GENEA CAPITAL JOINT STOCK COMPANY

INTERIM FINANCIAL STATEMENTS

The first 6 months of the financial year ending 31 December 2026 have been reviewed by

NHAN TAM VIET AUDITING COMPANY LIMITED – HANOI BRANCH

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REPORT OF THE BOARD OF GENERAL DIRECTORS

The General Director of Genea Capital Joint Stock Company presents his report together with the reviewed Interim Financial Statements for the six-month period of the financial year ended 31 December 2026.

General Information about the Company

Genea Capital Joint Stock Company (formerly known as PV2 Investment Joint Stock Company, which was formerly known as PVI Investment and Development Joint Stock Company) was established under Business Registration Certificate No. 0102306389 dated 29 June 2007, issued by the Hanoi Department of Planning and Investment. During its operation, the Company has obtained additional Enterprise Registration Certificates for joint stock companies due to changes in its legal representative, business lines, charter capital, branch information and transaction office. The 18th amendment to the Enterprise Registration Certificate for a joint stock company was registered on 25 June 2026.

Charter capital according to the 18th Enterprise Registration Certificate: VND 373,500,000,000.

Head office:

Address	: No. 1 Pham Van Bach Street, Cau Giay Ward, Hanoi, Vietnam
Telephone	: 024 6273 2659
Fax	: 024 6273 2668
Tax code	: 0 1 0 2 3 0 6 3 8 9

Subsidiaries and Branches:

Entity name	Address
Branch of PVI Investment and Development Joint Stock Company in Dong Nai Province	Tran Bien Ward, Dong Nai Province

Representative Office

Representative office name	Address
Representative Office of PVI Investment and Development Joint Stock Company (Ho Chi Minh City)	No. 135 Le Duan, Saigon Ward, Ho Chi Minh City

Principal business activities of the Company during the year:

- Real estate business and investment services;
- Financial investment services;

Financial position and business performance

The financial position as at 30 June 2026, and the interim business performance and cash flows for the six-month period of the financial year ended 31 December 2026 of the Company are presented in the accompanying Interim Financial Statements (from page 07 to page 41).

Events arising after the financial year-end

The General Director of the Company confirms that there have been no other events occurring after 30 June 2026 and up to the date of preparation of these Interim Financial Statements that require adjustment to the figures or disclosure in the Interim Financial Statements.

Board of Directors and General Director

Members of the Board of Directors, General Director and Internal Auditor of the Company during the year and up to the date of preparation of this report are as follows:

Board of Directors

Full name	Position	
Mr. Nguyen Phuc Anh	Chairman	
Mr. Nguyen Anh Tuan	Member	
Mr. Vu Xuan Han	Member	
Mr. Phan Trinh Quoc Kien	Member	
Ms. Nguyen Hoang Anh	Independent Member of the Board of Directors	Appointed on 6 June 2026
Mr. Nguyen Anh Vu	Independent Member of the Board of Directors	Dismissed on 6 June 2026

General Director

Full name	Position
Mr. Vu Xuan Han	General Director

Audit Committee

Full name	Position	
Ms. Nguyen Hoang Anh	Chairman	Appointed on 6 June 2026
Mr. Nguyen Anh Vu	Chairman	Dismissed on 6 June 2026

Auditor

Nhan Tam Viet Auditing Company Limited – Ha Noi Branch has reviewed the Interim Financial Statements for the six-month period of the financial year ended 31 December 2026.

Statement of the General Director's Responsibilities for the Interim Financial Statements

The General Director of the Company is responsible for preparing the Interim Financial Statements that give a true and fair view of the Company's financial position, business performance and cash flows for each accounting period. In preparing these Interim Financial Statements, the General Director is required to:

- Establishing and maintaining internal controls that the Board of General Directors of the Company determines to be necessary to ensure that the preparation and presentation of the Interim Financial Statements are free from material misstatements, whether due to fraud or error;
- Selecting appropriate accounting policies and applying such policies consistently;
- Making reasonable and prudent judgments and estimates;
- Clearly stating whether the applicable accounting standards have been complied with, and whether there are any material departures requiring disclosure and explanation in the Interim Financial Statements;
- Preparing and presenting the Interim Financial Statements in compliance with Vietnamese Accounting Standards, the Vietnamese Enterprise Accounting System and relevant legal regulations applicable to the preparation and presentation of the Interim Financial Statements;
- Preparing the Interim Financial Statements on the basis of the going concern assumption, except in cases where it is considered inappropriate to assume that the Company will continue its operations.

Although, as at 30 June 2026, the Company's accumulated losses amounted to VND 161,725,498,815, representing 43.30% of equity; short-term trade receivables, other short-term receivables, long-term receivables, inventories and long-term financial investments have been impaired and significant provisions have been made. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. In 2026, the Company has actively implemented solutions to develop projects to address its financial difficulties. As at 30 June 2026, the Company had no overdue liabilities that it was unable to settle, and the ratio of liabilities to total assets was 2.68%.

Based on these factors, the General Director of the Company believes that the above matters will not affect the Company's ability to continue as a going concern.

The General Director of the Company ensures that the accounting books are maintained to reflect the Company's financial position accurately and fairly at any time and ensures that the Interim Financial Statements comply with the current regulations of the State. The General Director is also responsible for safeguarding the Company's assets and implementing appropriate measures to prevent and detect fraud and other violations.

The General Director of the Company confirms that the Interim Financial Statements present a true and fair view of the Company's financial position as at 30 June 2026, its interim business performance and cash flows for the six-month period of the financial year ended 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime for Enterprises and relevant legal regulations applicable to the preparation and presentation of the Interim Financial Statements.

Other Commitments

The Company's Management confirms that the Company complies with Law on Securities No. 54/2019/QH14 dated 26 November 2019, the amended Law on Securities No. 56/2024/QH15 dated 29 November 2024, and the circulars and decrees guiding their implementation, and makes disclosures in accordance with the regulations applicable to the securities market.

Hanoi, 14 August 2026

General Director

M.S.D.N: 0102306389 - C.T.C.P
CÔNG TY CỔ PHẦN GENEA CAPITAL
THÀNH PHỐ HÀ NỘI

Vu Xuan Han

No : 0907.01.01/2026/BCTC – NTVHN

REVIEW REPORT

On the Interim Financial Statements

The first 6 months of the financial year ending 31 December 2026

To : **Shareholders, Board of Directors, General Director**
Genea Capital Joint Stock Company

We have reviewed the accompanying interim financial statements of Genea Capital Joint Stock Company, prepared on 14 August 2026, from page 07 to page 41, which comprise the interim statement of financial position as at 30 June 2026, the interim statement of income, the interim statement of cash flows for the six-month period of the financial year ending 31 December 2026, and the notes to the interim financial statements.

Responsibilities of the Board of General Directors

The General Director of Genea Capital Joint Stock Company is responsible for the preparation and fair presentation of the interim financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime and relevant statutory regulations governing the preparation and presentation of interim financial statements, and for such internal control as the General Director determines is necessary to enable the preparation and presentation of interim financial statements that are free from material misstatement, whether due to fraud or error.

Responsibilities of the Auditors

Our responsibility is to express a conclusion on the Interim Financial Statements based on the results of our review. We conducted our review in accordance with Vietnamese Standard on Review Engagements No. 2410 - Review of Interim Financial Information Performed by the Independent Auditor of the Entity.

A review of interim financial information consists of making inquiries, primarily of persons responsible for financial and accounting matters, and applying analytical procedures and other review procedures. A review is substantially less in scope than an audit conducted in accordance with Vietnamese Standards on Auditing and, therefore, 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.

Auditor's Conclusion

Based on the results of our review, nothing has come to our attention that causes us to believe that the accompanying interim financial statements do not present fairly, in all material respects, the financial position of Genea Capital Joint Stock Company as at 30 June 2026, its interim results of operations and interim cash flows for the six-month period of the financial year ending 31 December 2026, in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting Regime and relevant statutory regulations governing the preparation and presentation of interim financial statements.

Emphasis of Matter

We draw attention to Notes V.3, V.5a, V.5b and V.6 to the interim financial statements, which state that Genea Capital Joint Stock Company (formerly PV2 Investment Joint Stock Company) has initiated legal proceedings against the following entities and individual: Viet Electronics and Telecommunications Joint Stock Company; Hoan My Gia Company Limited; Sao Do Investment Development Joint Stock Company; Chi Thanh Company Limited; and Mr. Le Van Tung. This matter continues to affect the Company's interim financial position for the six-month period of the financial year ending 31 December 2026.

As stated in Note VII.7, although as at 30 June 2026, the Company had accumulated losses of VND (161,725,498,815), representing 43.30% of its equity, its short-term trade receivables, other short-term receivables, long-term receivables, inventories and long-term financial investments were impaired and significant provisions were made. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern.

However, in 2026, the Company has actively implemented solutions to develop projects to address its financial difficulties. As at 30 June 2026, the Company had no overdue liabilities that it was unable to settle, and the ratio of liabilities to total assets was 2.68% of total assets. The General Director of the Company also confirmed that there was no intention to cease the Company's operations. Based on these factors, the General Director of the Company believes that the above matters will not affect the preparation of the interim financial statements on a going concern basis.

These matters do not affect our conclusion on the interim financial statements as stated above.

