

CÔNG TY CỔ PHẦN
ĐẦU TƯ HVA
HVA INVESTMENT
JOINT STOCK COMPANY

Số: 2001/2026/HVA

No: 2001/2026/HVA

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

Cần Thơ, ngày 20 tháng 01 năm 2026

Can Tho, January 20, 2026

CÔNG BỐ THÔNG TIN ĐỊNH KỲ BÁO CÁO TÀI CHÍNH
PERIODIC FINANCIAL REPORT DISCLOSURE

Kính gửi: - ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC.
- SỞ GIAO DỊCH CHỨNG KHOÁN HÀ NỘI.

To: - STATE SECURITIES COMMISSION OF VIETNAM
- HANOI STOCK EXCHANGE

Thực hiện quy định tại Khoản 3 Điều 14 Thông tư số 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn công bố thông tin trên thị trường chứng khoán, Công ty cổ phần đầu tư HVA thực hiện công bố thông tin báo cáo tài chính (BCTC) quý 4 năm 2025 với Ủy ban Chứng khoán Nhà nước và Sở Giao dịch Chứng khoán Hà Nội như sau:

According to the provisions of Clause 3, Article 14 of Circular No. 96/2020/TT-BTC dated November 16, 2020, issued by the Ministry of Finance, guiding the disclosure of information on the securities market, HVA Investment Joint Stock Company is disclosing its financial statements for the 4th Quarter of 2025 to the State Securities Commission and the Hanoi Stock Exchange as follows:

1. Tên tổ chức: CÔNG TY CỔ PHẦN ĐẦU TƯ HVA

Name of organization: HVA INVESTMENT JOINT STOCK COMPANY

- Mã chứng khoán: **HVA**

- Stock code: **HVA**

- Địa chỉ: Số 81 Nguyễn Hiền, KDC 91B, Phường Tân An, Thành phố Cần Thơ, Việt Nam.

- Address: No.81, Nguyen Hien street, 91B Residential Area, Tan An ward, Can Tho city, Viet Nam.

- Điện thoại liên hệ/Tel: 0914.611.909

Fax:

- Email: cbtt.hva@gmail.com

Website: <http://hva.group>

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



- BCTC quý 4 năm 2025/*The financial statements for the 4th Quarter of 2025*
- BCTC riêng (TCNY không có công ty con và đơn vị kế toán cấp trên có đơn vị trực thuộc)/*Separate Financial Statements (the Listed Organization has no subsidiaries, and the superior accounting unit has no affiliated units);*
 - BCTC hợp nhất (TCNY có công ty con)/*Consolidated Financial Statements (the Listed Organization has subsidiaries);*
 - BCTC tổng hợp (TCNY có đơn vị kế toán trực thuộc tổ chức bộ máy kế toán riêng)/*Combined Financial Statements (the Listed Organization has affiliated units with separate accounting systems).*
- Các trường hợp thuộc diện phải giải trình nguyên nhân/*Cases that require explanation:*
- + Tổ chức kiểm toán đưa ra ý kiến không phải là ý kiến chấp nhận toàn phần đối với BCTC (đối với BCTC đã được soát xét/kiểm toán)/*The auditor provided an opinion that is not a full acceptance of the Financial Statements (for the Financial Statements that have been reviewed/audited):*

<input type="checkbox"/> Có/Yes	<input checked="" type="checkbox"/> Không/No
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Văn bản giải trình trong trường hợp có/*Explanatory document if applicable:*

<input type="checkbox"/> Có/Yes	<input checked="" type="checkbox"/> Không/No
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 - + Lợi nhuận sau thuế trong kỳ báo cáo có sự chênh lệch trước và sau kiểm toán từ 5% trở lên, chuyển từ lỗ sang lãi hoặc ngược lại (đối với BCTC được kiểm toán năm 2024)/ *Profit after tax in the reporting period shows a deviation of 5% or more before and after the audit, shifting from loss to profit or vice versa (for the audited Financial Statements of 2024):*

<input type="checkbox"/> Có/Yes	<input checked="" type="checkbox"/> Không/No
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Văn bản giải trình trong trường hợp có/*Explanatory document if applicable:*

<input type="checkbox"/> Có/Yes	<input checked="" type="checkbox"/> Không/No
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 - + Lợi nhuận sau thuế thu nhập doanh nghiệp tại báo cáo kết quả kinh doanh của kỳ báo cáo thay đổi từ 10% trở lên so với báo cáo cùng kỳ năm trước/*Profit after tax in the income statement for the reporting period changes by 10% or more compared to the same period of the previous year:*

<input checked="" type="checkbox"/> Có/Yes	<input type="checkbox"/> Không/No
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Văn bản giải trình trong trường hợp có/*Explanatory document if applicable:*

<input checked="" type="checkbox"/> Có/Yes	<input type="checkbox"/> Không/No
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 - + Lợi nhuận sau thuế trong kỳ báo cáo bị lỗ, chuyển từ lãi ở báo cáo cùng kỳ năm trước sang lỗ ở kỳ này hoặc ngược lại/*Profit after tax in the income statement for the reporting period shifting from profit to loss compared to the same period of the previous year, or vice versa:*

<input type="checkbox"/> Có/Yes	<input checked="" type="checkbox"/> Không/No
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Văn bản giải trình trong trường hợp tích có/*Explanatory document in case of positive accumulation:*

Có/Yes

Không/No

Thông tin này đã được công bố trên trang thông tin điện tử của công ty vào ngày: 20/01/2026 tại đường dẫn:/*This information has been disclosed on the company's website on January 20, 2026, at the following link:*
<https://hva.group/cong-bo-thong-tin/>.

