

HESTIA JOINT STOCK COMPANY

Audited Financial Statements
For the fiscal year ended as at 31st December 2024



HESTIA JOINT STOCK COMPANY

Address: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam

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HESTIA JOINT STOCK COMPANY

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REPORT OF THE MANAGEMENT BOARD

For the fiscal year ended as at 31st December 2024

The Management Board of Hestia Joint Stock Company (hereinafter referred to as "the Company") presents this report together with the Company's financial statements for the fiscal year ended December 31st, 2024, which have been audited by independent auditors.

1. General information

Hestia Joint Stock Company (hereinafter referred to as "the Company") is a joint stock company established under Business Registration Certificate No. 0106459724, originally issued by the Hanoi Department of Planning and Investment on February 19th, 2014, and its 14th amendment dated December 18th, 2025, regarding the change of the legal representative.

2. The Board of Directors and the Board of Management

The members of the Board of Directors and the Board of Management during the fiscal year and up to the date of this report are as follows:

Board of Directors

<u>Name:</u>	<u>Position:</u>
- Mr. Tran Duc Dinh	Chairman
- Mr. Nguyen Dinh Chieu	Member
- Mr. Tran Anh Tuan	Independent Member (Appointed on June 30 th , 2025)
- Mr. Nguyen Tom (Thomas) Thanh	Independent Member (Dismissed on June 30 th , 2025)
- Mr. La Giang Trung	Member (Dismissed on June 29 th , 2024)
- Mr. Tran Thai Hien	Member (Dismissed on November 30 th , 2024)
- Mr. Huynh Thanh Phuoc	Member (Dismissed on November 30 th , 2024)
- Mrs. Nguyen Thi Thanh Thao	Member (Dismissed on November 30 th , 2024)
- Mrs. Nguyen Thi Duy Hoa	Member (Dismissed on November 30 th , 2024)

Board of Management

<u>Name:</u>	<u>Position:</u>
- Mr. Mai Duc Nguyen Linh	General Director (Appointed on November 17 th , 2025)
- Mr. La Giang Trung	General Director (Dismissed on November 17 th , 2025)

Supervisory Board

<u>Name:</u>	<u>Position:</u>
- Mrs. Do Thi Hang	Head of the Board (Dismissed on June 29 th , 2024)
- Mr. Lai Anh Duc	Member (Dismissed on June 29 th , 2024)
- Mr. Nguyen Thanh Giang	Member (Dismissed on June 29 th , 2024)

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Address: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam

REPORT OF THE MANAGEMENT BOARD (CONTINUED)

For the fiscal year ended as at 31st December 2024

2. The Board of Directors and the Board of Management (continued)

Audit Committee

<u>Name:</u>	<u>Position:</u>
- Mr. Tran Anh Tuan	Chairman (Appointed on August 11 th , 2025)
- Mr. Nguyen Tom (Thomas) Thanh	Chairman (Appointed on December 31 st , 2024 and resigned on August 11 th , 2025)
- Mr. Tran Thai Hien	Chairman (Dismissed on December 31 st , 2024)
- Mr. Nguyen Dinh Chieu	Member (Appointed on December 31 st , 2024)
- Mrs. Nguyen Thi Thanh Thao	Member (Dismissed on December 31 st , 2024)

Chief Accountant

<u>Name:</u>	<u>Position:</u>
- Mrs. Nguyen Thi Canh	Chief Accountant

Legal Representative of the Company

<u>Name:</u>	<u>Position:</u>
- Mr. Tran Duc Dinh	Chairman
- Mr. Mai Duc Nguyen Linh	General Director (Appointed on November 17 th , 2025)
- Mr. La Giang Trung	General Director (Dismissed on November 17 th , 2025)

3. Head office

The Company is headquartered at: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam.

4. Financial Position and Business Results

The details of the Company's financial position as of December 31st, 2024, and its business results for the fiscal year then ended are presented in the accompanying audited financial statements.

5. Extraordinary items and events after the reporting period

As of the date of this report, the Company's Management Board believes that there have been no events that could cause the figures and information presented in the Company's audited financial statements to be misstated.

6. Independent Auditors

PKF-TTG Auditing and Consulting Co., Ltd, has been appointed as the independent auditor to perform the audit of the Company's financial statements for the fiscal year ended December 31st, 2024.

7. Statement of the Management Board's Responsibility

The Company's Management Board is responsible for the preparation of the financial statements and for ensuring that they give a true and fair view of the financial position as of

HESTIA JOINT STOCK COMPANY

Address: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam

REPORT OF THE MANAGEMENT BOARD (CONTINUED)

For the fiscal year ended as at 31st December 2024

December 31st, 2024, as well as the business results and cash flows for the fiscal year then ended, in preparing these financial statements, the Management Board is required to:

- Establish and maintain such internal control as the Management Board determines is necessary to enable the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error;
- Select suitable accounting policies and apply them consistently;
- Make judgments and estimates that are reasonable and prudent;
- State whether applicable accounting standards have been followed, subject to any material departures disclosed and explained in the financial statements;
- Prepare and present the financial statements in compliance with accounting standards, the accounting regime, and relevant legal regulations relating to the preparation and presentation of financial statements;
- Prepare the financial statements on a going concern basis unless it is inappropriate to presume that the Company will continue in business.