Hanoi, 14 August 2026

NHAN TAM VIET AUDITING COMPANY LIMITED – HANOI BRANCH

Deputy Director

M.S.C.N: 0102038482-001 - C.T.T.N.H.H
CÔNG TY TNHH KIỂM TOÁN NHÂN TÂM VIỆT - CHI NHÁNH TẠI HÀ NỘI
THÀNH PHỐ HÀ NỘI

Pham Van Tuan

Certificate of Registration No: 4497-2023-124-1

INTERIM BALANCE SHEET
As at 30 June 2026

Unit: VND

INDICATORS	Code	Explanation	Ending balance	Beginning balance
A - SHORT-TERM ASSETS	**100**		**115,229,722,258**	**109,931,528,647**
I. Cash and cash equivalents	**110**	V.1	**7,755,866,431**	**57,845,405,240**
1. Cash	111		5,755,866,431	40,845,405,240
2. Cash equivalents	112		2,000,000,000	17,000,000,000
II. Short-term financial investment	**120**		**104,309,923,164**	**48,769,911,618**
1. Trading securities	121	V.2a	55,141,285,805	47,882,436,491
2. Provision for impairment of trading securities	122	V.2a	(7,930,418,805)	(2,736,628,983)
3. Held to maturity investment	123	V.2b	57,099,056,164	3,624,104,110
4. Short-term provision for investments held to maturity	124		-	-
5. Other short-term investments	125		-	-
6. Provision for impairment of other short-term investments	126		-	-
III Short-term receivables	**130**		**1,372,645,566**	**1,353,559,530**
1. Short-term trade receivables	131	V.3	20,888,208,000	20,599,000,000
2. Short-term vendor advance	132	V.4	453,379,024	748,836,690
3. Short-term internal receivables	133		-	-
4. Receivable according to construction contract progress plan	134		-	-
5. Other short-term receivables	135	V.5a	41,103,257,532	41,077,921,830
6. Provision for doubtful short-term receivables	136		(61,072,198,990)	(61,072,198,990)
7. Assets missing pending resolution	137		-	-
IV. Inventory	**140**	V.6	**1,218,440,000**	**1,218,440,000**
1. Inventory	141		26,168,166,326	26,168,166,326
2. Provision for inventory write-down	142		(24,949,726,326)	(24,949,726,326)
V. Short-term biological assets	**150**		-	-
1. Short-term livestock for one-time product harvesting	151		-	-
2. Short-term seasonal crops or crops for one-time product harvestii	152		-	-
3. Provision for impairment of short-term biological assets	153		-	-
VI. Other short-term assets	**160**		**572,847,097**	**744,212,259**
1. Short-term prepaid expenses	161	V.7	242,233,769	285,163,769
2. Deductible value added tax	162		49,547,389	177,982,551
3. Taxes and other amounts receivable from the State	163	V.12	281,065,939	281,065,939
4. Government bond repurchase transaction	164		-	-
5. Other short-term assets	165		-	-

Interim Statement of Financial Position (continued)

INDICATORS	Code	Explanation	Ending balance	Beginning balance
B - LONG-TERM ASSETS	**200**		**109,089,779,138**	**173,056,502,601**
I. Long-term receivables	**210**		**80,632,732,168**	**87,800,512,608**
1. Long-term receivables from customers	211		-	-
2. Long-term prepayment to seller	212		-	-
3. Working capital in affiliated units	213		-	-
4. Long-term internal receivables	214		-	-
5. Other long-term receivables	215	V.5b	124,357,427,756	131,525,208,196
6. Provision for doubtful long-term receivables	216		(43,724,695,588)	(43,724,695,588)
II. Fixed assets	**220**		**4,580,466,555**	**4,930,196,553**
1. Tangible fixed assets	221	V.8	4,580,466,555	4,930,196,553
- *Original price*	*222*		*8,819,439,275*	*8,819,439,275*
- *Accumulated depreciation*	*223*		*(4,238,972,720)*	*(3,889,242,722)*
2. Financial lease fixed assets	224		-	-
- *Original price*	*225*		-	-
- *Accumulated depreciation*	*226*		-	-
3. Intangible fixed assets	227		-	-
- *Original price*	*228*		*95,400,000*	*95,400,000*
- *Accumulated depreciation*	*229*		*(95,400,000)*	*(95,400,000)*
III Long-term biological assets	**230**		-	-
1. Livestock for periodic product harvesting	231		-	-
a) Livestock for periodic product harvesting not yet reaching maturity	232		-	-
b) Livestock for periodic product harvesting reaching maturity	233		-	-
- *Original Cost*	*234*		-	-
- *Accumulated depreciation*	*235*		-	-
2. Long-term livestock for one-time product harvesting	236		-	-
3. Long-term seasonal crops or crops for one-time product harvestii	237		-	-
4. Provision for impairment of long-term biological assets	238		-	-
IV. Investment real estate	**240**		-	-
- Original price	241		-	-
- Accumulated depreciation	242		-	-
V. Long-term unfinished assets	**250**		**1,292,852,516**	**57,731,219,541**
1. Long-term unfinished production and business costs	251	V.9a	1,292,852,516	1,292,852,516
2. Cost of unfinished basic construction	252	V.9b	-	56,438,367,025
VI. Long-term financial investment	**260**	V.2c	**22,527,707,463**	**22,527,707,463**
1. Investment in subsidiaries	261		-	-
2. Investment in joint ventures and associates	262		2,990,000,000	2,990,000,000
3. Investing in other entities	263		33,464,570,560	33,464,570,560
4. Provision for impairment of long-term investments in other entiti	264		(13,926,863,097)	(13,926,863,097)
5 Held to maturity investment	265		-	-
6. Provision for long-term investments held to maturity	266		-	-
VI Other long-term assets	**270**		**56,020,436**	**66,866,436**
1. Long-term prepaid expenses	271	V.7	56,020,436	66,866,436
2. Deferred income tax assets	272		-	-
3. Long-term replacement equipment, supplies and spare parts	273		-	-
4. Other long-term assets	274		-	-
TOTAL ASSET	**280**		**224,319,501,396**	**282,988,031,248**

GENEA CAPITAL JOINT STOCK COMPANY
Address: No. 1 Pham Van Bach Street, Cau Giay Ward, Hanoi, Vietnam
INTERIM FINANCIAL STATEMENTS
For the six-month period of the financial year ending 31 December 2026
Interim Statement of Financial Position (continued)

INDICATORS	Code	Explanation	Ending balance	Beginning balance
C - LIABILITIES PAYABLE	**300**		**6,000,952,956**	**50,623,556,193**
I. Short-term debt	**310**		**6,000,952,956**	**50,623,556,193**
1. Short-term trade payables	311	V.10	28,584,905	34,338,000
2. Short-term advance payment buyer	312	V.11	1,292,852,516	44,855,852,516
3. Dividends and profit payable	313	V.12	2,533,816,173	2,533,816,173
4. Taxes and other payments to the State	314	V.13	194,637,485	62,425,461
5. Payable to workers	315		474,469,965	1,801,007,374
6. Short-term payable expenses	316		-	-
7. Short-term internal payables	317		-	-
8. Payable according to construction contract progress schedule	318		-	-
9. Short-term unearned revenue	319		-	-
10. Other short-term payables	320	V.14	724,936,818	584,461,575
11. Short-term loans and finance leases	321		-	-
12. Provision for short-term payables	322		-	-
13. Bonus and welfare fund	323	V.15	751,655,094	751,655,094
14. Price stabilization fund	324		-	-
15. Government bond repurchase transaction	325		-	-
II. Long-term debt	**330**		-	-
1. Long-term trade payables	331		-	-
2. Long term prepayment buyer	332		-	-
3. Long-term taxes and other payables to the State	333		-	-
4 Long-term payable expenses	334		-	-
5. Internal payable on working capital	335		-	-
6. Long-term internal payables	336		-	-
7. Long-term unrealized revenue	337		-	-
8. Other long-term payables	338		-	-
9. Long-term loans and financial leases	339		-	-
10. Convertible bonds	340		-	-
11. Preferred stock	341		-	-
12. Deferred income tax payable	342		-	-
13. Long-term payables provision	343		-	-
14. Science and Technology Development Fund	344		-	-

Interim Statement of Financial Position (continued)

INDICATORS	Code	Explanation	Ending balance	Beginning balance
D - OWNER'S EQUITY	**400**	V.16	**218,318,548,440**	**232,364,475,055**
1. Owner's equity	411		373,500,000,000	373,500,000,000
- *Common shares with voting rights*	*411a*		*373,500,000,000*	*373,500,000,000*
- *Preferred stock*	*411b*		-	-
2. Capital surplus	412		2,790,387,000	2,790,387,000
3. Bond conversion option	413		-	-
4. Other owners' equity	414		-	-
5. Treasury shares	415		(3,546,600,829)	(3,546,600,829)
6. Asset revaluation difference	416		-	-
7. Exchange rate difference	417		-	-
8. Development investment fund	418		7,300,261,084	7,300,261,084
9. Other equity funds	419		-	-
10. Undistributed profit after tax	420		(161,725,498,815)	(147,679,572,200)
- *Undistributed profit after tax accumulated to the end of previous period*	*420a*		*(147,679,572,200)*	*(149,466,454,779)*
- *Undistributed profit this period*	*420b*		*(14,045,926,615)*	*1,786,882,579*
TOTAL CAPITAL	**440**		**224,319,501,396**	**282,988,031,248**
			-	-

Prepared on 14 August 2026

Prepared by	**Chief Accountant**	**General Director**
Le Thi Huong	**Le Thi Huong**	**Vu Xuan Han**

M.S.D.N: 0102306638 C.T.C. CÔNG TY CỔ PHẦN GENEA CAPITAL THÀNH PHỐ HÀ NỘI

INTERIM INCOME STATEMENT

For the six-month period of the financial year ending 31 December 2026

Unit: VND

INDICATORS	Code	Explanation	Cumulative from the beginning of the year to the end of the current period	
			This year	Last year
1. Sales and service revenue	01	VI.1	129,163,000,000	-
2. Revenue deductions	02		-	-
3. Net revenue from sales and services	10		129,163,000,000	-
4. Cost of goods sold	11	VI.2	136,227,107,766	-
5. Gross profit from sales and service provision	20		(7,064,107,766)	-
6. Financial revenue	21	VI.3	9,174,527,104	3,550,514,673
7. Financial costs	22	VI.4	10,815,260,078	471,434,525
Including: borrowing costs	23		30,823,341	527,291
8. Business management costs	25		-	-
9. Share of profit or loss in joint ventures and associates	26	VI.5	5,341,085,875	4,369,570,859
10. Net operating profit	30		(14,045,926,615)	(1,290,490,711)
11. Other income	31		-	-
12. Other costs	32	VI.6	-	7,150,000
13. Other profits	40		-	(7,150,000)
14. Total accounting profit before tax	50		(14,045,926,615)	(1,297,640,711)
15. Current corporate income tax expense	51	VI.7	-	-
16. Deferred corporate income tax expense	52		-	-
17. Profit after corporate income tax	60		(14,045,926,615)	(1,297,640,711)
18. Basic earnings per share	70	VI.8	(380.97)	(35.20)
19. Diluted earnings per share	71	VI.8	(380.97)	(35.20)

Prepared on 14 August 2026

Prepared by	Chief Accountant	General Director
Le Thi Huong	Le Thi Huong	Vu Xuan Han

CÔNG TY CỔ PHẦN GENEA CAPITAL
M.S.D.N: 01023063… - C.T.C.P - THÀNH PHỐ HÀ NỘI

INTERIM CASH FLOW STATEMENT

(By indirect method)