Tài liệu đính kèm/ Attachments:

- BCTC quý 4, 2025/*The financial statements for the 4th Quarter of 2025;*
- Văn bản giải trình/*Explanatory document.*

**NGƯỜI CÔNG BỐ THÔNG TIN
NGƯỜI ĐẠI DIỆN THEO PHÁP LUẬT
INFORMATION DISCLOSURE PERSON
LEGAL REPRESENTATIVE**



LÊ HÒA NHÃ



INTERIM BALANCE SHEET

(Full version)

On 31 December 2025

Unit: VNĐ

Items	Code	Note	Ending balance of the Quarter	Beginning balance of Year
A. SHORT-TERM ASSETS	100		173,317,918,049	150,227,316,076
I. Cash and cash equivalents	110		3,430,556,002	2,562,339,731
1. Cash	111	VI.01	3,430,556,002	2,562,339,731
2. Cash equivalents	112			
II. Short-term financial investments	120		13,796,849,837	
1. Trading securities	121		13,796,849,837	
2. Provision for devaluation of held for trading securities (*)	122			
3. Held to maturity investments	123			
III. Short-term receivables	130		152,566,854,569	147,373,899,187
1. Current trade receivables from customers	131	VI.03.a	4,649,753,742	6,580,000,000
2. Current advanced payments to suppliers	132		22,126,000,000	793,899,187
3. Intra-company current receivables	133			
4. Receivables based on stages of construction contract schedule	134			
5. Current loans receivable	135			
6. Other current receivables	136	VI.04.a	125,791,100,827	140,000,000,000
7. Provision for current doubt debts (*)	137			
8. Shortage of assets awaiting solution	139	VI.05		
IV. Inventories	140	VI.07	302,629,103	
1. Inventories	141		302,629,103	
2. Provision for devaluation of inventories (*)	149			
V. Other current assets	150		3,221,028,538	291,077,158
1. Current prepaid expenses	151	VI.13.a	924,679,446	103,438,166
2. Deductible VAT	152		349,092	187,638,992
3. Tax and other receivables from the State	153	VI.17.b		
4. Government bond trading transaction	154			
5. Other current assets	155	VI.14.a	2,296,000,000	
B. Non-current assets	200		1,242,688,982	1,066,762,624
I. Non-current receivables	210			
1. Non-current trade receivables from customers	211	VI.03.b		
2. Non-current advanced payments to suppliers	212			
3. Working capital provided to sub-units	213			
4. Intra-company non-current receivables	214			
5. Non-current loan receivables	215			
6. Other non-current receivables	216	VI.04.b		
7. Provision for non-current doubt debts (*)	219			

II. Fixed assets	220		1,609,878,617	938,955,079
1. Tangible fixed assets	221	VI.09	780,258,451	938,955,079
- Cost	222		952,179,798	952,179,798
- Accumulated depreciation (*)	223		(171,921,347)	(13,224,719)
2. Finance lease fixed assets	224	VI.11		
- Cost	225			
- Accumulated depreciation (*)	226			
3. Intangible fixed asset	227	VI.10	829,620,166	
- Cost	228		985,000,000	
- Accumulated depreciation (*)	229		(155,379,834)	
III. Investment property	230	VI.12		
- Cost	231			
- Accumulated depreciation (*)	232			
IV. Non-current property in progress	240	VI.08		
1. Non-current work in progress	241	VI.08.a		
2. Construction in progress	242	VI.08.b		
V. Non-current financial investments	250		(519,363,661)	
1. Investments in subsidiaries	251			
2. Investments in associates and joint-ventures	252			
3. Investments in equity of other entities	253			
4. Provision for non-current financial investments (*)	254		(519,363,661)	
5. Held to maturity investments	255			
VI. Other non-current assets	260		152,174,026	127,807,545
1. Non-current prepaid expenses	261	VI.13.b	152,174,026	127,807,545
2. Deferred income tax assets	262	VI.24.a		
3. Non-current equipment, supplies and spare parts for replacement	263			
4. Other non-current assets	268	VI.14.b		
TOTAL (270 = 100 + 200)	270		174,560,607,031	151,294,078,700
RESOURCES				
C - LIABILITIES	300		22,308,570,757	3,718,304,167
I. Current liabilities	310		22,308,570,757	3,718,304,167
1. Current trade payables to suppliers	311	VI.16.a	7,039,589,938	1,428,114,001
2. Current prepayments from customers	312		1,000,000,000	
3. Tax and payables to the State	313	VI.17.a	1,485,924,146	1,868,004,285
4. Payables to employees	314		407,234,137	372,185,881
5. Current payable expenses	315	VI.18.a	84,288,264	50,000,000
6. Intra-Company current payables	316			
7. Payables based on stages of construction contract schedule	317			
8. Current unrealized revenue	318	VI.20.a		
9. Other current payables	319	VI.19.a	10,441,095,891	
10. Current loans and finance lease liabilities	320		1,850,438,381	
11. Provision for current payables	321	VI.23.a		
12. Bonus, welfare fund	322			
13. Price stabilization fund	323			
14. Government bond purchased for resale	324			
II. Non-current liabilities	330			
1. Non-current trade payables to suppliers	331			
2. Non-current prepayments from customers	332			