The Management Board confirms that it has complied with the above requirements in preparing the financial statements and is not aware of any unusual matters that may affect the Company's ability to continue as a going concern.

The Management Board is responsible for ensuring that proper accounting records are kept, which disclose, with reasonable accuracy at any time, the financial position of the Company and ensure that the financial statements comply with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime, and other relevant statutory requirements.

The Management Board is also responsible for safeguarding the assets of the Company and hence for taking reasonable steps for the prevention and detection of fraud and other irregularities.

The Management Board confirms that the financial statements for the fiscal year ended December 31st, 2024, have been prepared in accordance with the aforementioned requirements.

8. Management Board's Opinion

In the opinion of the Company's Management Board, the accompanying audited financial statements give a true and fair view of the financial position of the Company as of December 31st, 2024, as well as its business results and cash flows for the fiscal year then ended, and have been prepared in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime, and other relevant legal regulations relating to the preparation and presentation of financial statements.

HESTIA JOINT STOCK COMPANY

Address: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam

REPORT OF THE MANAGEMENT BOARD (CONTINUED)

For the fiscal year ended as at 31st December 2024

9. Commitment on information disclosure

The Management Board commits that the Company shall comply with Decree No. 155/2020/ND-CP dated December 31st, 2020, of the Government detailing the implementation of several articles of the Law on Securities. Furthermore, the Company shall not violate its information disclosure obligations as prescribed in Circular No. 96/2020/TT-BTC dated November 16th, 2020, of the Ministry of Finance guiding the information disclosure on the securities market, and Circular No. 68/2024/TT-BTC dated September 18th, 2024, of the Ministry of Finance on amending and supplementing several articles of circulars regulating securities transactions on the securities trading system; clearing and settlement of securities transactions; operations of securities companies, and information disclosure on the securities market.

Hanoi, March 30th, 2026

FOR AND ON BEHALF OF THE MANAGEMENT BOARD



Tran Duc Dinh
Chairman



No.: 85 /2026/BCKT/TTG.KD9

INDEPENDENT AUDITORS' REPORT

To: **The Board of Directors and the Board of Management
Hestia Joint Stock Company**

We have audited the financial statements for the fiscal year ended December 31st, 2024, of Hestia Joint Stock Company prepared on March 30th, 2026, which comprise: the Statement of Financial position as of December 31st, 2024, the Statement of Income, Statement of Cash flows, and the Notes to the Financial Statements for the fiscal year then ended, as presented from page 08 to page 24 attached hereto.

These audited financial statements are not intended to present the financial position, business results, and cash flows in accordance with accounting principles and practices generally accepted in countries other than Vietnam.

Management Board's Responsibility

The Management Board of Hestia Joint Stock Company is responsible for the preparation and fair presentation of the Company's financial statements in accordance with Vietnamese Accounting Standards, the Vietnamese Corporate Accounting Regime, and relevant legal regulations relating to the preparation and presentation of financial statements. The Management Board is also responsible for such internal control as it determines is necessary to enable the preparation and presentation of financial statements that are free from material misstatement, whether due to fraud or error.

Auditor's Responsibility

Our responsibility is to express an opinion on the financial statements based on the results of our audit. We conducted our audit in accordance with Vietnamese Standards on Auditing. However, due to the matters described in the "Basis for Disclaimer of Opinion" section, we were unable to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion.

Basis for Disclaimer of Opinion

As of December 31st, 2024, the Company's other short-term receivables amounted to VND 235,563,000,000. This includes: Advances for production and business activities of VND 9,381,300,000; Advances for capital transfer to individuals, namely Mr. Nguyen Phat Tai (VND 27 billion), Mr. Le Quang (VND 28 billion), and Mr. Do Nguyen Thanh Duy (VND 25 billion); Receivables from a capital divestment contract with Ms. Nguyen Thi Thanh Thao of VND 103,500,000,000; and Receivables from a business cooperation contract with Great Food Co., Ltd. of VND 43,000,000,000. Additionally, as of December 31st, 2024, the Company had recorded a provision for doubtful debts of VND 2,400,680,550. The Company has not assessed the recoverability of the aforementioned receivables. We were also unable to perform alternative audit procedures; therefore, we could not evaluate the recoverability of the other short-term receivables amounting to VND 235,563,000,000. Consequently, we express no opinion on the accuracy of the provision for doubtful debts presented in the Balance Sheet and the impact of the above matters on other figures (if any) presented in the Statement of Income.

INDEPENDENT AUDITOR'S REPORT (CONTINUED)

Basis for Disclaimer of Opinion (Continued)

Furthermore, in 2023 and 2024, the Company generated no revenue from its principal business activities. Revenue mainly derived from financial activities and other income to offset general and administrative expenses incurred during the year.