For the six-month period of the financial year ending 31 December 2026

Unit: VND

INDICATORS	Code	Explanation	Cumulative from the beginning of the year to the end of the current period: This year	Last year
I. Cash Flows from Operating Activities				
1. Profit before tax	***01***		***(14,045,926,615)***	***(1,297,640,711)***
2. Adjustments for:				
- Depreciation of fixed assets and investment properties	02		349,729,998	414,127,322
- Provisions	03		5,193,789,822	(4,067,641,877)
- Foreign exchange gains/losses from revaluation of monetary items denominated in foreign currencies	04		-	-
- Gains/losses from investing activities	05		5,812,282,318	(3,242,731,804)
- Borrowing costs	06		30,823,341	527,291
- Other adjustments	07		-	-
3. Profit from operating activities before changes in working capital	***08***		***(2,659,301,136)***	***(8,193,359,779)***
- Increase/decrease in receivables	09		7,277,129,566	(4,337,839,342)
- Increase/decrease in inventories	10		-	-
- Increase/decrease in payables	11		(44,622,603,237)	(492,607,296)
- Increase/decrease in prepaid expenses	12		53,776,000	36,574,663
- Increase/decrease in trading securities	13		(7,258,849,314)	(6,338,347,461)
- Interest paid	14		(30,823,341)	(527,291)
- Corporate income tax paid	15		-	-
- Other cash receipts from operating activities	16		-	-
- Other cash payments for operating activities	17		-	-
Net cash flows from operating activities	***20***		***(47,240,671,462)***	***(19,326,106,506)***
II. Cash Flows from Investing Activities				
1. Cash paid for purchases and construction of fixed assets and other long-term assets	21		(79,788,740,741)	(5,350,966,177)
2. Cash received from disposal of fixed assets and other long-term assets	22		129,163,000,000	-
3. Cash paid for loans and purchases of debt instruments of other entities	23		(53,500,000,000)	(25,000,000,000)
4. Cash received from loan collections and sale of debt instruments of other entities	24		74,104,110	22,000,000,000
5. Cash paid for investments in other entities	25		-	(2,150,000,000)
6. Cash received from capital withdrawals from other entities	26		-	-
7. Interest received, dividends and profits received	27		1,202,769,284	2,543,664,407
Net cash flows from investing activities	***30***		***(2,848,867,347)***	***(7,957,301,770)***

Interim Statement of Cash Flows (continued)

INDICATORS	Code	Explanation	This year	Last year
III. Cash flows from financing activities				
1. Cash received from issuance of shares and capital contributions from owners	31		-	-
2. Cash paid to return capital to owners or to repurchase issued shares	32		-	-
3. Cash received from borrowings	33		35,823,159,962	258,512,417
4. Repayment of principal on borrowings	34		(35,823,159,962)	(248,276,078)
5. Repayment of principal on finance lease liabilities	35		-	-
6. Dividends and profits paid to owners	36		-	(13,747,000)
Net cash flows from financing activities	***40***		-	***(3,510,661)***
Net cash flow during the period	**50**		**(50,089,538,809)**	**(27,286,918,937)**
Cash and cash equivalents at the beginning of the period	**60**	**V.1**	**57,845,405,240**	**55,885,496,160**
Effect of exchange rate changes on foreign currency cash balances	61		-	-
Cash and cash equivalents at the end of the period	**70**	**V.1**	**7,755,866,431**	**28,598,577,223**

Prepared on 14 August 2026

Prepared by	Chief Accountant	General Director
Le Thi Huong	**Le Thi Huong**	**Vu Xuan Han**

M.S.D.N: 0102306388 C.T.C. CÔNG TY CỔ PHẦN GENEA CAPITAL THÀNH PHỐ HÀ NỘI

NOTES TO THE INTERIM FINANCIAL STATEMENTS

For the first 6 months of the financial year ended 31 December 2026

I. DESCRIPTION OF THE COMPANY'S OPERATIONS

1. Ownership structure: Joint Stock Company.

2. Overview of the Company

Genea Capital Joint Stock Company (renamed from PV2 Investment Joint Stock Company, formerly PVI Investment and Development Joint Stock Company) was established under Business Registration Certificate No. 0102306389 dated 29 June 2007, issued by the Hanoi Department of Planning and Investment. During its operation, the Company has been issued additional Enterprise Registration Certificates for joint stock companies due to changes in its legal representative, business lines, charter capital, branch information and transaction office. The 18th amended Enterprise Registration Certificate for the joint stock company was issued on 25 June 2026.

Charter capital according to the 18th amended Enterprise Registration Certificate: VND 373,500,000,000.
Paid-in charter capital as at 30 June 2026: VND 373,500,000,000.

Head office:

Address :	No. 1 Pham Van Bach Street, Cau Giay Ward, Hanoi City
Telephone :	024 6273 2659
Fax :	024 6273 2668
Tax code :	0 1 0 2 3 0 6 3 8 9

3. Business sector: Trade and Services.

4. Business lines: Real estate business and investment services; financial investment services

5. Normal production and business cycle: Within 12 months

6. Employees
As at the end of the financial year, the Company had 13 employees (beginning of the year: 17 employees)

7. Characteristics of the Company's operations during the accounting year affecting the Financial Statements: None

8. Statement on the comparability of information in the Financial Statements: As presented in Note III.1, from 1 January 2026, the Company has applied Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. The provisions of this new Accounting Regime for Enterprises have no material impact on the Company's figures, and the Company has restated the comparative figures in the Statement of Financial Position as at 1 January 2026. Accordingly, the figures in the Financial Statements for the first six months of the financial year ending 31 December 2026 are fully consistent and comparable with the figures in the Financial Statements for the first six months of the financial year ending 31 December 2025 and the Financial Statements for the financial year ending 31 December 2025.

II. FINANCIAL YEAR, ACCOUNTING CURRENCY

1. Financial year

The Company's financial year begins on 1 January and ends on 31 December each year.

2. Accounting currency

The accounting currency is Vietnam Dong (VND).

III. ACCOUNTING STANDARDS AND ACCOUNTING REGIME APPLIED

1. Accounting regime applied

The Company applies the Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025.

2. Statement on compliance with accounting standards and accounting regime

The Board of General Directors ensures compliance with the requirements of the Vietnamese Accounting Standards and the Vietnamese Accounting Regime for Enterprises issued under Circular No. 99/2025/TT-BTC dated 27 October 2025.

3. Accounting form applied

The Company uses the General Journal accounting form on a computerized accounting system.

IV. ACCOUNTING POLICIES APPLIED

1. Basis for preparation of the Financial Statements

The Financial Statements are prepared on the accrual basis of accounting (except for information relating to cash flows).

2. Cash and cash equivalents

Cash includes cash on hand, demand deposits and monetary gold used as a store of value, excluding gold classified as inventories and used as raw materials for production or goods for sale.

3. Financial investments

Trading securities

Investments are classified as trading securities when they are held for the purpose of buying and selling for profit.

Before January 1, 2026

Trading securities are initially recognized at cost, comprising the purchase price plus purchasing costs.

From January 1, 2026

Trading securities are initially recognized at cost, comprising only the purchase price. Transaction costs, if any, are recognized in the separate income statement in the period in which they are incurred.

Trading securities are recognised when the Company obtains ownership rights, specifically as follows: For listed securities: recognised at the time the order is matched (T+0).

Interest, dividends and profits from periods prior to the acquisition of trading securities are accounted for as a reduction in the value of the respective trading securities. Interest, dividends and profits from periods after the acquisition of trading securities are recognised as revenue. Dividends received in the form of shares are only monitored based on the increased number of shares.

Provision for decline in value of trading securities is made for each type of securities traded in the market whose market price is lower than its cost. For listed trading securities or securities traded on

the UPCOM market, the fair value of the securities is the closing price at the end of the accounting period. If the securities market or UPCOM market does not trade on the end of the accounting period, the fair value of the securities is the closing price of the trading session immediately preceding the end of the accounting period.
Increases or decreases in the provision for decline in value of trading securities required to be made at the end of the accounting period are recognised in finance expenses.

Held-to-maturity investments
Investments are classified as held-to-maturity when the Company has the intention and ability to hold them until maturity. Held-to-maturity investments include term bank deposits (including treasury bills and promissory notes), bonds, preferred shares that the issuer is required to redeem at a specified future date, and loans held to maturity for the purpose of earning periodic interest and other held-to-maturity investments.
Held-to-maturity investments are initially recognised at cost, including the purchase price and costs directly attributable to the acquisition of the investments. After initial recognition, these investments are recognised at recoverable amount. Interest income from held-to-maturity investments after the acquisition date is recognised in the Income Statement on an accrual basis. Interest earned before the Company holds the investments is deducted from the cost at the acquisition date.

Investments in associates
Associate companies
An associate is an entity over which the Company has significant influence but does not have control over its financial and operating policies. Significant influence is the power to participate in the financial and operating policy decisions of the investee but not to control those policies.
Investments in associates are initially recognised at cost, including the purchase price or capital contribution plus costs directly attributable to the investment. In cases where the investment is made by contributing non-monetary assets, the cost of the investment is recognised at the fair value of the non-monetary assets at the transaction date.

Investments in equity instruments of other entities
Investments in equity instruments of other entities include investments in equity instruments over which the Company does not have control, joint control or significant influence over the investee.

Investments in equity instruments of other entities are initially recognised at cost, including the purchase price or capital contribution plus costs directly attributable to the investment. Dividends and profits from periods prior to the acquisition of the investments are accounted for as a reduction in the value of the respective investments.

4. Receivables
Receivables are presented at their carrying amount less provision for doubtful debts.
The classification of receivables as trade receivables and other receivables is made based on the following principles:
- Trade receivables reflect trade receivables arising from sales transactions, including receivables from sales proceeds for export entrusted to other entities.
- Other receivables reflect non-trade receivables that are not related to sales and purchase transactions.

Provision for doubtful debts is made for each doubtful receivable based on the overdue period of the receivable or the estimated level of potential loss, specifically as follows:
- For overdue receivables:

- 30% of the value for receivables overdue from 6 months to less than 1 year.

- 50% of the value for receivables overdue from 1 year to less than 2 years.
- 70% of the value for receivables overdue from 2 years to less than 3 years.
- 100% of the value for receivables overdue for 3 years or more.

- For receivables that are not yet overdue but are unlikely to be recovered: provision is made based on the estimated level of potential loss.

5. Principles for recognition of inventories

Inventories are recognised at the lower of cost and net realisable value.

The cost of inventories is determined as follows:

- Raw materials and goods: include purchase costs and other directly attributable costs incurred to bring the inventories to their present location and condition.

Net realisable value is the estimated selling price of inventories in the ordinary course of production and business less the estimated costs of completion and the estimated costs necessary to make the sale.

The cost of inventories is calculated using the weighted average method and accounted for using the perpetual inventory method.

Provision for decline in value of inventories is made at the end of the year when there is a decline in net realisable value compared to the cost of inventories.