3. Non-current payable expenses	333	VI.18.b		
4. Intra-company payables for operating capital received	334			
5. Non-current Intra-company payables	335			
6. Non-current unrealized revenue	336	VI.20.b		
7. Other non-current payables	337	VI.19.b		
8. Non-current loans and finance lease liabilities	338			
9. Transition bonds	339			
10. Preference stocks	340			
11. Deferred income tax payable	341	VI.24.b		
12. Provision for non-current payables	342	VI.23.b		
13. Science and technology development fund	343			
D - OWNERS' EQUITY	400		152,252,036,274	147,575,774,533
I. Owners' equity	410	VI.25	152,252,036,274	147,575,774,533
1. Owners' contributed equity	411		136,500,000,000	136,500,000,000
- Ordinary shares enjoy voting rights	411a		136,500,000,000	136,500,000,000
- Preferred stock	411b			
2. Capital surplus	412		(191,363,636)	(191,363,636)
3. Conversion option on convertible bonds	413			
4. Owners' other equity	414			
5. Treasury stocks(*)	415			
6. Differences upon asset revaluation	416			
7. Exchange rate differences	417			
8. Development investment fund	418			
9. Enterprise reorganization assistance fund	419			
10. Other equity fund	420			
11. Undistributed profit after tax	421		15,943,399,910	11,267,138,169
- Undistributed profit after tax brought forward	421a		14,695,948,869	3,901,874,406
- Undistributed profit after tax for the current period	421b		1,247,451,041	7,365,263,763
12. Construction investment fund	422			
II. Other funds	430	VI.28		
1. Funds	431			
2. Funds that form fixed assets	432			
TOTAL RESOURCES (440 = 300 + 400)	440		174,560,607,031	151,294,078,700

Can Tho, 14 January 2026

Prepared by
(sign, full name)



VO ANH THINH

Chief Accountant
(sign, full name)



VO ANH THINH

General Director
(sign, full name, stamp)



- Practice License No.:
- Accounting Service Provider:

INTERIM INCOME STATEMENT

(Full version)

Quarter 4 of 2025

Unit: VNĐ

Items	Code	Note	Quarter IV		Accum from beginning of year to the end of period	
			d	Previous Year	Current Year	Previous Year
1. Revenue from sales of merchandises and services	01	VII.1	27,374,558,770	15,050,653,371	88,153,829,990	16,724,562,362
2. Revenue deductions	02	VII.2				
3. Net revenue from sales of merchandises and services rendered (10 = 01 - 02)	10		27,374,558,770	15,050,653,371	88,153,829,990	16,724,562,362
4. Costs of goods sold	11	VII.3	24,354,649,058	8,091,436,733	79,951,423,018	9,277,044,833
5. Gross profit from sales of merchandises and services rendered (20 = 10 - 11)	20		3,019,909,712	6,959,216,638	8,202,406,972	7,447,517,529
6. Revenue from financing activity	21	VII.4	2,277,094,506	1,704,316,961	7,673,140,704	4,618,276,558
7. Financial expenses	22	VII.5	959,084,926		1,208,569,306	
- Of which: Interest expense	23					
8. Selling expenses	25	VII.8				
9. General administration expenses	26	VII.8	2,778,888,902	1,026,128,920	8,791,916,205	2,781,136,432
10. Net profit from operating activity (30 = 20 + (21 - 22) - 25 - 26)	30		1,559,030,390	7,637,404,679	5,875,062,165	9,284,657,655
11. Other income	31	VII.6	10,000		10,000	
12. Other expenses	32	VII.7		56,567,539	23,797,991	62,078,172
13. Other profit (40 = 31 - 32)	40		10,000	(56,567,539)	(23,797,991)	(62,078,172)
14. Total accounting profit before tax (50 = 30 + 40)	50		1,559,040,390	7,580,837,140	5,851,274,174	9,222,579,483
15. Current corporate income tax expense	51	VII.10	311,589,349	1,527,480,936	1,175,012,433	1,856,931,531
16. Deferred corporate income tax expense	52	VII.11				



17. Profit after corporate income tax (60 = 50 - 51 - 52)	60		1,247,451,041	6,053,356,204	4,676,261,741	7,365,647,952
18. Basic earnings per share (*)	70					
19. Diluted earnings per share (*)	71					

Can Tho, 14 January 2026

Prepared by
(sign, full name)



Chief Accountant
(sign, full name)



General Director
(sign, full name, stamp)



VO ANH THINH

VO ANH THINH

- Practice License No.:
- Accounting Service Provider:



Address: No. 81 Nguyen Hien, 91B Residential Area, (Issued under Circular No. 200/2014/TT-BTC on 22/12/2014 of
Tan An Ward, Can Tho City, Vietnam
MOF)
Tax code: 0104659943

INTERIM STATEMENT OF CASH FLOWS

(Full version)

(Direct method)

Quarter 4 of 2025

Unit: VND

Items	Code	Note	Accum from beginning of year to the end of period	
			Current Year	Previous Year
I. Cash flows from operating activities				
1. Income from sales of merchandises, services rendered	01		118,732,553,805	126,628,648,078
2. Payments to suppliers of merchandises and services	02		(142,436,390,599)	(10,356,989,349)
3. Payments to employees	03		(5,726,860,340)	(1,525,528,461)
4. Interest payment	04		(20,937,500)	(316,114)
5. Corporate income tax payment	05		(1,856,835,484)	(139,184,024)
6. Other income from operating activity	06		803,683,349,401	89,323,849,315
7. Other payments for operating activity	07		(770,987,911,773)	(216,037,301,661)
<i>Net Cash flows from operating activities</i>	<i>20</i>		<i>1,386,967,510</i>	<i>(12,106,822,216)</i>
II. Cash flows from investing activities				
1. Payments for purchase, construction of fixed assets and other long-term assets	21			(952,666,798)
2. Amount receivable from liquidation, transfer fixed and long-term assets	22			
3. Amount payable for loan, buying debt instruments from other entities	23			
4. Recovery of loans given and disposals of debt instruments of other entities	24			14,145,490,410
5. Investments into other entities	25		(2,296,000,000)	
6. Withdrawals of investments in other entities	26			

7. Proceeds from interests, dividends and profits shared	27			
<i>Net Cash flows from investing activities</i>	30		(2,296,000,000)	13,192,823,612
III. Cash flow from financing activities				
1. Cash received from stock issuance and capital contributions from owners	31			
2. Amount payable for the owners, buying back the enterprise's stocks circulating	32			
3. Loans received	33		8,236,334,766	
4. Payments for the principal	34		(6,459,086,005)	
5. Amount payable for financial lease debts	35			
6. Dividend, profit paid to owner	36			
<i>Net Cash flow from financing activities</i>	40		1,777,248,761	
Net cash flows for the period (50 = 20 + 30 + 40)	50		868,216,271	1,086,001,396
Cash and cash equivalents at beginning of the period	60		2,562,339,731	1,476,338,335
Effect of change of foreign exchange rate	61			
Cash and cash equivalents at end of the period (70 = 50 + 60 + 61)	70	VIII	3,430,556,002	2,562,339,731

