Company was 68.4% as at 30 June 2025 (64.04% as at 1 January 2025)

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

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

13. ACCRUED EXPENSES

	30/06/2025	01/01/2025
	VND	VND
Short-term	38,455,058,755	39,074,118,126
- Interest expenses	-	566,496,035
- Accrued Financial Expenses	38,437,169,755	38,437,169,755
- Other expenses	17,889,000	70,452,336
	38,455,058,755	39,074,118,126

14. OTHER PAYABLES

	30/06/2025	01/01/2025
	VND	VND
Short-term	753,830,296	737,761,296
- Salary-based provisions	152,384,406	135,315,406
- Bonus exceeding the plan for the Board of Directors in 2021	177,455,203	177,455,203
- Dividends payable to unregistered	132,518,920	132,518,920
- Other payables and liabilities	291,471,767	292,471,767
	753,830,296	737,761,296

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

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

15. TAXES AND OTHER PAYABLES TO STATE BUDGET

	30/06/2025	Amount payable during the period	Amount paid during the period	01/01/2025
	VND	VND	VND	VND
Tax and other payables				
- Value added tax	-	184,977,366	184,977,366	-
- Fees, charges and other payables	-	3,000,000	3,000,000	-
	-	187,977,366	187,977,366	-
	30/06/2025	Amount payable during the period	Amount paid during the period	01/01/2025
	VND	VND	VND	VND
Tax and other receivables				
- Personal income tax	1,907,735,957	2,391,474,489	1,530,445,483	2,768,764,963
- Corporate Income Tax	1,981,977,551	-	-	1,981,977,551
	3,889,713,508	2,391,474,489	1,530,445,483	4,750,742,514

16. LOANS AND FINANCE LEASE OBLIGATIONS

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

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

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

17. OWNERS' EQUITY

17.1 CHANGE IN OWNERS' EQUITY

Items	Owner's share capital VND	Share premium VND	Treasury shares VND	Development investment fund VND	Other share capital funds VND	Undistributed post-tax profit VND	Total VND
01/01/2024	1,186,106,700,000	52,437,300,000	-	23,716,973,549	23,522,719,055	56,158,016,538	1,341,941,709,142
- Profit for the year	-	-	-	-	-	287,429,112,187	287,429,112,187
- Appropriation to reserves (*)	-	-	(56,115,046,965)	-	-	-	(56,115,046,965)
31/12/2024	1,186,106,700,000	52,437,300,000	(56,115,046,965)	23,716,973,549	23,522,719,055	343,587,128,725	1,573,255,774,364
01/01/2025	1,186,106,700,000	52,437,300,000	(56,115,046,965)	23,716,973,549	23,522,719,055	343,587,128,725	1,573,255,774,364
- Profit for the period	-	-	-	-	-	9,629,753,514	9,629,753,514
- Cancellation of 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	-	23,716,973,549	23,522,719,055	353,216,882,239	1,555,757,165,198

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

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

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

17. OWNERS' EQUITY (CONT'D)

17.2 DETAILS OF OWNERS' SHARE CAPITAL

	30/06/2025		01/01/2025	
	Balance	Rate	Balance	Rate
	VND	%	VND	%
Tung Tri Viet One Member Company Limited	160,214,630,000	14.48%	160,214,630,000	14.00%
Mr. Pham Thanh Tung	83,901,340,000	7.59%	83,901,340,000	7.00%
Other Shareholders	861,990,730,000	77.93%	941,990,730,000	79.00%
	1,106,106,700,000	100.00%	1,186,106,700,000	100.00%

17.3 CAPITAL TRANSACTIONS WITH OWNERS AND DISTRIBUTION, DIVIDENDS, PROFITS

	From 01/01/2025 to 30/06/2025	From 01/01/2024 to 30/06/2024
	VND	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

17.4 SHARES

	30/06/2025	01/01/2025
	Share	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
+ <i>Ordinary shares</i>	<i>110,610,670</i>	<i>118,610,670</i>
Number of shares repurchased	-	5,358,900
+ <i>Ordinary shares</i>	-	<i>5,358,900</i>
Number of outstanding shares	110,610,670	113,251,770
+ <i>Ordinary shares</i>	<i>110,610,670</i>	<i>113,251,770</i>
<i>Par value per share (VND/share)</i>	<i>10,000</i>	<i>10,000</i>

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

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

18. FINANCIAL INCOME

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
- Interest on deposits and lending	1,799,094,561	91,279,573
- Profit from trading securities transactions	65,864,122,360	150,957,890,537
- Distributed dividends and profits	-	10,632,250,000
- Loan Interest Income	6,601,857,380	38,465,753
- Other financial income	-	19,000,676
	74,265,074,301	161,738,886,539