6. Principles for recognition and depreciation of fixed assets and investment properties

a) Principles for recognition and depreciation of tangible fixed assets

Tangible fixed assets are stated at cost less accumulated depreciation. The cost of tangible fixed assets comprises all costs incurred by the Company to acquire the tangible fixed assets up to the time when the assets are ready for use. Subsequent expenditures are capitalised as part of the cost of tangible fixed assets only when it is probable that future economic benefits associated with the assets will flow to the Company. Expenditures that do not satisfy the above conditions are recognised immediately as expenses.

When tangible fixed assets are sold or disposed of, their cost and accumulated depreciation are derecognised and any resulting gain or loss is recognised in income or expenses for the year.

Tangible fixed assets are depreciated using the straight-line method based on their estimated useful lives. The depreciation periods for the different categories of tangible fixed assets are as follows:

Type of fixed assets	Number of years
Means of transport and transmission	04 - 05
Management equipment and tools	03 - 05

b) Construction in progress costs

Construction in progress costs reflect directly attributable costs (including capitalised borrowing costs, if any) relating to assets under construction, machinery and equipment being installed, as well as costs related to ongoing repairs of fixed assets. These assets are recognised at cost and are not depreciated.

c) Principles for recognition and depreciation of investment properties

Investment properties comprise land use rights, which are depreciated using the straight-line method based on the prescribed land lease term. The depreciation period for investment properties is 40 years.

d) Intangible fixed assets

Computer software programs.

7. Accounting principles for prepaid expenses

Tools and equipment

Tools and equipment put into use are allocated to expenses using the straight-line method over a period not exceeding 3 years.

8. Accounting principles for payables and accrued expenses

Payables and accrued expenses are recognised at the amounts payable in the future in respect of goods and services received. Accrued expenses are recognised based on reasonable estimates of the amounts payable.

The classification of payables into trade payables, accrued expenses and other payables is made based on the following principles:

- Trade payables reflect commercial payables arising from the purchase of goods, services and assets from suppliers that are independent of the Company, including payables arising from imports through entrusted importers.
- Accrued expenses reflect amounts payable for goods and services received from suppliers or provided to buyers but not yet paid due to the absence of invoices or incomplete accounting records and documents, as well as amounts payable to employees for annual leave pay and production and business expenses to be accrued.

Other payables reflect non-commercial payables that are not related to transactions involving the purchase, sale or provision of goods and services...

9. Principles for recognition of equity

Equity

Owners' contributed capital is recognised based on the actual amount contributed by shareholders.

Share premium

Share premium is recognised as the difference between the issue price and the par value of shares upon initial issuance or additional issuance, or the difference between the re-issue price and the carrying amount of treasury shares. Direct costs related to the additional issuance of shares and re-issue of treasury shares are deducted from share premium.

Appropriation of funds

The funds are appropriated during the year based on the Resolution of the General Meeting of Shareholders and utilised in accordance with the Company's Charter.

Treasury shares

When shares issued by the Company are repurchased, the consideration paid, including transaction costs, is recognised as treasury shares and presented as a deduction from equity. Upon re-issuance, the difference between the re-issue price and the carrying amount of treasury shares is recognised in the Share premium account.

The funds are appropriated and utilised in accordance with the Company's Charter

Retained earnings

Recognises the after-tax business results (profit or loss) and the allocation of profits or treatment of losses of the enterprise.

Dividends

Dividends are recognised as liabilities when declared.

10. Principles and methods for revenue recognition

Revenue from sale of goods and finished products

Revenue from the sale of goods and finished products is recognised when all of the following conditions are satisfied:

- The enterprise has transferred to the buyer the significant risks and rewards of ownership of the products or goods.
- The enterprise retains neither managerial involvement to the degree usually associated with ownership nor effective control over the goods.
- Revenue can be measured reliably. Where a contract provides the buyer with the right to return products or goods purchased under specific conditions, revenue is recognised only when such specific conditions no longer exist and the buyer no longer has the right to return the products or goods (except where the customer has the right to return goods in exchange for other goods or services).
- The enterprise has received or will receive the economic benefits from the sales transaction.
- The costs incurred in relation to the sales transaction can be determined.

Revenue from rendering of services

Revenue from a service transaction is recognised when the outcome of the transaction can be measured reliably. Where services are rendered over several accounting periods, revenue recognised for the year is determined based on the outcome of the work performed up to the end of the accounting period. The outcome of a service transaction is determined when all of the following conditions are satisfied:

- Revenue can be measured reliably. Where a contract provides the buyer with the right to return the services purchased under specific conditions, revenue is recognised only when such specific conditions no longer exist and the buyer no longer has the right to return the services provided.
- It is probable that the economic benefits associated with the service transaction will flow to the Company.
- The stage of completion of the transaction at the end of the financial year can be determined.

  The costs incurred for the transaction and the costs to complete the service transaction can be determined.

Interest income

Interest income is recognised on an accrual basis, determined based on the balances of deposit accounts and the actual interest rates applicable in each period.

11. Accounting principles for recognition of cost of goods sold.

Cost of goods sold for the year is recognised in accordance with the revenue generated during the year and in compliance with the prudence principle.

Direct materials consumed in excess of normal levels, labour costs, and fixed production overheads not allocated to the cost of products received into inventory are recognised immediately as cost of goods sold (after deducting any compensation, if any), even when the products or goods have not yet been determined to have been sold.

Provision for decline in value of inventories is recognised in cost of goods sold based on the quantity of inventories and the difference between net realisable value and the cost of inventories where the net realisable value is lower than cost. When determining the quantity of inventories subject to provision, the accounting department excludes inventories for which sales contracts have been signed (with net realisable value not lower than carrying amount) but which have not yet been delivered to customers, provided there is firm evidence that the customers will not abandon performance of the contracts

12. Accounting principles for financial expense recognition

Reflects financial operating expenses, including expenses or losses related to financial investment activities, lending and borrowing costs, costs of capital contributions to joint ventures and associates, losses on disposal of short-term securities, securities transaction costs; provision for decline in value of trading securities, provision for impairment of investments in other entities, losses arising from the sale of foreign currencies, and foreign exchange losses....

13. Accounting principles for corporate management expense recognition

Corporate management expenses reflect the general administrative expenses of the enterprise, including salaries and other remuneration of management personnel (salaries, wages, allowances, etc.); social insurance, health insurance, trade union fees and unemployment insurance of management personnel; office supplies, tools and equipment, depreciation of fixed assets used for corporate management; land rental, business licence tax; provision for doubtful debts; outsourced services (electricity, water, telephone, fax, property and fire insurance, etc.); and other cash expenses (business entertainment, customer conferences, etc...).

14. Principles and methods for recognition of current corporate income tax expense and deferred corporate income tax expense

Corporate income tax expense represents current income tax, which is calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting, non-deductible expenses, non-taxable income and tax losses carried forward.

The Company is subject to corporate income tax at the rate of 20%.

15. Financial assets

Classification of financial assets

The Company classifies financial assets into the following categories: financial assets at fair value through profit or loss, held-to-maturity investments, loans and receivables, and available-for-sale financial assets. The classification of financial assets depends on the nature and purpose of the financial assets and is determined at the time of initial recognition.

Financial assets at fair value through profit or loss

Financial assets are classified as financial assets at fair value through profit or loss if they are held for trading or are designated as financial assets at fair value through profit or loss upon initial recognition.

Held-to-maturity investments

Held-to-maturity investments are non-derivative financial assets with fixed or determinable payments and a fixed maturity that the Company has the positive intention and ability to hold to maturity.

Loans and receivables

Loans and receivables are non-derivative financial assets with fixed or determinable payments that are not quoted in an active market.

Available-for-sale financial assets

Available-for-sale financial assets are non-derivative financial assets that are designated as available for sale or are not classified as financial assets at fair value through profit or loss, held-to-maturity investments, or loans and receivables.

Initial carrying amount of financial assets

Financial assets are recognised on the purchase date and derecognised on the sale date. Upon initial recognition, financial assets are measured at their purchase price/issue costs plus other costs directly attributable to the acquisition or issuance of such financial assets.

16. Financial liabilities

Financial instruments are classified as either financial liabilities or equity instruments upon initial recognition in accordance with the substance and definitions of financial liabilities and equity instruments.

Financial liabilities

The Company classifies financial liabilities into the following categories: financial liabilities at fair value through profit or loss and financial liabilities measured at amortised cost. The classification of financial liabilities depends on the nature and purpose of the financial liabilities and is determined at the time of initial recognition.

Financial liabilities at fair value through profit or loss

Financial liabilities are classified as financial liabilities at fair value through profit or loss if they are held for trading or are designated as financial liabilities at fair value through profit or loss upon initial recognition.

Financial liabilities are classified as held-for-trading securities if they are:

- Are issued or created principally for the purpose of repurchasing them in the near term;
- The Company intends to hold them for the purpose of obtaining short-term gains;
- Derivative financial instruments (except for derivative financial instruments designated as financial guarantee contracts or effective hedging instruments).

Financial liabilities measured at amortised cost

Financial liabilities measured at amortised cost are determined as the initial carrying amount of the financial liability less principal repayments, plus or minus the cumulative amortisation calculated using the effective interest method of the difference between the initial carrying amount and the maturity amount, less any reductions (directly or through the use of an allowance account) for impairment or uncollectibility.

The effective interest method is a method of calculating the amortised cost of one or a group of financial liabilities and allocating interest income or interest expense over the relevant year. The effective interest rate is the rate that exactly discounts estimated future cash payments or receipts over the expected life of the financial instrument, or a shorter period, if appropriate, to the net carrying amount of the financial liability.

Initial carrying amount of financial liabilities

Upon initial recognition, financial liabilities are measured at their issue price plus costs directly attributable to the issuance of such financial liabilities.

Equity instruments

Equity instruments are contracts evidencing the residual interest in the assets of the Company after deducting all of its liabilities.

17. Related parties

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

In considering the relationships between related parties, the substance of the relationship is given greater consideration than its legal form.

Transactions with related parties during the year are presented in Note VII.1.

V. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE STATEMENT OF FINANCIAL POSITION

1. Cash and cash equivalents

	Ending Balance	Beginning Balance
Cash on hand	478,445,486	460,763,486
Demand deposits (*)	5,277,420,945	40,384,641,754
Cash equivalents	2,000,000,000	17,000,000,000
Total	**7,755,866,431**	**57,845,405,240**

(*) Details of Demand Deposits

	Ending Balance	Beginning Balance
Deposits at Rong Viet Securities Corporation	2,368,295,977	9,695,828,457
Deposits at VNDIRECT Securities Corporation	2,145,580,699	18,129,437,932
Bank deposits at Vietcombank Securities Company Limited	203,490,271	7,794,425,902
Deposits at other Banks and Securities Companies	560,053,998	4,764,949,463
Total	**5,277,420,945**	**40,384,641,754**

2. Financial investments

a) Trading securities

	Ending Balance			Beginning Balance		
	Original Cost	**Fair Value**	**Provision**	**Original Cost**	**Fair Value**	**Provision**
Viet Nam Apatite Phosphorus Joint Stock Company (PAT)	4,089,780,000	3,674,880,000	(414,900,000)			
Hoa Phat Group Joint Stock Company (HPG)	6,480,001,971	5,733,897,000	(746,104,971)			
Da Nang Rubber Joint Stock Company (DRC)	5,032,206,277	3,969,520,000	(1,062,686,277)			
Vietnam Joint Stock Commercial Bank for Industry and Trade (CTG)	-	-	-	3,332,376,159	3,332,376,159	-
Duc Giang Chemicals Group Joint Stock Company (DGC)	998,100,000	998,100,000	-	-	-	-
Phu Nhuan Jewelry Joint Stock Company (PNJ)	10,761,340,163	8,363,250,000	(2,398,090,163)	11,434,536,115	11,434,536,115	-
Power Engineering Consulting Joint Stock Company 2 (TV2)	17,034,706,651	14,249,600,000	(2,785,106,651)	10,717,061,687	10,459,020,001	(258,041,687)
PetroVietnam Transportation Corporation (PVT)	-	-	-	2,642,958,500	2,576,000,000	(66,958,500)
Coteccons Construction Joint Stock Company (CTD)	10,745,150,743	10,221,620,000	(523,530,743)	8,710,306,805	8,036,620,000	(673,686,805)
Dabaco Vietnam Group Joint Stock Company (DBC)	-	-	-	5,857,433,233	5,857,433,233	-
ACB Covered Warrant	-	-	-	1,086,621,492	405,000,000	(681,621,492)
MWG Covered Warrant	-	-	-	548,822,000	548,822,000	-
SHB Covered Warrant	-	-	-	1,401,098,500	1,036,000,000	(365,098,500)
TPB Covered Warrant	-	-	-	2,151,222,000	1,460,000,000	(691,222,000)
Total	55,141,285,805	47,210,867,000	(7,930,418,805)	47,882,436,491	45,145,807,508	(2,736,628,983)

b) Held-to-maturity investments

	Ending Balance		Beginning Balance	
	Original Cost	Recoverable amount	Original Cost	Recoverable amount
Short-term	***57,099,056,164***	***57,099,056,164***	***3,624,104,110***	***3,624,104,110***
Term deposits (*)	9,550,000,000	9,550,000,000	3,550,000,000	3,550,000,000
Loans (**)	47,500,000,000	47,500,000,000	-	-
Accrued interest	49,056,164	49,056,164	74,104,110	74,104,110
Total	**57,099,056,164**	**57,099,056,164**	**3,624,104,110**	**3,624,104,110**

(*) Are bank term deposits with maturities of more than 3 months and up to 12 months at banks.
(**) This is a loan to VNDIRECT Securities Corporation under Loan Agreement No. 021C911920/HĐV dated June 24, 2026.

c) Investments in other entities

	Ending Balance		Beginning Balance	
	Original Cost	Provision	Original Cost	Provision
Investments in joint ventures and associates	***2,990,000,000***	***(735,312,284)***	***2,990,000,000***	***(735,312,284)***
Aladin Technology Joint Stock Company (1)	490,000,000	(401,063,094)	490,000,000	(401,063,094)
Sam Smart Automation Management Joint Stock Company (2)	2,500,000,000	(334,249,190)	2,500,000,000	(334,249,190)
Investments in other entities	***33,464,570,560***	***(13,191,550,813)***	***33,464,570,560***	***(13,191,550,813)***
Doan Ket Industrial Cooperative (3)	13,678,080,000	(13,191,550,813)	13,678,080,000	(13,191,550,813)
Hanoi Reinsurance Joint Stock Corporation - PRE (4)	19,786,490,560	-	19,786,490,560	-
Total	**36,454,570,560**	**(13,926,863,097)**	**36,454,570,560**	**(13,926,863,097)**

(1): This is an investment in Aladin Technology Joint Stock Company pursuant to Decision No. 12/QD-HĐQT dated 16 November 2016 of the Board of Directors of PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company). Accordingly, the Company contributed VND 490,000,000, representing 49% of the charter capital. Aladin Technology Joint Stock Company was established under Enterprise Registration Certificate for a joint stock company No. 0107641285 dated 21 November 2016, with charter capital of VND 1,000,000,000.

(2): This is an investment in Sam Smart Automation Management Joint Stock Company pursuant to Resolution No. 05/NQ-HĐQT dated 12 December 2024 of the Board of Directors of PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company). Accordingly, the Company committed to contribute VND 3,860,000,000, representing 38.990% of the charter capital. According to the first amended Business Registration Certificate dated 9 May 2025, the charter capital of Sam Smart Automation Management Joint Stock Company is VND 2,600,000,000. As at 30 June 2026, PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) had contributed VND 2,500,000,000, representing 96.15% of the actual contributed capital of Sam Smart Automation Management Joint Stock Company.

Pursuant to Resolution No. 07/2025/NQ-HĐQT dated 18 November 2025 of the Board of Directors, PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) approved the divestment of its entire contributed capital of VND 2,500,000,000 in Sam Smart Automation Management Joint Stock Company and the termination of its obligation to continue contributing the remaining capital under Resolution No. 05/2024/NQ-HĐQT dated 12 December 2024.

(3): The amount paid to acquire capital contributions from members of Doan Ket Industrial Cooperative for the purpose of changing the land use purpose and developing infrastructure at No. 30 Tan Mai Street, Hoang Mai District, Hanoi. As at 30 September 2024, the Company had contributed VND 13,678,080,000, representing 26.582% of the charter capital. The provision was made based on the 2025 tax-submitted financial statements of Doan Ket Industrial Cooperative. In 2026, the Cooperative's Annual Members' General Meeting approved the profit distribution plan for 2025 and the 2026 business plan, which continued to generate profits, and PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) received a dividend of VND 154,782,603 for 2025.

(4): PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) owns 1,580,000 shares of Hanoi Reinsurance Joint Stock Corporation - PRE, with a total value of VND 19,786,490,560, representing 1.5% of the charter capital. Of these, 1,580,000 shares are freely transferable and 0 shares are subject to transfer restrictions.

3. Short-term trade receivables

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
Receivables from other customers	***20,888,208,000***	***(20,594,000,000)***	***20,599,000,000***	***(20,594,000,000)***
Viet Nam Electronics and Telecommunications Joint Stock Company (1)	20,594,000,000	(20,594,000,000)	20,594,000,000	(20,594,000,000)
Other customers	294,208,000	-	5,000,000	-
Total	**20,888,208,000**	**(20,594,000,000)**	**20,599,000,000**	**(20,594,000,000)**

(1): For the receivable from Viet Nam Electronics and Telecommunications Joint Stock Company, the Company assessed its recoverability and made a provision for the entire receivable. The Company has initiated legal proceedings in accordance with applicable laws. Pursuant to the judgment of the High People's Court in Hanoi City under Judgment No. 179/2019/HS-PT dated 2 April 2019, defendants Le Quy Hien and Pham Ngoc Nam were jointly and severally liable to compensate PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) an amount of VND 19,886,000,000, of which defendant Le Quy Hien was liable to pay VND 18,386,000,000 and defendant Pham Ngoc Nam was liable to pay VND 1,500,000,000. The Company has recovered VND 500,000,000.

4. Short-term prepayments to suppliers

	Ending Balance	Beginning Balance
Prepayments to other suppliers	***453,379,024***	***748,836,690***
Viet Uc Consulting Company Limited	-	216,000,000
North Sea Law Company Limited	50,000,000	50,000,000
VCN International Import-Export Investment Consulting Joint Stock Company	363,636,364	363,636,364
Other suppliers	39,742,660	119,200,326
Total	**453,379,024**	**748,836,690**

5. Other receivables

a) Short-term

	Ending Balance		Beginning Balance	
	Value	**Provision**	**Value**	**Provision**
Security deposits and collateral	24,400,000	-	24,400,000	-
Mr. Vu Quang Hoi	133,150,685	-	133,150,685	-
Hoan My Gia Company Limited (1)	39,333,903,021	(39,333,903,021)	39,333,903,021	(39,333,903,021)
Accrued interest from Investment Trust Agreement (2)	1,144,295,969	(1,144,295,969)	1,144,295,969	(1,144,295,969)
Advances	54,992,340	-	54,992,340	-
Other short-term receivables	412,515,517	-	387,179,815	-
Total	**41,103,257,532**	**(40,478,198,990)**	**41,077,921,830**	**(40,478,198,990)**

(1): This is a receivable arising from Investment Cooperation Agreements No. 06/HĐHTĐT/2011/PVII-HMG dated 5 January 2011, No. 09/HĐHTĐT/2011/PVII-HMG dated 18 February 2011, and the debt obligation determination minutes dated 20 December 2012. Accordingly, the total receivable (including principal and interest) from the overdue investment trust agreements, which the counterparty failed to settle, amounted to VND 53,926,219,796. The Company recovered the collateral, being real estate in Long Thanh District, Dong Nai Province, with a total value of VND 27,848,539,202 agreed by both parties under the transfer agreements. The purchase price stated in the transfer agreements was determined with reference to Valuation Certificate No. 289.1/12/CT-VVFC/CNMN dated 23 October 2012 issued by Vietnam Valuation and Financial Services Joint Stock Company – Southern Branch. As at 30 June 2026, the recovered land lots had not yet been transferred into the name of PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company). According to information from the General Department of Taxation, Hoan My Gia Company Limited has ceased operations. The Company has made a 100% provision for doubtful debts in respect of this receivable.