Can Tho, 14 January 2026

Prepared by
(sign, full name)



VO ANH THINH

Chief Accountant
(sign, full name)



VO ANH THINH

General Director
(sign, full name, stamp)



- Practice License No.:
- Accounting Service Provider:

HVA INVESTMENT JOINT STOCK COMPANY

Address: No. 81 Nguyen Hien, 91B Residential Area, Tan An Ward, Can Tho City, Vietnam

Tax code: 0104659943

NOTES TO THE FINANCIAL STATEMENTS

*Quarter 4 of 2025
On 31 December 2025*

I. OPERATIONAL CHARACTERISTICS OF THE BUSINESS

HVA Investment Joint Stock Company (hereinafter called "Company") is formerly known as An Hung Investment and Construction Joint Stock Company. The Company is established on 19/05/2010, registered for the 17th change on 17/12/2024 by Department of Planning and Investment of Can Tho city, Business Code: 0104659943

Headquarter of the company: No. 81 Nguyen Hien, 91B Residential Area, Tan An Ward, Can Tho City, Vietnam.

Business lines

- Real estate activities
- Financial Services support activities
- Financial consultant, management, investment activities
- Software service activities
- Enterprise management consultant activities,..
- Information technology service activities

Company's structure

Dependent accounting branches

Unit's name	Address
Ho Chi Minh Branch:	No. 32-32B-34-34A Bach Dang, Tan Son Hoa Ward, Ho Chi Minh City, Vietnam
Ha Noi Branch:	3rd Floor, SME Hoang Gia Tower, Cau Do, Ha Dong Ward, Ha Noi City, Vietnam
Da Nang Branch:	16th Floor, Misa Building, No. 188, 30/4 Street, Hoa Cuong Ward, Da Nang City, Vietnam

II. BASIS FOR PREPARATION OF FINANCIAL STATEMENTS AND ACCOUNTING PERIOD

Basis for preparation of financial statements

The accompanying financial statements is expressed in Vietnam Dong (VND) prepared under the historical cost convention and in accordance with Vietnamese Accounting Standards, the Vietnamese Accounting System and other applicable regulations on accounting in Vietnam.

The accompanying financial statements does not reflect the financial situation, business operating results and cash flow situation according to accounting principles and practice generally applied in other countries out of Vietnam.

Accounting period

The Company's fiscal year is started from 01 January and ended on 31 December annually.

III. ACCOUNTING STANDARDS AND SYSTEM

The Company has been applying the enterprise accounting system issued under Circular No. 200/2014/TT-BTC on 22/12/2014 of MOF and Circular No. 53/2016/TT-BTC on 21/03/2016 of MOF on amending and supplementing some articles of Circular No. 200/2014/TT-BTC.

Accounting form: Computerized Accounting

IV. ACCOUNTING POLICIES

The followings are several key accounting policies that the Company applied in preparation of Financial Statements:

1. Accounting estimates

The Company has applied Vietnamese accounting Standards and instruction document issued by the State. The financial statements is prepared and shown correctly in accordance with all provisions of each standards, circulars guiding implementation of applicable accounting standards and system.

2. Cash and cash equivalents

Cash and cash equivalents include cash on hand, collateral, deposits, other short-term investments or solvent investments which are easy to be converted into cash and less risks linked to fluctuation of conversion value of these items.

3. Receivables and Provision for bad receivable debts

Receivables is the recoverable amount from customers or other subjects. Receivables is shown according to book value minus Provision for bad receivable

Provision for bad receivable is prepared for receivable debts over 6 months from duedate, or insolvent receivable debts due to liquidation, bankrupt or similar difficulties.

4. Inventories

Inventories are recorded at their original costs. In case, net realizable value is lower than original costs, the net value shall be applied. Costs include purchasing expenses, processing expenses and other directly related costs to bring the inventories to the current positions and conditions. Outside original costs include purchasing cost, non-refundable taxes, cost for transport, loading and storage during purchasing process and other costs directly linked to costs of inventories.

- Value of inventories at the end of period is determined in accordance with the weighted average method. The Company has applied perpetual method to for inventories accounting.

5. Tangible fixed assets and depreciation

Tangible fixed assets are determined by their historical costs less accumulated depreciation

Costs of tangible fixed assets include purchase price and all the expenses of the company to have these fixed assets as of the dates they are ready to be put into use.

Historical costs of tangible fixed assets from self-made, self-construction include incurred actual construction, production expenses plus installation and trial-run expense.

Tangible Fixed assets are depreciated in accordance with the straight-line method over their estimated useful lives. The depreciation years applied are as follows:

Buildings and structures	06-30 years
Machinery and equipment	08 years
Transportation & transmit instrument	06-15 years

6. Intangible fixed assets and depreciation

Intangible fixed assets are determined by their historical costs less accumulated depreciation

The cost of an intangible asset includes its purchase price and any costs directly related to bringing the asset to its intended use.

Intangible fixed assets are softwares that are depreciated over 3 - 5 years.

Gains and losses arising from the liquidation or sale of an asset are the difference between the proceeds from the liquidation and the remaining amount of the asset and are recognised in the Income Statement.

7. Accounting principles of financial investments:

a) Trading securities: The company invests in trading securities for the purpose of buying and selling for short-term profit. Trading securities are initially recorded at the actual purchase price, including costs directly related to the transaction.

At the end of the accounting period, trading securities are revalued at the market price (fair value) on the date of financial statements. The difference between the fair value and the original price is recorded in the business results of the period.