Disclaimer of Opinion

Due to the significance of the matters described in the "Basis for Disclaimer of Opinion" section, we were unable to obtain sufficient appropriate audit evidence to provide a basis for an audit opinion. Accordingly, we do not express an opinion on the accompanying financial statements.

Other Matter

The financial statements of Hestia Joint Stock Company for the fiscal year ended December 31st, 2023, were audited by auditors from Moore AISC Auditing and Informatics Services Company Limited, who expressed an unmodified opinion on June 4th, 2024.

Hanoi, March 30th, 2026

For and on behalf of PKF-TTG Auditing and Consulting Co., Ltd.



Nguyen Ngoc Tu
Deputy General Director
Audit Practice Registration Certificate
No. 2305-2023-330-1

Nguyen Ngoc Son
Auditor
Audit Practice Registration Certificate
No. 5258-2026-330-1

HESTIA JOINT STOCK COMPANYAddress: 14th Floor, Zen Tower, No. 12 Khat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam**STATEMENT OF FINANCIAL POSITION**

Form B01 - DN

As of December 31st, 2024

Unit: VND

ASSETS	Code	Note	31/12/2024 VND	01/01/2024 VND
CURRENT ASSETS	100		233,815,466,702	36,964,981,262
CASH AND CASH EQUIVALENTS	110		22,439,038	1,198,093,037
Cash	111	5.1	22,439,038	1,198,093,037
Short-term receivables	130		233,490,300,000	33,703,082,939
Other short-term receivables	136	5.2	235,890,980,550	33,703,082,939
Provision for short-term doubtful debts	137	5.2	(2,400,680,550)	-
Other short-term assets	150		302,727,664	2,063,805,286
Deductible VAT	152		29,878,984	-
Taxes and other receivables from State budget	153	5.3	272,848,680	2,063,805,286
NON-CURRENT ASSETS	200		55,007,277,082	250,523,311,435
Long-term receivables	210		55,000,000,000	250,516,378,102
Other long-term receivables	216	5.2	55,000,000,000	250,516,378,102
Other long-term assets	260		7,277,082	6,933,333
Long-term prepaid expenses	261	5.4	7,277,082	6,933,333
TOTAL ASSETS	270		288,822,743,784	287,488,292,697

Hanoi, March 30th, 2026

PREPARER



Nguyen Thi Canh

CHIEF ACCOUNTANT



Nguyen Thi Canh

CHAIRMAN



Tran Duc Dinh

HESTIA JOINT STOCK COMPANYAddress: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam**STATEMENT OF FINANCIAL POSITION (CONTINUED)**

Form B01 - DN

As of December 31st, 2024

Unit: VND

CAPITAL	Code	Note	31/12/2024 VND	01/01/2024 VND
LIABILITIES	300		244,160,565	8,584,807
Current liabilities	310		244,160,565	8,584,807
Short-term trade payables	311	5.5	7,073,187	1,362,830
Taxes and other payables to State budget	313	5.3	125,086,374	-
Payables to employees	314		57,281,004	-
Short-term accrued expenses	315	5.6	-	7,221,977
Other short-term payables	319	5.7	54,720,000	-
OWNER'S EQUITY	400		288,578,583,219	287,479,707,890
Owner's equity	410	5.8	288,578,583,219	287,479,707,890
Contributed capital	411		78,727,270,000	78,727,270,000
- Ordinary shares with voting rights	411a		78,727,270,000	78,727,270,000
Share Premium	412		180,604,119,607	180,604,119,607
Retained earnings	421		29,247,193,612	28,148,318,283
- Retained earnings accumulated till the end of the previous year	421a		28,148,318,283	26,951,700,876
- Retained earnings of the current year	421b		1,098,875,329	1,196,617,407
TOTAL CAPITAL	440		288,822,743,784	287,488,292,697

Hanoi, March 30th, 2026

PREPARER



Nguyen Thi Canh

CHIEF ACCOUNTANT



Nguyen Thi Canh

CHAIRMAN



Tran Duc Dinh

HESTIA JOINT STOCK COMPANYAddress: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam**STATEMENT OF INCOME**

Form B02 - DN

For the fiscal year ended December 31st, 2024

Unit: VND

ITEMS	Code	Note	Year 2024 VND	Year 2023 VND
Revenue from sales of goods and rendering of services	01		-	-
Revenue deductions	02		-	-
Net revenue from sales of goods and rendering of services	10		-	-
Cost of goods sold and services rendered	11		-	-
Gross profit from sales of goods and rendering of services	20		-	-
Financial income	21	6.1	6,435,148,440	4,236,875
Financial expense	22	6.2	-	1,721,309
<i>In which: Interest expense</i>	23		-	-
Selling expense	25		-	-
General and administrative expense	26	6.3	2,984,880,702	706,756,670
Net profit from operating activities	30		3,450,267,738	(704,241,104)
Other income	31	6.4	-	3,078,980,120
Other expense	32	6.5	628,850,016	703,173,806
Other profit	40		(628,850,016)	2,375,806,314
Total net profit before tax	50		2,821,417,722	1,671,565,210
Current corporate income tax expense	51	6.6	1,722,542,393	474,947,803
Deferred corporate income tax expense	52		-	-
Profit after corporate income tax	60		1,098,875,329	1,196,617,407
Basic earnings per share	70	6.7	140	152
Diluted earnings per share	71	6.8	140	152