(2): This is accrued interest receivable from the Investment Trust Agreements. The General Director assessed the recoverability and made a provision for doubtful debts of VND 1,144,295,969.

b) Long-term

	Ending Balance		Beginning Balance	
	Value	Provision	Value	Provision
Receivables from other organizations and individuals	***124,357,427,756***	***(43,724,695,588)***	***131,525,208,196***	***(43,724,695,588)***
Receivables from Business Cooperation Agreements	43,724,695,588	(43,724,695,588)	43,724,695,588	(43,724,695,588)
Investment and Construction Joint Stock Company 18 (1)	*26,600,000,000*	*(26,600,000,000)*	*26,600,000,000*	*(26,600,000,000)*
Red Star Investment and Development Joint Stock Company (2)	*15,000,000,000*	*(15,000,000,000)*	*15,000,000,000*	*(15,000,000,000)*
Chi Thanh Company Limited (3)	*2,124,695,588*	*(2,124,695,588)*	*2,124,695,588*	*(2,124,695,588)*
Long-term security deposits and collateral	80,916,003	-	80,916,003	-
Long Hoi Investment Company Limited (4)	5,090,000,000	-	5,090,000,000	-
Minh Nam Construction Investment and Technology Company Limited (5)	75,461,816,165	-	74,106,299,726	-
Principal	*39,050,000,000*	-	*39,050,000,000*	-
Interest	*36,411,816,165*	-	*35,056,299,726*	-
Receivables from business cooperation with Toka Studio Company Limited (6)	-	-	450,000,000	-
Receivables from business cooperation with Galaxy Play Joint Stock Company (7)	-	-	6,990,126,093	-
Receivables from business cooperation with CJ HK Entertainment Company Limited (8)	-	-	1,083,170,786	-
Total	**124,357,427,756**	**(43,724,695,588)**	**131,525,208,196**	**(43,724,695,588)**

(1): This is a receivable under the Business Cooperation Agreement for investment in the project to construct residential housing, office-for-lease premises and other infrastructure facilities in Trung Hoa Ward, Cau Giay District, Hanoi. Since 2014, the Company has made a 100% provision for this receivable.

(2): This is a receivable under the joint venture cooperation agreements entered into with Sao Do Investment and Development Joint Stock Company (Sao Do Company) for the investment in the construction and renovation of the old 1A-1B Phung Chi Kien apartment building in Cau Giay District, Hanoi, and the renovation project of the Gia Lam Railway Collective Housing in Long Bien District. PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) initiated legal proceedings against Sao Do Company. On 27 January 2016, the Hanoi People's Court issued Judgment No. 10/2016/KDTM-PT concerning the dispute over the joint venture agreement, ordering Sao Do Company to repay PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) the full amount of VND 15,000,000,000. To date, Sao Do Company has still failed to comply with the judgment. A 100% provision for this receivable has been made since 2014.

(3): This is a receivable from Chi Thanh Company Limited under the Capital Contribution Agreement for investment in the Dien Nam – Dien Ngoc urban area project in Quang Nam Province. PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) initiated legal proceedings against Chi Thanh Company Limited. On 28 September 2016, the People's Court of Dien Ban Town, Quang Nam Province issued Judgment No. 12/2016/KDTM-ST, ordering Chi Thanh Company Limited to pay the principal debt of VND 7,338,240,000 and accrued interest of VND 2,146,435,200. However, as at the date of these financial statements, PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) has not yet recovered the above receivable. A 100% provision for doubtful debts has been made for this receivable since 2014. In 2019, the Company recovered VND 3,788,500,412 of the doubtful receivable.

(4): Pursuant to the Share Purchase Right Transfer Agreement dated 10 October 2018, PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) agreed to transfer the project company (a company established to manage, operate and exploit the planned residential area project in Long Tan and Phu Hoi Communes, Nhon Trach District, Dong Nai Province, for which PV2 Investment Joint Stock Company is the project investor) to Tay Tay Nam Investment Joint Stock Company, with a total transfer value of VND 170,000,000,000. PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) was responsible for establishing the project company and carrying out procedures to transfer the project investor status of the planned residential area project in Long Tan and Phu Hoi Communes, Nhon Trach District, Dong Nai Province to the project company. As at 14 May 2019, the project company had been established under the name Long Hoi Investment Company Limited and was issued its first Enterprise Registration Certificate No. 3603642475 by the Department of Planning and Investment of Dong Nai Province. In 2019, PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) contributed VND 5,090,000,000 to Long Hoi Investment Company Limited.

(5): This is a receivable under Business Capital Contribution Agreement No. 1611/2021/HĐGVKD-PV2-MINHNAM dated 16 November 2021; Appendix No. 01 dated 20 October 2022; Appendix No. 02 dated 8 December 2022; and Appendix No. 03 dated 20 November 2023 entered into between PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) and Minh Nam Construction Investment and Technology Company Limited for the implementation of a project in Tay Tuu Ward, Bac Tu Liem District, Hanoi. The business cooperation capital contribution amounted to VND 150,000,000,000, bearing interest at 7% per annum. As at 30 June 2026, the principal amount of business cooperation capital contribution was VND 39,050,000,000, and accrued interest receivable from the business cooperation amounted to VND 36,411,816,165. The capital contribution term has been extended to 31 December 2026.

(6) This is a receivable under Agreement No. 03/2024/HDDT/TOKASTUDIO-PV2 dated 10 October 2024 entered into between Toka Studio Company Limited and PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) for the implementation of an investment project relating to the production, distribution and screening of films. The capital contribution amounted to VND 450,000,000, representing 3% of the total investment capital, and the Company is entitled to 3% of the net profit from the above activities. In 2024, the Company fully contributed the above capital. In 2026, PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) finalized the film production costs with Toka Studio Company Limited.

(7) This is a receivable under Agreement No. 2712/2024/HĐĐT/GP-PV2 dated 27 December 2024 entered into between Galaxy Play Joint Stock Company and PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) for the implementation of an investment project relating to the production and distribution of the film "Escape from the Sky". The capital contribution amounted to VND 3,129,610,000, representing 10% of the total investment capital, and the Company is entitled to 10% of the net profit from the above activities. During the first six months of the year, the Company fully contributed the above capital. In 2025, PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) finalized the film production costs with Galaxy Play Joint Stock Company. In 2026, the Company fully recovered all outstanding receivables.

(8) This is a receivable under Agreement No. CJHK_PRO_002/2025 dated 21 March 2025 entered into between CJ HK Entertainment Company Limited and PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) for the implementation of an investment project relating to the production and distribution of the film "The Demon Prince". The total capital contribution amounted to VND 3,200,000,000, representing 10% of the total investment capital, and the Company is entitled to 10% of the net profit from the above activities. During the first six months of the year, the Company contributed VND 2,560,000,000. In 2025, PV2 Investment Joint Stock Company (now Genea Capital Joint Stock Company) finalized the film production costs with CJ HK Entertainment Company Limited. In 2026, the Company fully recovered all outstanding receivables.

6. Inventories

	Ending Balance		Beginning Balance	
	Value	**Provision**	**Value**	**Provision**
Real estate held for sale	26,168,166,326	(24,949,726,326)	26,168,166,326	(24,949,726,326)
Land plot in Xom Ram, Cu Yen Commune, Luong Son District, Hoa Binh Province owned by Mr. Le Van Giang (1)	*487,493,000*	*(487,493,000)*	*487,493,000*	*(487,493,000)*
Land plot in Phu Ngoc Commune, Dinh Quan District, Dong Nai Province (2)	*25,680,673,326*	*(24,462,233,326)*	*25,680,673,326*	*(24,462,233,326)*
Total	**26,168,166,326**	**(24,949,726,326)**	**26,168,166,326**	**(24,949,726,326)**

(1) The real estate in Xom Ram, Cu Yen Commune, Luong Son District, Hoa Binh Province owned by Mr. Le Van Giang. The Company made a provision for impairment of investment property as at 31 December 2019 in the amount of VND 487,493,000.

(2) This is the land use right in Phu Ngoc Commune, Dinh Quan District, Dong Nai Province, arising from the recovery of seven properties from Mr. Le Van Tung upon liquidation of Real Estate Management Agreement No. 03/QLBĐS/PV2-LVT dated 25 May 2011. Pursuant to the Agreement Liquidation Minutes dated 26 December 2012, the Company recovered the above seven properties upon expiry of the real estate management agreement, while the counterparty had not yet refunded the deposit to the Company. The value of the real estate was determined based on its carrying amount transferred from investment property. The Company's Investment and Debt Assessment Committee reassessed the fair value of the land plot based on the price prescribed by the People's Committee of Dong Nai Province, as stated above, at VND 10,000 per m^2 for the purpose of making a provision for impairment of real estate held for sale.

7. Prepaid expenses

These are short-term and long-term prepaid expenses for tools and equipment.

8. Tangible fixed assets

	Vehicles, transmission and communication equipment	Management equipment and tools	Total
Original Cost			
Beginning Balance	8,460,266,364	359,172,911	8,819,439,275
Additions during the period	-	-	-
Ending Balance	**8,460,266,364**	**359,172,911**	**8,819,439,275**
Including:			
Fully depreciated but still in use	*2,864,586,364*	*359,172,911*	*3,223,759,275*
Accumulated depreciation			
Beginning Balance	3,530,069,811	359,172,911	3,889,242,722
Depreciation during the period	349,729,998	-	349,729,998
Ending Balance	**3,879,799,809**	**359,172,911**	**4,238,972,720**
Remaining Value			
Beginning Balance	4,930,196,553	-	4,930,196,553
Ending Balance	**4,580,466,555**	**-**	**4,580,466,555**

9. Long-term work in progress

a) Long-term work in progress

	Ending Balance		Beginning Balance	
	Original Cost	**Recoverable amount**	**Original Cost**	**Recoverable amount**
Housing Project for Employees of Dung Quat Refinery (1)	6,249,881,421	1,292,852,516	6,249,881,421	1,292,852,516
Total	**6,249,881,421**	**1,292,852,516**	**6,249,881,421**	**1,292,852,516**

(1): This is long-term work in progress relating to the Housing Project for Employees of Dung Quat Refinery, for which the Company is the project investor. Pursuant to Official Letter No. 1427/BQL-PTĐT dated 2 December 2013 issued by the People's Committee of Quang Ngai Province, the Company was granted an extension of the project implementation schedule from 13 July 2016 to 13 July 2021. Pursuant to the Board of Directors' Resolution dated 22 December 2023, the Company temporarily suspended the implementation of the project pending a resolution from the People's Committee and relevant authorities of Quang Ngai Province. The Company made a provision for this project in the amount of VND 4,957,028,905.

b) Construction in progress

	Ending Balance		Beginning Balance	
	Original Cost	**Recoverable amount**	**Original Cost**	**Recoverable amount**
Residential area project under the approved master plan in Dong Nai Province (1)	-	-	56,438,367,025	56,438,367,025
Total	**-**	**-**	**56,438,367,025**	**56,438,367,025**

	Current period
Beginning Balance	56,438,367,025
Costs incurred during the period	79,788,740,741
Decrease during the period (Disposal)	(136,227,107,766)
Ending Balance	-

(1): This is construction in progress relating to the Residential Area Project under the approved master plan in Dong Nai Province, based on the following principal documents:

+ Decision No. 1928/UBND-CN dated 26 May 2014 of the People's Committee of Dong Nai Province approving the investment in the development of a planned residential area project with an area of 9.991 hectares in Long Tan Commune and Phu Hoi Commune, Nhon Trach District, Dong Nai Province, with PV2 Investment Joint Stock Company as the project investor;
+ Decision No. 2384/QD-UBND dated 12 September 2022 of the People's Committee of Dong Nai Province approving the second adjustment to the investment policy of the Residential Area Project in Long Tan Commune and Phu Hoi Commune; Decision No. 2080/QD-UBND dated 28 August 2023 of the People's Committee of Dong Nai Province approving the third adjustment to the investment policy;
+ Decision No. 2862/QD-UBND dated 12 August 2020 of the People's Committee of Dong Nai Province approving the overall adjustment to the detailed construction planning at a scale of 1/500 for the Residential Area Project in Long Tan Commune and Phu Hoi Commune, Nhon Trach District, Dong Nai Province;

+ Decision No. 876/QD-UBND dated 7 March 2018 of the People's Committee of Dong Nai Province permitting PV2 Investment Joint Stock Company to change the land use purpose;
+ Decision No. 1299/QD-UBND dated 2 June 2023 of the People's Committee of Dong Nai Province adjusting the land area specified in Article 1 of Document No. 876/QD-UBND dated 7 March 2018;
+ Decision No. 1631/QD-UBND dated 3 June 2024 of the People's Committee of Dong Nai Province on the allocation and lease of land to PV2 Investment Joint Stock Company for the construction of a residential area under the approved master plan in Long Tan Commune and Phu Hoi Commune, Nhon Trach District.
+ Document No. 9038/CTDON-QLHKDCNTK dated 25 November 2021 of the Tax Department of Dong Nai Province confirming the fulfillment of land-related financial obligations by PV2 Investment Joint Stock Company;
+ Document No. 827/CTDON-HKDCNTK dated 23 January 2025 of the Tax Department of Dong Nai Province confirming the payment of land use fees and one-off land rental payments by PV2 Investment Joint Stock Company;
+ Document No. 5872/DON-CNTK dated 4 November 2025 of the Tax Department of Dong Nai Province regarding the determination of the fulfillment of financial obligations by PV2 Investment Joint Stock Company;
+ Decision No. 137/QD-UBND dated 15 January 2026 of the People's Committee of Dong Nai Province permitting the transfer of the entire investment project for the construction of the Residential Area in Long Tan Commune and Phu Hoi Commune, Nhon Trach District, with an area of 9.991 hectares (now Nhon Trach Commune, Dong Nai Province), of PV2 Investment Joint Stock Company;

On 30 January 2026, the Company entered into Contract No. 01/2026/HDC and Contract Appendix No. 01 for the transfer of the entire Project. Accordingly, the Company transferred the entire "Residential Area Project in Long Tan Commune and Phu Hoi Commune, Nhon Trach District" with a transfer contract value of VND 279,163,000,000 (in words: Two hundred and seventy-nine billion one hundred and sixty-three million Vietnamese dong). Of this amount, the transfer value of land use rights was VND 199,563,000,000 and the infrastructure investment value was VND 79,600,000,000

10. Short-term trade payables

	Ending Balance	Beginning Balance
Other suppliers	28,584,905	34,338,000
Total	**28,584,905**	**34,338,000**

11. Short-term advances from customers

	Ending Balance	Beginning Balance
Southwest Tay Nam Investment Joint Stock Company	-	43,563,000,000
Management Board of Dung Quat Refinery Project	1,292,852,516	1,292,852,516
Total	**1,292,852,516**	**44,855,852,516**

12. Dividends and profit payable

	Ending Balance	Beginning Balance
Dividends and profits payable	2,533,816,173	2,533,816,173
Total	**2,533,816,173**	**2,533,816,173**

13. Taxes and other amounts payable to the State Treasury

	Beginning Balance		Incurred during the period		Ending Balance	
	Payable	Receivable	Amount payable	Amount paid	Payable	Receivable
VAT	-	-	1,338,229,404	(1,304,923,848)	33,305,556	-
Corporate income tax	-	281,065,939	-	-	-	281,065,939
Personal income tax	62,425,461	-	340,658,517	(241,752,049)	161,331,929	-
Total	**62,425,461**	**281,065,939**	**1,678,887,921**	**(1,546,675,897)**	**194,637,485**	**281,065,939**

The Company's tax finalization will be subject to inspection by the tax authorities. As the application of tax laws and regulations to various types of transactions may be subject to different interpretations, the tax amounts presented in the Financial Statements may be changed pursuant to the decisions of the tax authorities.

Value-added tax

The Company pays value-added tax under the credit-invoice method at tax rates of 8% and 10%.

Corporate income tax

The Company is subject to corporate income tax at a rate of 20% on taxable income.

Other taxes

The Company declares and pays taxes in accordance with regulations.

14. Other short-term payables

	Ending Balance	Beginning Balance
Trade union fees	143,041,502	104,058,302
Social insurance	437,499	
Health insurance	75,000	
Unemployment insurance	25,000	
Galaxy Studio Joint Stock Company	-	260,116,067
Other short-term payables	581,357,817	220,287,206
Total	**724,936,818**	**584,461,575**

15. Reward and Welfare Fund

	Ending Balance	Beginning Balance
Reward and Welfare Fund	630,789,147	630,789,147
Management and Executive Board Bonus Fund	120,865,947	120,865,947
Total	**751,655,094**	**751,655,094**

16. Owners' equity

Statement of Changes in Owners' Equity

	Owners' investment capital	Share premium	Treasury shares	Development Investment Fund	Undistributed post-tax profit	Total
Opening balance of the previous year	373,500,000,000	2,790,387,000	(3,546,600,829)	7,300,261,084	(149,466,454,779)	230,577,592,476
Profit for the previous year	-	-	-	-	1,786,882,579	1,786,882,579
Closing balance of the previous year	**373,500,000,000**	**2,790,387,000**	**(3,546,600,829)**	**7,300,261,084**	**(147,679,572,200)**	**232,364,475,055**
Opening balance of the current year	373,500,000,000	2,790,387,000	(3,546,600,829)	7,300,261,084	(147,679,572,200)	232,364,475,055
Profit for the current period	-	-	-	-	(14,045,926,615)	(14,045,926,615)
Closing balance of the current period	**373,500,000,000**	**2,790,387,000**	**(3,546,600,829)**	**7,300,261,084**	**(161,725,498,815)**	**218,318,548,440**

Details of owners' investment capital

	Ending Balance	Beginning Balance
Owners' investment capital	373,500,000,000	373,500,000,000
Share premium	2,790,387,000	2,790,387,000
Treasury shares	(3,546,600.829)	(3,546,600,829)
Total	**372,743,786,171**	**372,743,786,171**

Shares

	Ending Balance	Beginning Balance
Number of shares registered for issuance		
Number of shares sold to the public	37,350,000	37,350,000
- *Ordinary shares*	*37,350,000*	*37,350,000*
- *Preference shares*	-	-
Number of repurchased shares	481,200	481,200
- *Ordinary shares*	*481,200*	*481,200*
- *Preference shares*		
Number of outstanding shares	36,868,800	36,868,800
- *Ordinary shares*	*36,868,800*	*36,868,800*
- *Preference shares*	-	-

Par value of outstanding shares: VND 10,000.

Purpose of setting up the funds

- The Development Investment Fund is used to expand business operations or make investments in depth.
- The Welfare Fund and the Management and Executive Board Bonus Fund are appropriated from the enterprise's profit after corporate income tax for use in rewarding and providing material incentives, serving public welfare needs, and improving and enhancing the material and spiritual well-being of employees.

VI. ADDITIONAL INFORMATION ON ITEMS PRESENTED IN THE INTERIM INCOME STATEMENT

1. Revenue from sales of goods and rendering of services

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Revenue from real estate transfers	129,163,000,000	-
Total	**129,163,000,000**	-

2. Cost of goods sold

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Cost of real estate transfers	136,227,107,766	-
Total	**136,227,107,766**	-

3. Financial income

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Interest on deposits and loans	211,392,845	1,399,571,621
Dividends and profit distributions	1,040,432,603	363,369,772
Gains on sale of securities	6,567,185,217	307,782,869
Interest from business cooperation agreements	1,355,516,439	1,479,790,411
Total	**9,174,527,104**	**3,550,514,673**

4. Financial expenses

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Borrowing costs	30,823,341	527,291
Losses on sale of securities	4,646,375,003	4,010,937,636
Provision/(Reversal of provision) for diminution in value of trading securities and investment losses	5,193,789,822	(3,567,641,877)
Losses from business cooperation agreements	442,247,320	-
Other financial expenses	502,024,592	27,611,475
Total	**10,815,260,078**	**471,434,525**

5. General and administrative expenses

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Employee expenses	2,667,627,582	2,937,429,767
Office supplies expenses	169,169,455	89,931,751
Depreciation expenses for fixed assets	349,729,998	414,127,322
Taxes, fees and charges	-	3,000,000
Provision/(Reversal of provision) for doubtful receivables	-	(500,000,000)
Outsourced service expenses	1,517,735,755	1,012,029,685
Other expenses	636,823,085	413,052,334
Total	**5,341,085,875**	**4,369,570,859**

6. Current corporate income tax expense

Corporate income tax payable for the current period is estimated as follows:

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Total accounting profit before tax	(14,045,926,615)	(1,297,640,711)
Adjustments to increase or decrease accounting profit for determining taxable income subject to corporate income tax:	(861,892,059)	(185,183,689)
- Additions to accounting profit for tax purposes	178,540,544	178,186,083
+ Depreciation expense on vehicles exceeding VND 1.6 billion	*178,540,544*	*178,186,083*
- Deductions from accounting profit for tax purposes	(1,040,432,603)	(363,369,772)
+ Income from dividends and profit distributions	*(1,040,432,603)*	*(363,369,772)*
Taxable income	(14,907,818,674)	(1,482,824,400)
Losses carried forward from previous years	-	-
Assessable income	(14,907,818,674)	(1,482,824,400)
Corporate income tax rate	20%	20%
Total current corporate income tax expense	-	-

7. Basic/Diluted earnings per share

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Profit after corporate income tax	(14,045,926,615)	(1,297,640,711)
Adjustments to increase or decrease accounting profit for determining profit attributable to ordinary shareholders:	-	-
Profit attributable to ordinary shareholders for basic/diluted earnings per share	(14,045,926,615)	(1,297,640,711)
Weighted average number of ordinary shares outstanding during the period	36,868,800	36,868,800
Basic/Diluted earnings per share	**(380,97)**	**(35,20)**

The weighted average number of ordinary shares outstanding during the period is calculated as follows:

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Ordinary shares outstanding at the beginning of the year	36,868,800	36,868,800
Weighted average number of ordinary shares outstanding during the period	**36,868,800**	**36,868,800**

8. Production and business expenses by nature

	Cumulative from the beginning of the year to the end of the current period	
	This year	This year
Employee expenses	2,667,627,582	2,937,429,767
Office supplies expenses	169,169,455	89,931,751
Depreciation expenses for fixed assets	349,729,998	414,127,322
Reversal of provision	-	(500,000,000)
Outsourced service expenses	1,517,735,755	1,012,029,685
Other expenses	636,823,085	416,052,334
Total	**5,341,085,875**	**4,369,570,859**

VII. OTHER INFORMATION

1. Transactions with related parties

Transactions with key management personnel and related individuals

Key management personnel and related individuals include members of the Board of Directors, the General Director, the Chief Accountant, and close family members of these individuals.