When selling securities, the company records revenue at the actual selling price and determines the realized profit or loss compared to the book value adjusted for market price.

b) Held to maturity investments: Investments held to maturity include investments that the Company has the intention and ability to hold until maturity. Investments held to maturity include: term bank deposits (including treasury bills, promissory notes), bonds, preference shares that the issuer is required to repurchase at a certain time in the future and loans held to maturity for the purpose of earning periodic interest and other investments held to maturity.

Investments held to maturity are recorded from the date of purchase and are initially valued at the purchase price and costs related to the purchase of the investments. Interest income from investments held to maturity after the date of purchase is recorded in the Income Statement on an accrual basis. Interest earned before the Company holds is deducted from the original cost at the time of purchase.

Investments held to maturity date is determined at cost less provision for doubtful debts.

Provision for doubtful debts of investments held to maturity is made in accordance with current accounting regulations.

c) Investments in equity of other entities

8. Revenue recognition

a) Sales Revenue

Revenue is recognized when the outcome of a transaction can be measured reliably. It is probable that the company may gain economic benefits associated with the transaction. Revenue from sales is recognized when ownership and use rights are transferred to the buyer.

b) Service revenue

Revenue from the provision of services is recognised when all of the following conditions are met:

- The amount of revenue can be measured reliably. When a contract provides that the buyer has the right to return the purchased services under specific conditions, revenue is recognised only when those specific conditions no longer exist and the buyer has no right to return the services provided.
- The company gained or will gain economic benefits associated with the services supply.
- The stage of completion of the transaction at the reporting date can be determined.
- The costs incurred for the transaction and the costs to complete the transaction can be determined.

In cases where services are performed over several periods, revenue is recognised in a period based on the results of the stage of completion at the end of the accounting period.

9. Financial income: Interest income is recognized on an accrual basis, based on the outstanding balances and applicable interest rates. Interest income from investments is recognized when the Company is entitled to receive the interest (if any) and the interest income from investments is considered important).

10. Foreign Currency

The transactions in foreign currencies are converted at the actual exchange rates as of the transaction dates. The differences on foreign exchange from such transactions shall subject to accounting into income statement.

Balance of cash or receivable, payable debts at foreign currency on the ending date of accounting period shall be converted under exchange rate on this date. The incurred difference of exchange rate due to re-evaluation of these items shall be accounting to income statement. Interest from difference of exchange rate due to re-evaluation of balance on the ending date of accounting period shall not be used for dividing to shareholders.

11. Borrowing costs

Borrowing costs include loan interest and other incurred costs directly related to loans recorded in costs of the period. Borrowing cost directly related to investment in construction or production or in-progress production put into value of such assets (capitalized), including loans, allocation of discounts or extra upon issuance of bonds, incurred expenses related to loan procedure process.

12. Taxes

Corporate income tax represents the sum of the current payable tax and refunded tax.

Current payable income tax is the tax amount computed based on the taxable income within the year. Current Corporate income tax expense is defined on the basis of taxable income and tax rate in current year. Taxable income is different from net profit displayed in Income statement and does not include taxable income or expenses deducted in other years and besides that it does not include non-taxable items or non-deductible.

Deferred income tax is calculated on the basis of temporary differences between recorded value of assets or debts in the balance sheet and Corporate income tax calculation.

Other taxes is applied in accordance with applicable taxation law in Vietnam.

V. ADDITIONAL INFORMATION ON THE ITEMS OF BALANCE SHEET

1. Cash	Closing balance 31/12/2025	Beginning balance
Cash on hand	667,425,823	331,603,193
Cash in banks	2,763,130,179	2,230,736,538
Transferring cash		
Sum	3,430,556,002	2,562,339,731

02. Financial Investments

a) Trading securities

Items	At the end of the Quarter			At the beginning of the Quarter		
	Cost	Reasonable value	Provisions	Cost	Provisions	Reasonable value
- SHB Stocks (DNSE)	177,500,000	166,500,000				

- ACB Stocks (DNSE)	4,260,000	4,980,000				
- MSB Stocks (DNSE)	298,000,000	280,500,000				
- OCB Stocks (DNSE)	132,000,000	122,000,000				
- TPB Stocks (DNSE)	375,000,000	364,900,000				
- MBB Stocks (DNSE)	299,472,810	336,110,000				
- DTB Stocks (Bao Viet)	1,496,430,000	1,496,430,000				
- CLX Stocks (Bao Viet)	4,068,960,974	3,975,000,000				
- TCL Stocks (Bao Viet)	2,239,264,229	2,076,000,000				
- SSI Stocks (Bao Viet)	947,833,333	947,833,333				
- VCB Stocks (Bao Viet)	2,070,980,000	2,639,000,000				
- CVNM2511 Stocks (Bao Viet)	868,438,491	946,432,000				
- MSB Stocks(DSC)	133,500,000	128,000,000				
- EVF Stocks (DSC)	141,000,000	117,000,000				
- TPB Stocks (DSC)	127,710,000	123,700,500				
- CTG Stocks (DSC)	260,500,000	298,528,750				
- VPB Stocks (DSC)	156,000,000	151,500,000				
- Investments in other units:						

- Reason of changing for each investment/type of stocks/ bonds

Quantity:

Value:

b) Held to maturity investments

Items	At the end of the Quarter		At the beginning of the Quarter	
	Cost	Book value	Cost	Book value
a.1. Short-term				
- Time deposit				
- Bonds				
- Other investments				
a.2. Long-term				
- Time deposit				
- Bonds				
- Other investments				

c) Investment, Capital contribution to other enterprises (details per investment according to capital holding percentage and voting rights rate)