Hanoi, March 30th, 2026

PREPARER

CHIEF ACCOUNTANT

CHAIRMAN





Nguyen Thi Canh

Nguyen Thi Canh

Tran Duc Dinh

HESTIA JOINT STOCK COMPANYAddress: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam**STATEMENT OF CASH FLOWS
(Indirect method)**

Form B03a-DN

For the fiscal year ended December 31st, 2024

Unit: VND

Items	Code	Note	Year 2024	Year 2023
			VND	VND
CASH FLOWS FROM OPERATING ACTIVITIES				
Profit before tax	01		2,821,417,722	1,671,565,210
Adjustment for				
Provisions	03		2,400,680,550	(1,731,798)
Gains / losses from investment	05		(6,435,148,440)	-
Operating profit before changes in working capital	08		(1,213,050,168)	1,669,833,412
Increase or decrease in receivables	09		96,859,876,803	(86,477,092,615)
Increase or decrease in payables (excluding interest payable/ corporate income tax payable)	11		242,714,675	(1,746,830,870)
Increase or decrease in prepaid expenses	12		(343,749)	3,466,667
Increase or decrease in trading securities	13		-	2,905,238
Corporate income tax paid	15		-	(11,333,256)
Net cash flow from operating activities	20		95,889,197,561	(86,559,051,424)
Loans and purchase of debt instruments from other entities	23		-	(3,061,886)
Collection of loans and resale of debt instrument of other entities	24		-	86,715,255,844
Equity investments in other entities	25		(97,500,000,000)	-
Interest and dividend received	27		435,148,440	-
Net cash flow from investing activities	30		(97,064,851,560)	86,712,193,958
Net cash flows in the year	50		(1,175,653,999)	153,142,534
Cash and cash equivalents at the beginning of the year	60	5.1	1,198,093,037	1,044,950,503
Cash and cash equivalents at the end of the year	70	5.1	22,439,038	1,198,093,037

Hanoi, March 30th, 2026

PREPARER



Nguyen Thi Canh

CHIEF ACCOUNTANT



Nguyen Thi Canh

CHAIRMAN



Tran Duc Dinh

HESTIA JOINT STOCK COMPANY

Address: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS

For the fiscal year ended as at 31st December 2024

1 CORPORATE INFORMATION

Form of ownership:

Hestia Joint Stock Company (hereinafter referred to as "the Company") is a joint-stock company established under Business Registration Certificate No. 0106459724 issued by the Department of Planning and Investment of Hanoi City on February 19th, 2014, with the 14th amendment on December 18th, 2025, regarding the change of the legal representative.

Principal activities:

The Company's business lines include:

- Wholesale of food
Detail: Wholesale of food, processed food, aquatic products, confectionery (not operating at the headquarters);
- Wholesale of agricultural and forestry raw materials and live animals
Detail: Wholesale of agricultural products (not operating at the headquarters);
- Growing of other annual crops;
- Mixed farming;
- Silviculture and other forestry activities;
- ...

Normal operating cycle:

The Company's normal operating cycle is within 12 months.

Corporate structure:

Headquarters: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam.

As of December 31st, 2024, the total number of employees was 6 (as of December 31st, 2023: 10),

2 BASIS OF PREPARATION

Accounting standards and regime

The financial statements are prepared in accordance with Vietnamese Accounting Standards and the Vietnamese Corporate Accounting Regime issued under Circular No. 200/2014/TT-BTC dated December 22nd, 2014, and Circular No. 53/2016/TT-BTC dated March 21st, 2016, amending and supplementing Circular No. 200/2014/TT-BTC of the Ministry of Finance.

Going concern assumption

In 2023 and 2024, the Company generated no revenue from its principal business activities. Revenue mainly derived from financial activities and other income to offset general and administrative expenses incurred during the year.

These factors lead to doubts about the Company's ability to continue as a going concern. However, the Management Board is focusing on restructuring and operating under a new

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the fiscal year ended as at 31st December 2024

model; thus, traditional business activities have not yet generated revenue. Accordingly, these financial statements are prepared on a going concern basis.

3 FISCAL YEAR AND CURRENCY

The fiscal year begins on January 01 and ends on December 31st.

The accounting currency is Vietnam Dong (VND).

4 SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

The accounting policies applied in the preparation of these financial statements are consistent with those applied in the financial statements for the fiscal year ended December 31st, 2024, of the Company.