Transactions with key management personnel and related individuals of key management personnel

No transactions with key management personnel arose during the period.

Balances with key management personnel and related individuals of key management personnel

As at the end of the accounting period, the Company had no outstanding balances with key management personnel.
The remuneration of the members of the Board of Directors and the General Director is as follows:

Full name	Position	Cumulative from the beginning of the year to the end of the current period	
		This year	This year
Mr. Nguyen Phuc Anh	Chairman of the Board of Directors	391,231,407	168,622,500
Mr. Vu Xuan Han	General Director and Member of the Board of Directors	265,737,500	202,932,000
Mr. Phan Trinh Quoc Kien	Member of the Board of Directors	259,312,500	117,345,000

2. Segment information

Segment information is presented by business segment and geographical area. The primary segment reporting is by business segment, based on the Company's organizational structure, internal management, and internal financial reporting system, as the Company's business activities are organized and managed according to the nature of the products and services provided, with each segment representing a business unit that provides different products and serves different markets.

Business segments

The Company's principal business activity is the provision of services. During the period, the Company did not generate any revenue from business activities

Geographical areas

All of the Company's business activities are conducted within the territory of Vietnam.

3. Fair value of financial assets and financial liabilities

	Book Value		Fair Value	
	Ending Balance	Beginning Balance	Ending Balance	Beginning Balance
Financial assets				
Cash and cash equivalents	7,755,866,431	57,845,405,240	7,755,866,431	57,845,405,240
Trading securities	47,210,867,000	45,145,807,508	47,210,867,000	45,145,807,508
Held-to-maturity investments	57,099,056,164	3,550,000,000	57,099,056,164	3,550,000,000
Trade receivables	294,208,000	5,000,000	294,208,000	5,000,000
Other receivables	81,257,790,710	88,474,339,558	81,257,790,710	88,474,339,558
Available-for-sale financial assets	22,527,707,463	22,527,707,463	22,527,707,463	22,527,707,463
Total	**216,145,495,768**	**217,548,259,769**	**216,145,495,768**	**217,548,259,769**
Financial liabilities				
Trade payables	28,584,905	34,338,000	28,584,905	34,338,000
Other payables	3,733,222,956	4,919,285,122	3,733,222,956	4,919,285,122
Total	**3,761,807,861**	**4,953,623,122**	**3,761,807,861**	**4,953,623,122**

The fair value of financial assets and financial liabilities is reflected at the amount at which the financial instrument could be exchanged in a current transaction between knowledgeable and willing parties.

The Company uses the following methods and assumptions to estimate fair value:

- The fair value of cash, short-term bank deposits, trade receivables, trade payables and other short-term liabilities approximates their carrying amounts because these instruments have short-term maturities.
- The fair value of receivables and loans bearing fixed or variable interest rates is assessed based on information such as interest rates, credit risk, repayment capacity and the nature of the risks associated with the receivables and loans. Based on this assessment, the Company estimates provisions for amounts that may not be recoverable.

The fair value of quoted available-for-sale financial assets is the quoted market price at the end of the accounting period. The fair value of unquoted available-for-sale financial assets is estimated using appropriate valuation techniques.

4. Credit risk

Credit risk is the risk that a party to a contract is unable to fulfil its obligations, resulting in financial loss to the Company. The Company is exposed to credit risk from its business activities (primarily in respect of trade receivables) and financing activities (bank deposits, loans and other financial instruments).

Trade receivables

The Company mitigates credit risk by only transacting with entities with sound financial capacity, requiring letters of credit from entities with which the Company transacts for the first time or for which no information on their financial capacity is available, and having the accounts receivable accounting staff regularly monitor receivables to expedite collection. Based on these measures, and as the Company's receivables relate to a number of different customers, credit risk is not concentrated in any particular customer.

Bank deposits

The majority of the Company's bank deposits are held with large and reputable banks in Vietnam. The Company considers the concentration of credit risk in respect of bank deposits to be low.

5. Liquidity risk

Liquidity risk is the risk that the Company encounters difficulty in meeting its financial obligations due to insufficient cash.

The General Director has overall responsibility for liquidity risk management. The Company's liquidity risk primarily arises from mismatches in the maturity dates of financial assets and financial liabilities.

The Company manages liquidity risk by maintaining an appropriate level of cash and cash equivalents and borrowings at levels that the General Director considers sufficient to meet the Company's operating requirements and minimize the impact of fluctuations in cash flows.

The maturity profile of the financial liabilities based on the contractual undiscounted expected payments is as follows:

	Up to 1 year	More than 1 year to 5 years	More than 5 years	Total
Ending Balance				
Trade payables	28,584,905			28,584,905
Other payables	3,733,222,956			3,733,222,956
Total	**3,761,807,861**	-	-	**3,761,807,861**
Beginning Balance				
Trade payables	34,338,000			34,338,000
Other payables	4,919,285,122			4,919,285,122
Total	**4,953,623,122**	-	-	**4,953,623,122**

The Company considers the concentration of risk associated with debt repayment to be low. The Company is able to settle its debts as they fall due from cash flows generated from operating activities and proceeds from maturing financial assets.

6. Market risk

Market risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices. Market risk comprises three types: foreign currency risk, interest rate risk and other price risk.

The sensitivity analyses presented below are based on the assumption that the amounts of net liabilities and the ratio between fixed-rate liabilities and floating-rate liabilities remain unchanged.

Foreign currency risk

Foreign currency risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in foreign exchange rates.

Interest rate risk

Interest rate risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market interest rates.

The Company's interest rate risk primarily relates to cash and borrowings.

The Company manages interest rate risk by analyzing market conditions to obtain the most favorable interest rates while remaining within its risk management limits.

Other price risk

Other price risk is the risk that the fair value or future cash flows of a financial instrument will fluctuate due to changes in market prices other than changes in interest rates and foreign exchange rates.

7. Going concern

Although, as at 31 December 2025, the Company had accumulated losses of VND (161,725,498,815), representing 43.30% of equity; short-term trade receivables, other short-term receivables, long-term receivables, inventories and long-term financial investments were impaired and subject to significant provisions. These conditions indicate the existence of a material uncertainty that may cast significant doubt on the Company's ability to continue as a going concern. In 2026, the Company actively implemented solutions to develop projects to address its financial difficulties. As at 30 June 2026, the Company had no overdue liabilities that it was unable to settle, and the ratio of liabilities to total assets was 2.68%.

Based on these factors, the General Director of the Company believes that the above-mentioned matters will not affect the Company's ability to continue as a going concern.

VIII. OTHER INFORMATION

8. Comparative information

The comparative opening figures are those presented in the 2025 annual financial statements audited by Nhan Tam Viet Auditing Company Limited. The comparative figures for the corresponding period of the previous year are those presented in the interim financial statements for the first six months of the financial year ended 31 December 2025, which were reviewed by Nhan Tam Viet Auditing Company Limited.

As presented in Note III.1, effective from 1 January 2026, the Company adopted Circular No. 99/2025/TT-BTC dated 27 October 2025 issued by the Ministry of Finance providing guidance on the accounting regime for enterprises, replacing Circular No. 200/2014/TT-BTC dated 22 December 2014 issued by the Ministry of Finance. Accordingly, the Company has restated the comparative figures presented in the Statement of Financial Position as at 31 December 2025, as detailed below:

	Code	Figures according to the previous year's audited financial statements	Restated figures
Short-term investments held to maturity	123	3,550,000,000	3,624,104,110
Other short-term receivables	135	41,152,025,940	41,077,921,830
Dividends and profit payable	313	-	2,533,816,173
Other short-term payables	320	3,118,277,748	584,461,575

Prepared on 14 August 2026

Prepared by	Chief Accountant	General Director
Le Thi Huong	Le Thi Huong	Vu Xuan Han

M.S.D.N: 0102306389 - C.T.C.P
CÔNG TY CỔ PHẦN GENEA CAPITAL
THÀNH PHỐ HÀ NỘI

Appendix 01: Details of Bad Debts and Provision for Doubtful Receivables

	Ending Balance			Beginning Balance		
	Overdue period	**Original Cost**	**Provision**	**Overdue period**	**Original Cost**	**Provision**
Short-term trade receivables		***21,094,000,000***	***(20,594,000,000)***		***21,594,000,000***	***(21,094,000,000)***
Viet Electronics and Telecommunications Joint Stock Company	Overdue for more than 3 years	20,594,000,000	(20,594,000,000)	Overdue for more than 3 years	21,594,000,000	(21,094,000,000)
Other short-term receivables		***40,478,198,990***	***(40,478,198,990)***		***40,478,198,990***	***(40,478,198,990)***
Hoan My Gia Company Limited	Overdue for more than 3 years	39,333,903,021	(39,333,903,021)	Overdue for more than 3 years	39,333,903,021	(39,333,903,021)
Accrued interest from Investment Entrustment Agreement	Overdue for more than 3 years	1,144,295,969	(1,144,295,969)	Overdue for more than 3 years	1,144,295,969	(1,144,295,969)
Total provision for doubtful short-term receivables		**61,572,198,990**	**(61,072,198,990)**		**62,072,198,990**	**(61,572,198,990)**
Other long-term receivables – Business Cooperation Agreements		***43,724,695,588***	***(43,724,695,588)***		***43,724,695,588***	***(43,724,695,588)***
18 Construction Investment Joint Stock Company	Overdue for more than 3 years	26,600,000,000	(26,600,000,000)	Overdue for more than 3 years	26,600,000,000	(26,600,000,000)
Sao Do Investment and Development Joint Stock Company	Overdue for more than 3 years	15,000,000,000	(15,000,000,000)	Overdue for more than 3 years	15,000,000,000	(15,000,000,000)
Chi Thanh Company Limited	Overdue for more than 3 years	2,124,695,588	(2,124,695,588)	Overdue for more than 3 years	2,124,695,588	(2,124,695,588)
Total provision for doubtful long-term receivables		**43,724,695,588**	**(43,724,695,588)**		**43,724,695,588**	**(43,724,695,588)**