3. Trade receivables	Closing balance 31/12/2025	Beginning balance 01/01/2025
a. Current trade receivables from customers	-	1,500,000,000
b. Non-current trade receivables from customers		

c. Receivables from customers which are concerned parties as follows:		
+ ONUSCHAIN BLOCKCHAIN TECHNOLOGY JOINT STOCK COMPANY	4,649,753,742	5,080,000,000
d. Advanced payments to suppliers	22,135,781,000	793,899,187
Sum	26,785,534,742	7,373,899,187

4. Other current receivables	Closing balance 31/12/2025	Beginning balance 01/01/2025
- Advance payment		
- Other current receivables:		
+ HANAGOLD JEWELRY JOINT STOCK COMPANY	125,521,095,889	140,000,000,000
+ ONUSCHAIN BLOCKCHAIN TECHNOLOGY JOINT STOCK COMPANY	35,043,835,616	40,000,000,000
+ ETH BLOCKCHAIN TECHNOLOGY JOINT STOCK COMPANY	25,106,164,384	25,000,000,000
+ BNB BLOCKCHAIN TECHNOLOGY JOINT STOCK COMPANY	15,063,698,630	10,000,000,000
+ BTC BLOCKCHAIN TECHNOLOGY JOINT STOCK COMPANY	10,042,465,753	10,000,000,000
+ CAKE BLOCKCHAIN TECHNOLOGY JOINT STOCK COMPANY	15,000,000,000	20,000,000,000
+ TON BLOCKCHAIN TECHNOLOGY JOINT STOCK COMPANY	10,042,465,753	10,000,000,000
+ VFILMS TECHNOLOGY JOINT STOCK COMPANY	10,042,465,753	10,000,000,000
+ PACIFIC BRIDGE FUND MANAGEMENT JOINT STOCK COMPANY	5,000,000,000	15,000,000,000
+ BAO VIET SECURITIES JOINT STOCK COMPANY	30,000,000	-
+ OTHER CURRENT RECEIVABLES	150,000,000	-
- Mortgage, deposit, escrow		
- Tax and other receivables from the State	270,004,938	
Sum	125,791,100,827	140,000,000,000

5. Inventories	Closing balance 31/12/2025	Beginning balance 01/01/2025
Raw materials		
Tools, instruments		
Goods	27,600,000	-
Expenses for construction in progress	275,029,103	-
Sum	302,629,103	-

6. Increase and decrease of tangible fixed assets

Items	Houses Structures	Machinery equipment	Means of Transport	Other tangible fixed assets	Sum
Cost of fixed assets					
Beginning balance (01/01/2025)			952,179,798		952,179,798
Increase within the year					
- Buying within the year					
- Completed construction investment					
- Other increase					
Decrease within the year					
- Transfer to investment in real estates					
- Liquidation, transfer, sale					
- Other decrease					
Closing balance (31/12/2025)			952,179,798		952,179,798
Accumulated Depreciation					
Beginning balance			13,224,719		13,224,719
Increased depreciation in the year			158,696,628		158,696,628
Decreased depreciation in the year					
- Liquidation, transfer, sale					
- Other decrease					
Closing balance			171,921,347		171,921,347
Remaining value of tangible fixed assets					

At the beginning of the year			938,955,079		938,955,079
At the end of the year			780,258,451		780,258,451

7. Increase and decrease of intangible fixed assets

Items	Land use right	Issuance right	Computer softwares	Other intangible Fixed assets	Sum
Costs of intangible fixed assets					
Beginning balance(01/01/2025)			985,000,000		985,000,000
Increase within the year			985,000,000		985,000,000
- Buying in the year					
- Generated from intra-company					
- Other increase					
Decrease within the year					
- Liquidation, transfer, sale					
- Other decrease					
Closing balance(31/12/2025)			985,000,000		985,000,000.00
Accumulated Depreciation					
Beginning balance			155,379,834		155,379,834
Increased depreciation within the year					
Decreased depreciation within the year					
- Liquidation, transfer, sale					
- Other decrease					
Closing balance			155,379,834		155,379,834
Remaining value of intangible fixed assets					
At the beginning of the year					
At the end of the year			829,620,166		829,620,166

8. Prepayment expenses	Closing balance 31/12/2025	Beginning balance 01/01/2025
- Current Prepayment expenses	757,468,446	103,438,166
- Non-current Prepayment expenses	319,385,026	127,807,545
Sum	1,076,853,472	231,245,711

9. Tax and other payables to the State	Closing balance 31/12/2025	Beginning balance 01/01/2025
VAT	161,584,955	
Corporate income tax	1,175,012,433	1,856,835,484
Personal income tax	149,326,758	11,168,801
Sum	1,485,924,146	1,868,004,285

10. Trade payables	Closing balance 31/12/2025	Beginning balance 01/01/2025
a. Current Trade payables, in which	7,039,589,938	1,428,114,001
+ CMC TECHNOLOGY AND SOLUTION COMPANY LIMITED	7,037,870,340	1,423,146,001
+ DNSE SECURITIES JOINT STOCK COMPANY	19,810	
+ VIETTEL POST JOINT STOCK CORPORATION	851,295	
+ BAO VIET SECURITIES JOINT STOCK COMPANY	629,493	
+ CÔNG TY TNHH GRAB	219,000	
+ Other suppliers		4,968,000



b. Current Trade payables are relevant parties		
c. Deferred revenue	1,000,000,000	
Sum	8,039,589,938	1,428,114,001

11. Payable expenses	Closing balance 31/12/2025	Beginning balance 01/01/2025
+ Current payable expenses		
+ Other current payable expenses: Digital Asset Management Technology JSC	10,000,000,000	-
Sum	10,000,000,000	-