4.1 Accounting estimates

The preparation and presentation of the financial statements for the fiscal year ended December 31st, 2024, in compliance with Vietnamese Accounting Standards and the current Vietnamese Corporate Accounting Regime, require the Management Board to make estimates and assumptions that affect the reported amounts of assets and liabilities, the disclosure of contingent assets and liabilities at the reporting date, as well as the reported amounts of revenue and expenses during the fiscal year. Actual business results may differ from these estimates and assumptions.

4.2 Cash and cash equivalents

Cash includes cash on hand and demand deposits at banks.

Cash equivalents are short-term investments with a maturity or recovery period of not more than 03 months from the date of purchase that are readily convertible into known amounts of cash and are subject to an insignificant risk of changes in value at the reporting date.

4.3 Receivables

Receivables are presented in the financial statements at the carrying value of trade receivables and other receivables, net of the provision for doubtful debts. At the reporting date:

- Current Assets: Receivables with a recovery or settlement period of 01 year or less (or within one normal operating cycle) are classified as current assets;
- Non-current Assets: Receivables with a recovery or settlement period of more than 01 year (or more than one normal operating cycle) are classified as non-current assets.

Provision for doubtful debts represents the estimated loss due to receivables that customers are unable to pay, arising from the balances of receivables as of the fiscal year-end date.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the fiscal year ended as at 31st December 2024

4.4 Prepayments

Prepayments include short-term and long-term prepayments on the Company's balance sheet. The allocation of prepayments into production and business expenses for each year is based on the nature and extent of each type of expense corresponding to its ability to generate economic benefits.

4.5 Liabilities

Liabilities are presented in the financial statements at the carrying value of trade payables and other payables, detailed by each creditor. At the reporting date:

- Current Liabilities: Payables with a payment maturity of 01 year or less (or within one normal operating cycle) are classified as short-term;
- Non-current Liabilities: Payables with a payment maturity of more than 01 year (or more than one normal operating cycle) are classified as long-term.

4.6 Accrued expenses

Accrued expenses include costs recognized in business expenses during the fiscal year but not yet actually paid at the end of the fiscal year. When these costs are actually incurred, any difference from the accrued amount is adjusted by the accountant as an increase or decrease in expenses accordingly.

4.7 Owner's equity

Owner's invested capital is recorded based on the owner's actual contributed capital.

Profit after corporate income tax may be distributed to contributors after approval by the Resolution of the General Meeting of Shareholders. Dividends are distributed from undistributed post-tax profits based on each shareholder's capital contribution ratio.

4.8 Revenue and income

Revenue is recognized when the outcome of the transaction can be measured reliably and it is probable that the Company will receive economic benefits from the transaction.

Financial income includes revenue arising from interest on deposits and loans. Interest on deposits and loans is recognized on an accrual basis, determined by the balances of the deposits/loans and the applicable interest rate.

Other income includes income generated outside the Company's ordinary business activities, recognized when it can be determined with reasonable certainty and economic benefits are probable.

4.9 Financial expenses

The Company's financial expenses include non-capitalized loan interest expenses as prescribed and other expenses incurred during the fiscal year.

4.10 Taxation

Value Added Tax (VAT):

The Company declares and calculates VAT in accordance with current tax laws.

HESTIA JOINT STOCK COMPANY

Address: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the fiscal year ended as at 31st December 2024

Corporate Income Tax (CIT):

Current income tax is the amount calculated based on taxable income. Taxable income differs from accounting profit due to adjustments for temporary differences between tax and accounting treatments, non-deductible expenses, tax-exempt income, and carried-forward losses.

Other taxes: In accordance with current regulations in Vietnam.

4.11 Related Parties

The presentation of related party relationships and transactions between the enterprise and its related parties is carried out in accordance with Vietnamese Accounting Standard No. 26 "Related Party Disclosures" issued and promulgated under Decision No. 234/2003/QD-BTC dated December 31st, 2003, by the Minister of Finance and Circular No. 161/2007/TT-BTC "Guidance on the implementation of sixteen (16) Accounting Standards issued under Decision No. 149/2001/QD-BTC dated December 31st, 2001, Decision No. 165/2002/QD-BTC dated December 31st, 2002, and Decision No. 234/2003/QD-BTC dated December 30th, 2003, by the Minister of Finance" issued on December 31st, 2007, specifically:

Parties are considered to be 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. Cases considered as related parties include enterprises — including parent companies, subsidiaries, and associates — and individuals who, directly or indirectly through one or more intermediaries, have control over the Company, are controlled by the Company, or are under common control with the Company. Associates and individuals who directly or indirectly hold voting rights in the Company that give them significant influence over the Company, key management personnel such as the General Director and officers of the Company, and close members of the families of such individuals or associates, or companies associated with these individuals, are also referred to as related parties. In considering each possible related party relationship, attention is directed to the substance of the relationship and not merely the legal form. Close members of the families of such individuals or associates, or companies associated with these individuals, are also referred to as related parties.

In considering each related party relationship, attention is directed to the substance of the relationship and not merely the legal form.