19. FINANCIAL EXPENSES

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
- Loan interest expenses	11,618,949,366	14,863,485,090
- Loss from trading securities	33,893,590,719	15,263,490,772
- Provision/(Reversal) for impairment of trading securities	3,951,611,125	(14,936,176,862)
- Provision/(Reversal) for impairment of investments in subsidiaries	-	(55,926,509,255)
- Other financial expenses	2,137,357,656	3,373,459,454
	51,601,508,866	(37,362,250,801)

20. SELLING EXPENSES, GENERAL AND ADMINISTRATIVE EXPENSES

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
a) Selling expenses	85,990,839	11,750,000,000
- Other cash expenses	85,990,839	11,750,000,000
b) General and administrative expenses	12,269,906,775	10,030,757,469
- Administrative staff expense	9,313,250,242	7,754,592,954
- Administrative materials expenses	107,826,466	18,744,232
- Depreciation of fixed assets	322,606,992	322,606,992
- Taxes, fees and charges	187,918,491	163,805,645
- Outsourced services expenses	2,306,465,472	1,572,217,534
- Other cash expenses	31,839,112	198,790,112
	12,355,897,614	21,780,757,469

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

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

21. OTHER EXPENSES

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
- Other expenses	677,914,307	18,019,562
	677,914,307	18,019,562

22. CURRENT CORPORATE INCOME TAX EXPENSE

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Accounting Profit Befor Tax	9.629.753.514	177.302.983.759
Adjustments - Increases	726,799,223	184,686,226
- Non-deductible expenses	676,799,223	18,019,562
- Salaries and allowances for the Board of Management who do not participate in executive management	50,000,000	166,666,664
Adjustment - Decreases	-	(10,632,250,000)
- Non-taxable income (stock dividends)	-	(10,632,250,000)
Total taxable income for the period	10,356,552,737	166,855,419,985
Loss Carryforward from previous year	(10,356,552,737)	(166,855,419,985)
Taxable income	-	-
Corporate income tax rate	20%	20%
Estimated corporate income tax payable	-	-
Total current corporate income tax expense	-	-

23. LOSS CARRYFORWARD

Year of occurrence	Loss carried forward to year	Tax loss	Loss carried forward as at 30/06/2025	Loss not yet carried forward as at 30/06/2025
VND	VND	VND	VND	VND
2022	2027	(532,979,978,607)	(519,827,608,775)	(13,152,369,832)
Total			(519,827,608,775)	(13,152,369,832)

**TRI VIET ASSET MANAGEMENT CORPORATION
JOINT STOCK COMPANY**

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

SEPARATE FINANCIAL STATEMENTS

For the period from
01 January 2025 to 30 June 2025

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

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

24. RELATED PARTIES

24.1 List of related parties

No.	Company, individual	Relationship
1	Tri Viet Securities joint stock company	Company subsidiary
2	Tung Tri Viet one member company limited	Major shareholder
3	Mr. Pham Thanh Tung	Major shareholder

24.2 Income of 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
Ms. Nguyen Thi Hang Nga	Independent Member (Dismissed on 14 June 2025)	27,777,775	116,666,665
Ms. Pham Thanh Hoa	Independent Member (Appointed 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	-
	Total	1,206,555,873	1,589,741,643

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

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

24. RELATED PARTIES (CONT'D)

24.3 Transactions with related parties

	From 01/01/2025 to 30/06/2025 VND	From 01/01/2024 to 30/06/2024 VND
Securities depository and trading fees	21,007,383	636,359,364
- Tri Viet Securities Joint Stock Company	21,007,383	636,359,364
Interest income from deposits	1,208,462	-
- Tri Viet Securities Joint Stock Company	1,208,462	-
Securities investment advisory expenses	30,000,000	-
- Tri Viet Securities Joint Stock Company	30,000,000	-
Acquisition of additional shares	34,525,685,234	-
- Tri Viet Securities Joint Stock Company	34,525,685,234	-

Tung Tri Viet One Member Limited Liability Company have used shares listed on the stock market to secure payment for receivables related to investment cooperation contracts (Note 8).

24.4 Balances with related parties

	30/06/2025 VND	01/01/2025 VND
Deposits for securities trading	8,965,564,234	9,122,682,978
- Tri Viet Securities Joint Stock Company	8,965,564,234	9,122,682,978

25. COMPARATIVE FIGURES

The comparative figures are based on the audited separate financial statements for the financial year ended 31 December 2024, and the reviewed interim separate financial statements for the period from 01 January 2024 to 30 June 2024.

Hanoi, 28 August 2025

Prepared by



Nguyen Anh Duc

Chief Accountant



Hoang Van Quan

Chairwoman



Nguyen Thi Hang