12. Owner's equity	Investment of owner	Undistributed profit after tax	Sum
Beginning balance of previous year	136,500,000,000	3,901,874,406	140,401,874,406
- Capital increase in previous year			-
- Interest in previous year		7,365,263,763	7,365,263,763
- Profit distribution in previous year			-
- Surplus equity	(191,363,636)		(191,363,636)
Closing balance of previous year	136,308,636,364	11,267,138,169	147,575,774,533
Beginning balance in this year	136,308,636,364	11,267,138,169	147,575,774,533
- Increase in this year		4,676,261,741	4,676,261,741
- Decrease in this year			-
- Profit in this year			-
Closing balance	136,308,636,364	15,943,399,910	152,252,036,274

VI. ADDITIONAL INFORMATION ON THE ITEMS OF INCOME STATEMENT

13. Net revenue and service sales & provision	Quarter 4/2025	Quarter 4/2024
Net revenue from products, goods		
Revenue from service provision	27,374,558,770	15,050,653,371
Sum	27,374,558,770	15,050,653,371

14. Costs of goods sold	Quarter 4/2025	Quarter 4/2024
Cost of service supply	24,354,649,058	8,091,436,733
Other costs		
Sum	24,354,649,058	8,091,436,733

15. Revenue from financing activity	Quarter 4/2025	Quarter 4/2024
Deposit profit, profit from business cooperation contract	2,277,094,506	1,704,316,961
Sum	2,277,094,506	1,704,316,961

16. Financial expenses	Quarter 4/2025	Quarter 4/2024
Financial expenses	959,084,926	-
Refund for provisions		-
Loan Interest expense		
Sum		

17. General administration expenses	Quarter 4/2025	Quarter 4/2024
Sales expense		
General administration expenses	2,778,888,902	1,026,128,920
Sum	2,778,888,902	1,026,128,920

18. Other income	Quarter 4/2025	Quarter 4/2024
Other receivables	10,000	-

Sum	10,000	
19. Other expenses	Quarter 4/2025	Quarter 4/2024
Other expenses	-	56,567,539
Sum	-	56,567,539
20. Current Corporate income tax	Quarter 4/2025	Quarter 4/2024
Total accounting profit before tax	1,559,040,390	7,580,837,140
Current Corporate income tax	311,589,349	1,527,480,936
21. Cost for production and business by factors	Quarter 4/2025	Quarter 4/2024
Raw materials	1,771,402	
Labour	2,083,101,678	
Fixed asset depreciation	88,924,155	
Out-sourced services	1,450,748,585	
Others	12,263,721	
Sum	3,636,809,541	-

VII. OTHER INFORMATION

1. Transactions and balance with relevant parties:

1.1. Relevant parties

Name of organization, individual	Relationship
Run Together Sports Technology JSC	Relevant person of insider
Trustgroup Co., LTD	Relevant person of insider
Trustpay Joint Stock Company	Relevant person of insider
Khoi Thanh Co., Ltd	Relevant person of insider
Metacare Medical Technology Company Limited	Relevant person of the Company
Livetrade Joint Stock Company	Relevant person of the Company
ETH Investment Join Stock Company	Relevant person of insider
Onuschain Blockchain Technology JSC	Relevant person of insider
Kim Tin Phat Service Co., LTD	Relevant person of insider
Fplus Technology Joint Stock Company	Relevant person of insider
Ideas Production Joint Stock Company	Relevant person of insider
Pibridge Technology Joint Stock Company	Relevant person of insider
Can Tho Branch - Hanagold Jewelry Joint Stock Company	Relevant person of insider
TrustXLabs Technology Joint Stock Company	Relevant person of insider
ETH Blockchain Technology Joint Stock Company	Relevant person of insider
Digital Asset Management Technology JSC	Relevant person of insider
Hanagold Jewelry Joint Stock Company	Relevant person of insider

1.2. Transaction with relevant parties:

a. Buying

Name of company	Relationship	Quarter 4/2025	Quarter 4/2024
Metacare Medical Technology Company Limited	Relevant person of the Company	1,351,699,872	250,186,212
TrustXLabs Technology Joint Stock Company	Relevant person of insider	4,500,000,000	
Trustpay Joint Stock Company	Relevant person of insider	1,800,000,000	

b. Selling

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Name of company	Relationship	Quarter 4/2025	Quarter 4/2024
ETH Investment Joint Stock Company	Relevant person of insider	39,600,000	355,778,496
Onuschain Blockchain Technology JSC	Relevant person of insider	76,368,086,066	6,600,000
Livetrade Joint Stock Company	Relevant person of the Company	39,600,000	16,500,000
Kim Tin Phat Service Co., LTD	Relevant person of insider	222,745,500	127,332,732
Fplus Technology Joint Stock Company	Relevant person of insider	39,600,000	
Pibridge Technology Joint Stock Company	Relevant person of insider	67,200,420	4,950,000
Can Tho Branch - Hanagold Jewelry Joint Stock Company	Relevant person of insider	79,200,000	4,950,000
TrustXLabs Technology Joint Stock Company	Relevant person of insider	723,764,675	400,000,000
ETH Blockchain Technology Joint Stock Company	Relevant person of insider	1,514,417,856	33,935,268
Trustpay Joint Stock Company	Relevant person of insider	612,286,200	4,950,000
Run Together Sports Technology JSC	Relevant person of insider	2,430,326,516	4,950,000
Trustgroup Co., LTD	Relevant person of insider	39,600,000	18,349,068
Hanagold Jewelry Joint Stock Company	Relevant person of insider	210,000,000	18,349,068
Khoi Thanh Co., Ltd	Relevant person of insider	39,600,000	

c. Profit from business cooperation

Name of company	Relationship	Quarter 4/2025	Quarter 4/2024
ETH Investment Joint Stock Company	Relevant person of insider	189,041,095	
Hanagold Jewelry Joint Stock Company	Relevant person of insider	414,383,560	
Vfilms Technology Joint Stock Company	Relevant person of insider	141,780,822	
Onuschain Blockchain Technology JSC	Relevant person of insider	315,068,494	

2. Event following the end of accounting period

There are no key events incurred following the end of accounting period in Quarter III of 2025 which required for adjustment or display in the Financial Statement.