5 ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF INCOME**5.1 Cash and Cash equivalents**

	31/12/2024	01/01/2024
	VND	VND
- Cash	9,000,000	418,619,393
- Demand deposits	13,439,038	779,473,644
Total	22,439,038	1,198,093,037

HESTIA JOINT STOCK COMPANY

Address: 14th Floor, Zen Tower, No. 12 Khuat Duy Tien Street, Thanh Xuan Ward, Hanoi City, Vietnam

NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2024**5.2 Other receivables**

	31/12/2024		01/01/2024	
	Value VND	Provision VND	Value VND	Provision VND
Short-term	235,890,980,550	(2,400,680,550)	33,703,082,939	-
- Pledges, collateral, and deposits	-	-	29,202,000,000	-
- Advances	9,381,300,000	(2,391,000,000)	3,000,000,000	-
- Receivables from advances for capital transfer (1):	80,000,000,000	-	-	-
+ Mr. Nguyen Phat Tai	27,000,000,000	-	-	-
+ Mr. Le Quang	28,000,000,000	-	-	-
+ Mr. Do Nguyen Thanh Duy	25,000,000,000	-	-	-
- Receivables from the capital divestment contract with Ms. Nguyen Thi Thanh Thao (2)	103,500,000,000	-	-	-
- Receivables from the business cooperation contract with Tuyet Voi Food Co., Ltd. (3)	43,000,000,000	-	-	-
- Other receivables:	9,680,550	(9,680,550)	1,501,082,939	-
+ Mrs. Vuong Ngoc Cua	-	-	1,500,000,000	-
+ Others	9,680,550	(9,680,550)	1,082,939	-
Long-term	55,000,000,000	-	250,516,378,102	-
- Receivables from the business cooperation contract	55,000,000,000	-	250,516,378,102	-
+ Mr. La Giang Trung	-	-	250,516,378,102	-
+ Quang Anh Food Company Limited (4)	55,000,000,000	-	-	-
Total	290,890,980,550	(2,400,680,550)	284,219,461,041	-

The Notes to the Financial Statements are an integral part of these financial statements

HESTIA JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the fiscal year ended as at 31st December 2024

5.2 Other receivables (Continued)

(1) Receivables from advances for capital transfer:

Advance to Mr. Nguyen Phat Tai: Under the Agreement dated October 29th, 2024, Hestia Joint Stock Company advanced VND 27,000,000,000 to Mr. Nguyen Phat Tai to negotiate the acquisition of 60% of the charter capital (equivalent to a capital contribution of VND 6,000,000,000) of The Mia Co., Ltd. for a transfer price of VND 31,200,000,000. The contract execution deadline was November 30th, 2024. According to the Meeting Minutes on work progress dated November 30th, 2024, the transfer had not been completed by the deadline. Consequently, Mr. Nguyen Phat Tai committed to refunding the advance of VND 27,000,000,000 to the Company.

As of the current date, Mr. Nguyen Phat Tai has not yet refunded this amount

- Under the Agreement dated September 20, 2024, the Company advanced VND 28,000,000,000 to Mr. Le Quang to negotiate the acquisition of 50% of the charter capital of Tam Loi Minh Seafood Co., Ltd. for a transfer price of VND 80,000,000,000. The deadline was November 29, 2024. According to the Meeting Minutes on work progress dated November 29, 2024, the transfer was not completed.

Mr. Le Quang committed to refunding the advance of VND 28,000,000,000 to the Company. As of the current date, this amount remains outstanding.

- Under the Agreement dated September 29th, 2024, the Company advanced VND 25,000,000,000 to Mr. Do Nguyen Thanh Duy to negotiate the acquisition of 51% of the charter capital of Vietnam Industrial Real Estate Trading Co., Ltd. for a transfer price of VND 96,900,000,000. The deadline was November 20th, 2024. According to the Meeting Minutes on work progress dated November 20th, 2024, the transfer was not completed.

Mr. Do Nguyen Thanh Duy committed to refunding the advance of VND 25,000,000,000. As of the current date, this amount has not been refunded.

- (2) Pursuant to Board Resolution No. 12/2024/NQ-HDQT and Capital Transfer Contract No. 01/HDDCN/HSA-KAN dated December 31, 2024, regarding the transfer of a 95.12% equity interest (equivalent to a contribution of VND 97,500,000,000) held by Hestia Joint Stock Company in Khoi An Nguyen Co., Ltd. to Ms. Nguyen Thi Thanh Thao. The transfer price is VND 103,500,000,000. Payment terms: Due before April 01, 2025; Late payment interest: 15% per annum on the overdue amount.

As of the current date, Ms. Nguyen Thi Thanh Thao has not yet paid the amount of VND 103,500,000,000.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)

For the fiscal year ended as at 31st December 2024

5.2 Other receivables (Continued)

- (3) Pursuant to Board Resolution No. 05/2024/NQ-HDQT dated March 14th, 2024; BCC No. 03324/HD/HSA-AW dated March 16th, 2024, and the Appendix dated March 17th, 2024, the Company entrusted VND 43,000,000,000 to Great Food Co., Ltd. for business operations. Cooperation period: From March 16th, 2024, to December 31st, 2024. Profit sharing: At year-end (December 31st) at a ratio of 30% for Hestia and 70% for Great Food Co., Ltd.

Under the Liquidation Minute dated December 31st, 2024, both parties terminated the contract as it expired and the results were ineffective. Great Food Co., Ltd. is obligated to refund VND 43,000,000,000 and bear all losses.

As of the current date, this amount has not been refunded.

- (4) Pursuant to Board Resolution No. 04/2024/NQ-HDQT dated March 13th, 2024, and BCC No. 03124/HD/HSA-QA dated March 19th, 2024, the Company entrusted VND 55,000,000,000 to Quang Anh Food Co., Ltd. Cooperation period: 02 years from March 19th, 2024, to March 18th, 2026. Profit sharing: 30% for Hestia and 70% for Quang Anh Food Co., Ltd.

Under the Liquidation Minute dated January 09th, 2026, the contract was terminated early due to ineffective results. Quang Anh Food Co., Ltd. was obligated to refund VND 55,000,000,000 and bear the total loss of VND 65,235,753.

By March 19th, 2026, Quang Anh Food Co., Ltd. had fully refunded the amount of VND 55,000,000,000.

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2024**5.3 Tax and other payables to the State Budget**

	Opening receivable	Opening payables	Payables in the year	Actual payment in the year	Closing receivables	Tax payable at the end of the year
	VND	VND	VND	VND	VND	VND
Tax and other payables						
- Corporate income tax	2,063,805,286	-	1,791,301,127	-	272,504,159	-
- Personal income tax	-	-	5,230,769	5,575,290	344,521	-
- Others	-	-	128,086,374	3,000,000	-	125,086,374
Total	2,063,805,286	-	1,924,618,270	8,575,290	272,848,680	125,086,374

5.4 Prepaid expenses

	31/12/2024 VND	01/01/2024 VND
Long-term	7,277,082	6,933,333
- Tools and supplies	4,343,753	6,133,333
- Others	2,933,329	800,000
Total	7,277,082	6,933,333

5.5 Trade payables

	31/12/2024		01/01/2024	
	Outstanding balance VND	Amount can be paid VND	Outstanding balance VND	Amount can be paid VND
Short-term	7,073,187	7,073,187	1,362,830	1,362,830
- Vietnam Securities Depository and Clearing Corporation	3,500,000	3,500,000	-	-
- Viettel Post Joint Stock Corporation	3,113,187	3,113,187	-	-
- An Phu Trading and Service Company Limited	-	-	1,362,830	1,362,830
- Others	460,000	460,000	-	-
Total	7,073,187	7,073,187	1,362,830	1,362,830

The Notes to the Financial Statements are an integral part of these financial statements

HESTIA JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2024**5.6 Accrued expenses**

	31/12/2024	01/01/2024
	VND	VND
Short-term	-	7,221,977
- Others	-	7,221,977
Total	-	7,221,977

5.7 Other short-term payables

	31/12/2024	01/01/2024
	VND	VND
Short-term	54,720,000	-
- Social insurance	6,720,000	-
- Others	48,000,000	-
Total	54,720,000	-

5.8 Owner's equity**Changes in owner's equity**

Items	Contributed capital	Share premium	Retained earnings	Total
	VND	VND	VND	VND
01/01/2023	78,727,270,000	180,604,119,607	26,951,700,876	286,283,090,483
- Profit for previous year	-	-	1,196,617,407	1,196,617,407
31/12/2023	78,727,270,000	180,604,119,607	28,148,318,283	287,479,707,890
01/01/2024	78,727,270,000	180,604,119,607	28,148,318,283	287,479,707,890
- Profit for this year	-	-	1,098,875,329	1,098,875,329
31/12/2024	78,727,270,000	180,604,119,607	29,247,193,612	288,578,583,219

The Notes to the Financial Statements are an integral part of these financial statements



11/01/2024

HESTIA JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2024**5.8 Owner's equity (Continued)***Details of Contributed capital*

	31/12/2024 VND	01/01/2024 VND
- La Giang Trung	47,822,500,000	47,822,500,000
- Nguyen Dinh Chieu	3,469,970,000	3,469,970,000
- Others	27,434,800,000	27,434,800,000
Total	78,727,270,000	78,727,270,000

Capital transactions with owners and distribution of dividends and profits:

	Year 2024 VND	Year 2023 VND
Owner's contributed capital		
+ At the beginning of the year	78,727,270,000	78,727,270,000
+ Increase in the year	-	-
+ Decrease in the year	-	-
+ At the end of the year	78,727,270,000	78,727,270,000
- Distributed dividends and profit	-	-