3. Data for comparison

b. Data for comparison: Data for comparison is obtained from the previous year displayed in Financial Statements for fiscal year ending on 31/12/2024 of the Company which is audited by A&C Auditing and Consulting Company Limited – Ha Noi Branch.

Can Tho, 14 January 2026

Prepared by

Chief Accountant

General Director

VO ANH THINH

VO ANH THINH



**CÔNG TY CỔ PHẦN
ĐẦU TƯ HVA
HVA INVESTMENT
JOINT STOCK COMPANY**

Số/No: 01/2026/CVGT-HVA
(V/v giải trình về chênh lệch lợi
nhuận sau thuế của BCTC quý 4 năm
2025 so với quý 4 năm 2024)

(Regarding the explanation of the
after-tax profit variance in the 4th
quarter, 2025 Financial Statements
compared to the 4th quarter in 2024)

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

Cần Thơ, ngày 20 tháng 01 năm 2026
Can Tho, January 20, 2026

Kính gửi: - ỦY BAN CHỨNG KHOÁN NHÀ NƯỚC
- SỞ GIAO DỊCH CHỨNG KHOÁN HÀ NỘI

To: - STATE SECURITIES COMMISSION OF VIETNAM
- HANOI STOCK EXCHANGE

Công ty cổ phần Đầu tư HVA (Mã chứng khoán HVA) xin chân thành cảm ơn sự quan
tâm, hợp tác và giúp đỡ của Ủy ban chứng khoán Nhà nước và Sở giao dịch Chứng khoán Hà
Nội trong thời gian qua.

*HVA Investment Joint Stock Company (stock code HVA) sincerely thanks the State
Securities Commission and the Hanoi Stock Exchange for your attention, cooperation, and
support over the past period.*

Căn cứ Thông tư 96/2020/TT-BTC ngày 16/11/2020 của Bộ Tài chính hướng dẫn việc
Công bố thông tin trên Thị trường chứng khoán.

*Pursuant to Circular 96/2020/TT-BTC dated November 16, 2020, of the Ministry of
Finance guiding the disclosure of information on the stock market.*

Căn cứ vào Báo cáo tài chính quý 4 năm 2025.

Based on the 4th quarter of 2025 Financial Statements

Công ty Cổ phần Đầu tư HVA xin giải trình về chênh lệch lợi nhuận sau thuế tại Báo
cáo tài chính quý 4 năm 2025 so với Báo cáo tài chính quý 4 năm 2024 của HVA như sau:



HVA Investment Joint Stock Company would like to explain the after-tax profit variance in the 4th quarter 2025 Financial Statements compared to the 4th quarter 2024 Financial Statements of HVA as follows:

DVT: Đồng

Unit of calculation: Dong

STT No	Chỉ tiêu criteri a	Từ ngày 01/10/2025 đến ngày 31/12/2025 <i>From 1st October, 2025 to 31th December, 2025</i>	Từ ngày 01/10/2024 đến ngày 31/12/2024 <i>From 1st October, 2024 to 31th December, 2024</i>	Chênh lệch Variance	
				Số tuyệt đối/ Absolute value	% tăng/giảm% Increase/decrease
1	LNST	1.247.451.041	6.053.356.204	4.805.905.163	79,39

Giải trình nguyên nhân Lợi nhuận sau thuế thay đổi từ 10% trở lên của BCTC quý 4 năm 2025 so với BCTC quý 4 năm 2024/Explanation for the fluctuation of 10% or more in net profit after tax between the financial statements of Q4 2025 and Q4 2024:

Lợi nhuận sau thuế trên báo cáo tài chính quý 4 năm 2025 giảm 4.805.905.163 VNĐ (Bốn tỷ tám trăm linh năm triệu chín trăm linh năm nghìn một trăm sáu mươi ba VNĐ) tương ứng giảm 79,39% so với quý 4 năm 2024 do: đẩy mạnh các hoạt động kết nối, mở rộng thị trường tại Đà Nẵng, gia tăng nhân sự cho phát triển đầu tư kinh doanh, mở rộng mạng lưới đối tác tại Hà Nội, Đà Nẵng, Hồ Chí Minh.

The after-tax profit in the financial statements for Q4 2025 decreased by VND 4.805.905.163 (Four billion, eight hundred and five million, nine hundred and five thousand, one hundred and sixty-three Vietnamese Dong), equivalent to a 79,39% decrease compared to Q4 2024. This was due to: intensified networking activities and market expansion in Da Nang; increased personnels for business investment and development; and the expansion of the partner network in Hanoi, Da Nang, and Ho Chi Minh City.

Trên đây là nguyên nhân chủ yếu làm chênh lệch lợi nhuận sau thuế trên BCTC quý 4 năm 2025 so với BCTC quý 4 năm 2024 của Công ty cổ phần Đầu tư HVA.

This is the main reason for the after-tax profit variance in the 4th quarter, 2025 Financial Statements compared to the 4th quarter, 2024 Financial Statements of HVA Investment Joint Stock Company.

Công ty cổ phần Đầu tư HVA xin giải trình với UBCK Nhà nước, Sở giao dịch Chứng khoán Hà Nội và thông báo cho các Cổ đông được biết.

ĐỒNG T
ĐỐI PHẨ
ĐẦU TƯ
HVA
HỌC

HVA Investment Joint Stock Company would like to explain this to the State Securities Commission, the Hanoi Stock Exchange, and inform the shareholders accordingly.

Trân trọng cảm ơn!

Best regards!

CÔNG TY CỔ PHẦN ĐẦU TƯ HVA

TỔNG GIÁM ĐỐC

HVA INVESTMENT JOINT STOCK COMPANY



LÊ HÒA NHÃ

Nơi nhận:

- Như Kính gửi;
- Lưu VT.

Attachments:

- Archive: VT.