6 ADDITIONAL INFORMATION FOR ITEMS PRESENTED IN THE STATEMENT OF INCOME**6.1 Financial income**

	Year 2024 VND	Year 2023 VND
- Interest income from deposits and loans	148,440	2,505,077
- Reversal of provision for devaluation of trading securities	-	1,731,798
- Gain from disposal of investments	6,000,000,000	-
- Profits from business cooperation	435,000,000	-
Total	6,435,148,440	4,236,875

6.2 Financial expense

	Year 2024 VND	Year 2023 VND
- Loss from disposal of trading securities	-	1,721,300
- Other financial expenses	-	9
Total	-	1,721,309

HESTIA JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2024**6.3 General and administrative expense**

	Year 2024 VND	Year 2023 VND
- Staff expense	217,840,441	307,003,842
- Provision expenses	2,400,680,550	-
- Taxes, fees, and charges	3,000,000	6,177,240
- Outside services	325,607,500	349,529,594
- Other expenses	37,752,211	44,045,994
Total	2,984,880,702	706,756,670

6.4 Other income

	Year 2024 VND	Year 2023 VND
- Contractual penalties	-	1,500,000,000
- Others	-	1,578,980,120
Total	-	3,078,980,120

6.5 Other expense

	Year 2024 VND	Year 2023 VND
- Penalties	628,850,016	98,363,440
- Others	-	604,810,366
Total	628,850,016	703,173,806

6.6 Current corporate income tax expense

	Year 2024 VND	Year 2023 VND
Total profit before tax	2,821,417,722	1,671,565,210
Non-deductible expenses	3,029,530,566	703,173,806
- Expenses not deductible for CIT purposes	628,850,016	703,173,806
- Provision for doubtful debts	2,400,680,550	-
Non-taxable income for CIT purposes	-	-
Total taxable income for the year	5,850,948,288	2,374,739,016
Current Corporate Income Tax (CIT) rate	20%	20%
Estimated CIT payable	1,170,189,658	474,947,803
Corporate Income Tax from previous years	552,352,735	-
Total current Corporate Income Tax (CIT) expenses	1,722,542,393	474,947,803

HESTIA JOINT STOCK COMPANY

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2024**6.7 Basic earnings per share**

	Year 2024 VND	Year 2023 VND
Profit or loss attributable to ordinary shareholders (VND)	1,098,875,329	1,196,617,407
Weighted average number of ordinary shares outstanding during the year (Shares)	7,872,727	7,872,727
Basic earnings per share (VND/Share)	140	152

6.8 Diluted earnings per share

	Year 2024 VND	Year 2023 VND
Profit or loss attributable to ordinary shareholders (VND)	1,098,875,329	1,196,617,407
Profit or loss attributable to ordinary shareholders after adjusting for dilutive factors	1,098,875,329	1,196,617,407
Weighted average number of ordinary shares outstanding during the year (Shares)	7,872,727	7,872,727
Weighted average number of ordinary shares outstanding during the year after adjusting for dilutive factors (Shares)	7,872,727	7,872,727
Basic earnings per share (VND/Share) (*)	140	152

(*) There were no dilutive potential ordinary shares as of December 31st, 2024.**7. OTHER INFORMATION****7.1 Related party information**Balances as of December 31st, 2024, and significant transactions with related parties during the fiscal year then ended are presented in the attached appendices as follows:

Related parties	Relationship
Mr. La Giang Trung	General Director

Related party transactions

Related parties	Transaction details	Year 2024 VND	Year 2023 VND
Mr. La Giang Trung	Recovery of business cooperation funds	250,516,378,102	200,000,000
	Disbursement of business cooperation funds	-	53,740,146,100
	Collection of business cooperation interest	435,000,000	-

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NOTES TO THE FINANCIAL STATEMENTS (CONTINUED)For the fiscal year ended as at 31st December 2024**7. OTHER INFORMATION (CONTINUED)****7.1 Related party information (Continued)**

Related party balances

Related parties	Items	31/12/2024 VND	01/01/2024 VND
Mr. La Giang Trung	Other long-term receivables	-	250,516,378,102

Salaries, remuneration, bonuses, and other benefits of the Company's management (Board of Directors, Board of General Directors) and the Supervisory Board during the fiscal year ended December 31st, 2024, are as follows:

	Year 2024 VND	Year 2023 VND
- Income of the Board of Directors and the Board of Management	-	288,000,000
Mr. La Giang Trung	-	288,000,000
Total	-	288,000,000

7.2 Extraordinary items and events after the reporting period

As of the date of these financial statements, the Company's Management Board is of the opinion that no events have occurred that would cause the figures and information presented in the Company's audited financial statements to be misleading.

7.3 Comparative information

The comparative figures are those from the financial statements for the fiscal year ended December 31st, 2023, which were audited by Moore AISC Auditing and Informatics Services Company Limited.

Hanoi, March 30th, 2026

PREPARER



Nguyen Thi Canh

CHIEF ACCOUNTANT



Nguyen Thi Canh

CHAIRMAN



Tran Duc Dinh

